

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

TYPE OF MEETING: Regular
DATE: Thursday, October 14, 2021
TIME: 10:00 a.m.
PLACE: Owasso City Hall, Community Room
200 S. Main
Owasso, Oklahoma

RECEIVED
OCT 12 2021 *HS*
City Clerk's Office

Notice and agenda filed in the office of the City Clerk and posted at City Hall at 5:00 PM on Tuesday, October 12, 2021.


Chelsea Levo Feary, Economic Development Director

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

AGENDA

1. **Call to Order**
David Charney, Chair

2. **Consideration and appropriate action relating to a request for Trustee 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 9, 2021 Regular Meeting (Attachment)
 - B. Approve claims (Attachment)
 - C. Accept monthly financial reports (Attachment)

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

4. **Report from OEDA Director (Attachment)**
Ms. Levo Feary
 - * *Business Development Report, Ms. Levo Feary*
 - * *Monthly Building Report, Brian Dempster*
 - * *Public Works Project Status Report, Roger Stevens*
 - * *Monthly Sales Tax Report, Linda Jones*

5. **Report from OEDA Manager**
Warren Lehr

6. **Report from OEDA Trustees**
7. **New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda.)**
8. **Adjournment**

The City of Owasso encourages citizen participation. To request an accommodation due to a disability, contact the City Clerk at least 48 hours prior to the scheduled meeting by phone 918-376-1502 or by email to jstevens@cityofowasso.com

OWASSO ECONOMIC DEVELOPMENT AUTHORITY
Minutes of Regular Meeting
Thursday, September 9, 2021

The Owasso Economic Development Authority met in regular session on Thursday, September 9, 2021, at City Hall in the Community Room, 200 S Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed December 11, 2020, 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 7, 2021.

1. Call to Order

David Charney, Chair, called the meeting to order at 10:00 am.

PRESENT

David Charney, Chair
Bryan Spriggs, Vice Chair
Gary Akin, Secretary
Dee Sokolosky, Trustee
Dirk Thomas, Trustee

Absent

Alvin Fruga, Trustee
Skip Mefford, Trustee

A quorum was declared present.

2. Consideration and appropriate action relating to a request for Trustee 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 12, 2021, Regular Meeting
- B. Approve claims
- C. Accept monthly financial reports

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

YEA: Sokolosky, Charney, Thomas, Spriggs, and Akin

NAY: None

Abstain: None

Motion carried: 5-0

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

4. Economic Development Strategic Plan Quarterly Report

Ms. Levo presented the report. Discussion was held.

5. Report from OEDA Director

Ms. Levo Feary referred to the reports included in the agenda packet. Brian Dempster gave an update on the monthly Building Report. Discussion was held. Roger Stevens gave an update on Public Works Projects. Discussion was held. No report for Sales Tax.

6. Report from OEDA Manager

Mr. Lehr reported on recent impacts from COVID-19 and on updated land valuation within the city limits. Discussion was held.

7. Report from OEDA Trustees

None

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

None

9. Adjournment

Dr. Thomas moved to adjourn the meeting, seconded by Dr. Spriggs.

YEA: Sokolosky, Charney, Thomas, Spriggs, and Akin

NAY: None

Abstain: None

Motion carried: 5-0 and the meeting adjourned at 10:50 am.

Chelsea Levo Feary, CECD, Economic Development Director



TO: THE HONORABLE CHAIR AND TRUSTEES
OWASSO ECONOMIC DEVELOPMENT AUTHORITY

FROM: CHELSEA LEVO FEARY, CEcD
ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: CLAIMS, OEDA

DATE: October 14, 2021

No claims for September 2021

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending September 30, 2021

	<u>MTD</u>	<u>YTD</u>	<u>Budget</u>
Operating Revenues	\$0.00	\$0.00	\$0.00
Operating Expenses:			
Materials & supplies	0.00	0.00	0.00
Services & other charges	0.00	0.00	5,000.00
Capital outlay	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Operating Expenses	0.00	0.00	5,000.00
	<hr/>	<hr/>	<hr/>
Operating Income (Loss)	0.00	0.00	(5,000.00)
Non-Operating Revenues (Expenses):			
Investment income	3.04	8.76	60.00
Promissory note revenue	0.00	0.00	0.00
RAN debt service & other costs	0.00	0.00	0.00
Transfer from Hotel Tax Fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total non-operating revenues (expenses)	3.04	8.76	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	3.04	8.76	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	3.04	8.76	(4,940.00)
Total net assets - beginning		9,441.00	9,441.00
Total net assets - ending		<u><u>\$9,449.76</u></u>	<u><u>\$4,501.00</u></u>



TO: Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Chelsea Levo Feary, CEcD
Director of Economic Development

SUBJECT: Director's Report

DATE: October 14, 2021

NEW BUSINESS DEVELOPMENT

- **Dr. Curtis Dental – 9050 N Garnett Rd**
 - Proposed 1618.20 sf building on approx. 0.95 acres.
 - Property is zoned CG
 - Site plan was reviewed by TAC on 9/15/21
- **SUP 21-05 – 9155 N Owasso Expressway**
 - Request for a review of a Specific Use Permit to allow n automotive repair and maintenance facility within the US 169 Overlay District
 - Property is approx. 1.49 acres and zoned as CG
 - Request reviewed by TAC on 9/15/21
- **Go North Business Park – E 106th St N and N 135th E Ave**
 - Review of a preliminary plat proposing three (3) lots in one (1) block on approximately 4.19 acres.
 - Request was reviewed by TAC on 8/18/21
 - Request reviewed by Planning Commission on 9/13/21
- **12600 E 116th St N**
 - Proposed property is approximately 3.27 acres
 - Request for annexation into Owasso City Limits as CS
 - Request reviewed by TAC on 8/18/21
 - Request reviewed by Planning Commission on 9/13/21
- **Ascension St. John Rehabilitation Hospital – E 86th St N and N 136th E Ave**
 - Proposed 47,759 sq ft building on approx. 6.91 acres
 - Site plan reviewed by TAC on 7/21/21
- **Wendy's – 11298 N 135th E Ave**
 - Proposed 2,677 sq ft building on approx. 0.70 acres
 - Site plan reviewed by TAC on 7/21/21
- **Garrett Creek – 11298 N 135th E Ave**
 - Request for review of a lot split creating a 0.70 acre lot from a parent tract of 8.85 acres
 - Zoned CS
 - Request reviewed by TAC on 7/21/21
 - Lot split creating a 0.70 acre lot from a parent tract of 8.85 acres approved by Planning Commission on 8/9/21

- Smith Farm Villiage – SE Corner of the intersection of E 96th St N and N Garnett Rd
 - 33.9651 acres
 - Proposed PUD with underlying zoning of CS and RNX
 - PUD reviewed by TAC on 7/21/21
 - PUD approved by Planning Commission on 8/9/21
 - Council approved Ordinance 1182, approving OPUD 21-02 on 8/17/21
 - **Preliminary plat reviewed by TAC on 9/15/21**
- Bru Coffee – South of E 116th St N on Garnett Rd
 - Proposing 450 sq ft building on approx. 0.206 acres
 - Property zoned CS
 - Request reviewed by TAC on 6/16/21
- Red Bud Villiage – East side of N 137th E Ave, between N 106th St N and N 116th St N, N or Tulsa Tech
 - Approx 51.43 acres
 - Applicant is proposing 3 different zoning districts: CS, CG, and RM
 - Request for review of a PUD by TAC on 6/16/21
 - Council approved Ordinance 1180, approving PUD 21-01 on 7/20/21
- Mowery Property – 10602 N 97th E Ave
 - Request for rezoning from AG to CS
 - Property is approximately 1.19 acres
 - Request reviewed by TAC on 6/16/21
 - Council approved Ordinance 1181 for rezoning on 7/20/21
- Bible Church of Owasso – 11121 N 129th E Ave
 - Approximately 9.95 acres
 - Request for annexation and rezoning (from AG to RS-3) reviewed by TAC on 5/19/21
 - SUP request reviewed by TAC on 6/16/21
 - Council approved SUP 21-03 on 7/20/21
 - **Site plan reviewed by TAC on 9/15/21**
- Garret Creek Mixed Use Building – located on N 135th E Ave, Garrett Creek Center)
 - Proposed lot would split a 2.09 acre tract from two parent tracts
 - Property is zoned CS
 - Request for lot split reviewed by TAC on 5/19/21
- Advantage Diagnostics – 7703 N Owasso Expressway
 - Proposed 790 sq ft building
 - Property is zoned CS
 - Site plan reviewed by TAC on 5/19/21
- Lissau Landing – 11610 N 137th E Ave
 - Approximately 11.48 acres zoned Commercial Shopping (CS)
 - The proposed use is a medical clinic
 - Final plat approved by Planning Commission on 3/8/21
 - Final plat approved by Council on 3/16/21
- Criterion Project – 11298 N 135th E Ave
 - Request for lot split creating 1.54 acres reviewed by TAC on 12/16/2020
 - Request for SUP 20-04 approved by Council on 2/16/21
 - Request for SUP reviewed by TAC on 6/16/21
 - Site plan reviewed by TAC on 6/16/21
 - Council approved SUP on 7/20/21
 - Drainage easement vacation reviewed by TAC on 7/21/21
- Granny & Dot's Daycare, southwest corner of E 86th St N and N 145th E Ave
 - The property is approximately 1.58 acres and is zoned RM
 - Request for a review of a specific use permit by TAC on 11/18/2020
 - Specific Use Permit approved by council on 12/12/2020
 - Site plan reviewed by TAC on 6/16/21

OEDA Director's Report
October 14, 2021

- Hi-Point – 11496 N 137th E Ave
 - Request for a lot split reviewed by TAC on 10/21/2020
- Warren Clinic – 13691 E 116th St N
 - Two-story 45,915 sf building on approximately 5.13 acres
 - Request for a lot split reviewed by TAC on 10/21/2020
 - Site plan reviewed by TAC on 10/21/2020
 - Partial plat vacation reviewed by TAC on 12/16/2020
 - Partial Plat Vacation for Crossroads Christian Center approved by Council on 1/19/21
 - Request for SUP 21-02 approved by Council on 2/16/21
- Property Annexation – 7215 N 115th E Ave
 - Council passed Ordinance 1171 approving Annexation OA 20-03 of approximately 11.5 acres on 9/15/2020
- Helscel-Huneryager Industrial Park – 7300 N 115 E Ave
 - Approximately 12.7 acres, zoned IL
 - Preliminary/Final Plat approved by Council on 9/15/2020
 - **Site plan is under review**
- Tommy's Car Wash – 13311 E 116th St N
 - Lot split request approved by Council on 9/15/2020
 - SUP request approved by Council on 9/15/2020
 - Final plat reviewed by TAC on 10/21/2020
 - Site plan reviewed by TAC on 10/21/2020
 - Final plat approved by Council on 11/17/2020
- Grease Monkey Auto Repair – 13311 E 116th St N
 - Lot split request approved by Council on 9/15/2020
 - SUP request approved by Council on 9/15/2020
- Hi-Pointe Medical Building – 11492 N 137th E Ave
 - Construction of a 3,029 sq ft building on approximately 0.87 acres
 - Zoned PUD-21/CS
 - Site plan reviewed by TAC on 8/19/2020
- Owasso Assisted Living Center – 12525 E 116th St N
 - PUD approved by Planning Commission on 6/8/2020
 - Preliminary plat reviewed by TAC on 6/17/2020
 - **Final plat reviewed by TAC on 9/15/21**
- Medwise Urgent Care – NE Corner of E 116th St N and N 129th E Ave
 - Final Plat approved by City Council on 7/21/2020
 - Initial Civil Plans submitted 8/6/2020
- 13000 Center – 12930 E 96th St N
 - Final Plat approved by Council on 7/21/2020
- By-Bee Dental – 12805 E 101st St N
 - Site plan approved
 - Architectural plans under review
 - Initial Civil Plans submitted 8/18/2020
- Trinity Church – NW corner of E 76th St N and N Memorial Dr
 - Annexation request reviewed by TAC on 11/21/18
 - Council adopted Ordinance 1143 approving annexation on 12/18/18
 - Rezoning request from AG to O reviewed by TAC on 8/19/2020
 - Final plat reviewed by TAC on 12/16/2020
 - Final plat approved by Council on 1/19/21
 - Request for SUP 21-01 approved by Council on 2/16/21
- Johnson Farms – E 100th St N and N 129th E Ave
 - PUD reviewed by TAC on 11/21/18
 - Council adopted Ordinance 1142 approving PUD and rezoning on 12/18/18
 - Detention analysis reviewed and approved by Public Works on 1/24/19

- A New Leaf Community – SE corner of E 86th St N and N Memorial Dr
 - Agriculture and vocational training with housing designed to maximize the independence of individuals with developmental disabilities.
 - Council approved annexation of property
 - Council approved PUD on 12/19/18
 - Final Plat approved by Council on 12/7/19
 - Initial civil plans returned to engineer 5/12/2020
 - Site Plan for The Villages @ New Leaf reviewed in TAC on 5/20/2020
 - Civil plans approved 8/12/2020
 - Lot Split request, splitting a portion of the 49.82-acre parent tract resulting in two lots. Parcel 1 will become an 8.29-acre parcel and the remaining 41.53 acres will become Parcel 2.
 - Reviewed by TAC on 4/21/21
- Braum's – Garrett Creek Center – 11432 E 135 E Ave
 - Construction of a 6,062 sf building on a 1.52 acre lot
 - Site plan reviewed by TAC

REDBUD DISTRICT DEVELOPMENT

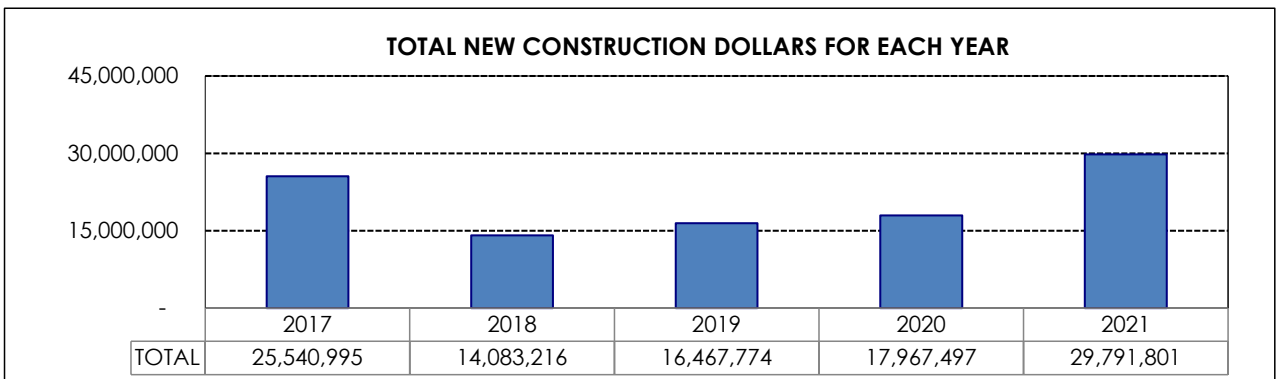
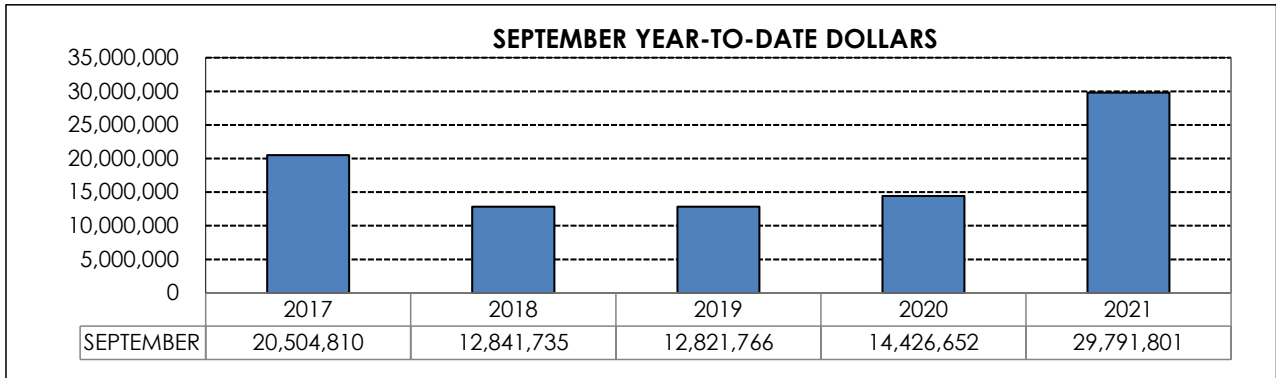
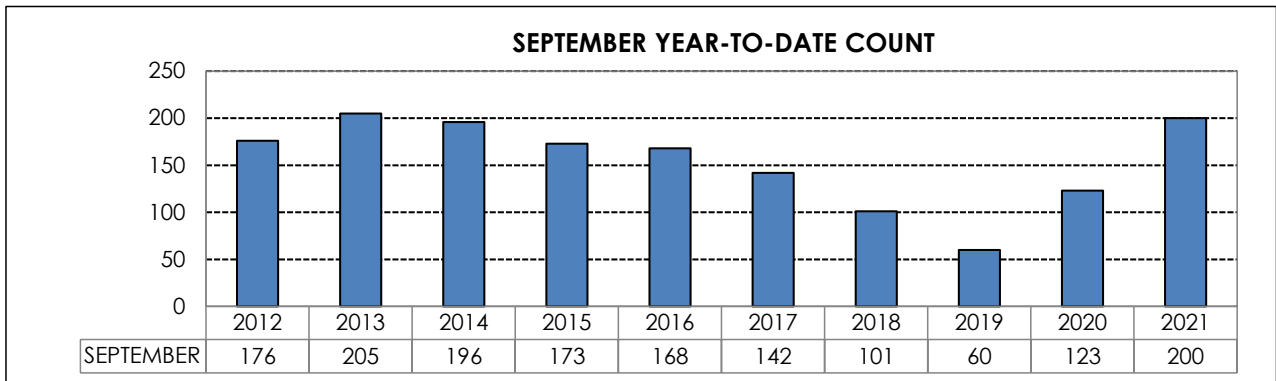
- 123 E Broadway – Future site for Redbud District Parking
 - Land donated from Anchor Stone Company of approximately 6,367 sf for the purpose of future parking
- TJ&T Properties – Lots 3A & 3B, Block 1
 - Site plan reviewed by TAC on 1/16/19
- Mowery Development – SW Corner of N Main St & W 1st Ave
 - Mixed use development to include restaurant, retail, office space on ground level with loft apartments on second floor level
 - Site under Construction
 - TIF Contract approved by Council/OPWA on Tuesday, September 19, 2017
 - Art in Bloom is now open for business
 - Emersumnice Brewery is now open for business
- Seven6Main – 201 S Main St.
 - Announcement was made on June 6 announcing plans for a mixed-use development anchored by Smoke restaurant.
 - TIF Contract approved by Council/OPWA on Tuesday, October 17
 - SMOKE is open for business
 - MAD Eats is now open for business
 - Wild Ivy open for business
 - Wilder Brothers is open for business
 - Bluestem Mercantile and Evergreen Coffee Co opened on July 31
- Redbud Park
 - Grand Opening held on July 2, 2020
- 2nd & Birch
 - Property purchased and existing structure demolished

BUSINESS RETENTION & EXPANSION (BR&E)

- Garnett Medical Center (Vision Source) – 10304 N Garnett Rd
 - 2.16 acres zoned Commercial General (CG)
 - Owasso Planned Unit Development (OPUD) 06-04
 - Final plat approved by Planning Commission on 3/8/21
 - Final plat approved by Council on 3/16/21

RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 2021

Month	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 January	19	15	22	12	15	9	8	9	9	7
2 February	15	26	21	19	26	15	8	8	4	8
3 March	27	27	31	23	18	55	19	4	12	9
4 April	26	26	36	27	23	20	17	6	8	49
5 May	23	19	17	15	9	11	20	4	5	19
6 June	24	19	12	11	31	5	7	5	22	24
7 July	15	27	23	20	16	9	14	11	11	34
8 August	15	18	19	33	15	12	6	6	35	17
9 September	12	28	15	13	15	6	2	7	17	33
10 October	21	15	19	23	12	7	3	21	7	
11 November	11	7	21	25	6	19	7	2	10	
12 December	16	11	34	7	3	9	6	3	7	
Totals	224	238	270	228	189	177	117	86	147	200
YTD	176	205	196	173	168	142	101	60	123	200



**CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
September 31st, 2021**

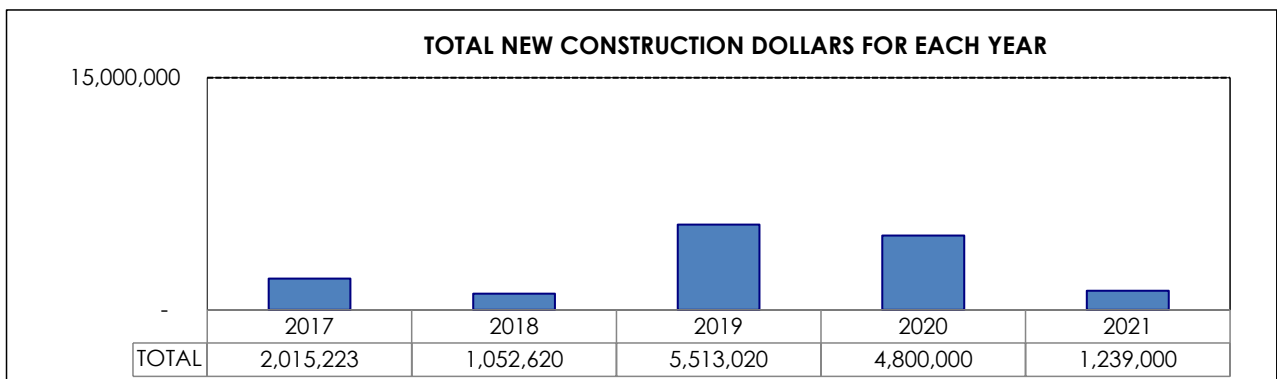
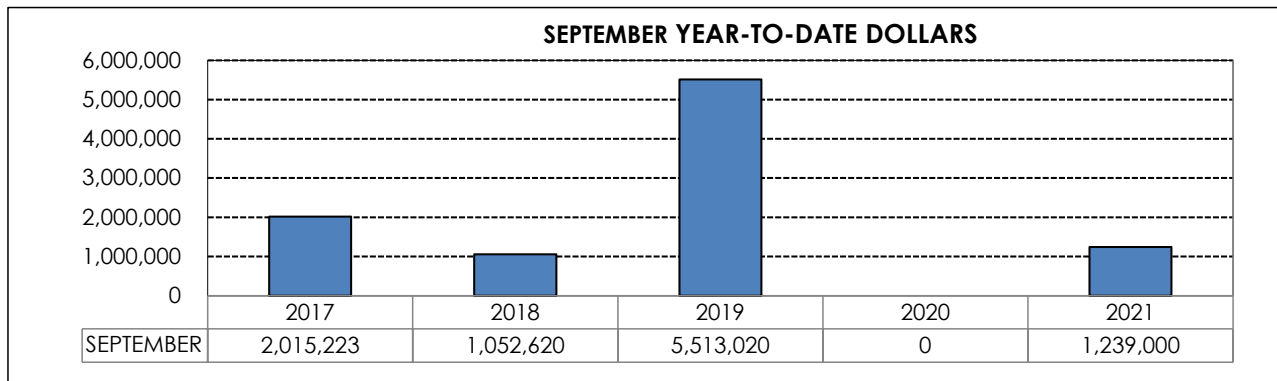
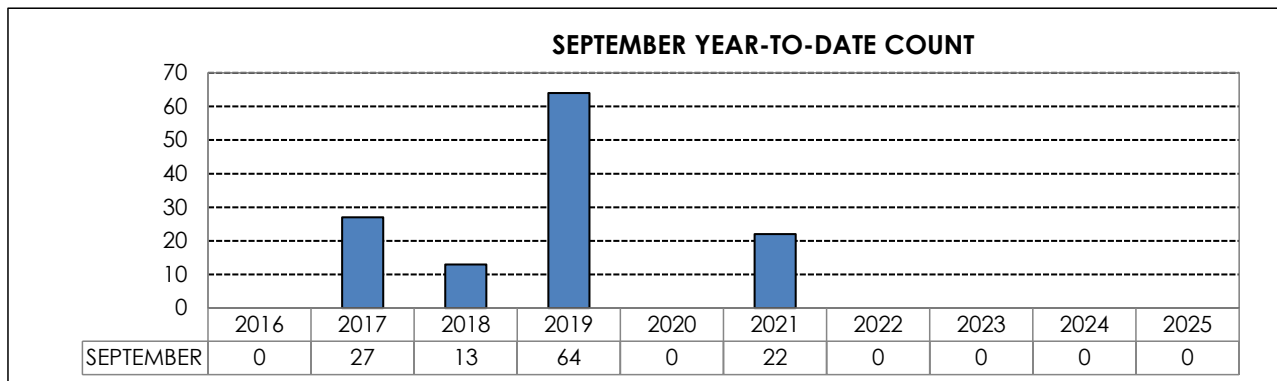
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Abbott Farms Phase II (2/20)	50	0	50
Camelot Estates (4/07)	139	138	1
Carrington Pointe II (11/16)	93	83	10
Charleston Place (4/19)	17	6	11
Estates at Morrow Place (9/17)	98	88	10
Hawthorne at Stone Canyon (3/20)	56	9	47
Morrow Place Phase II (2/21)	79	46	33
Nottingham Hill (6/09)	58	29	29
Presley Hollow (3/21)	197	86	111
Stone Creek (9/20)	100	0	100
The Cottages at Mingo Crossing (3/19)	57	56	1
TOTALS	894	541	353

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 2021

(Initial recording began May 2016)

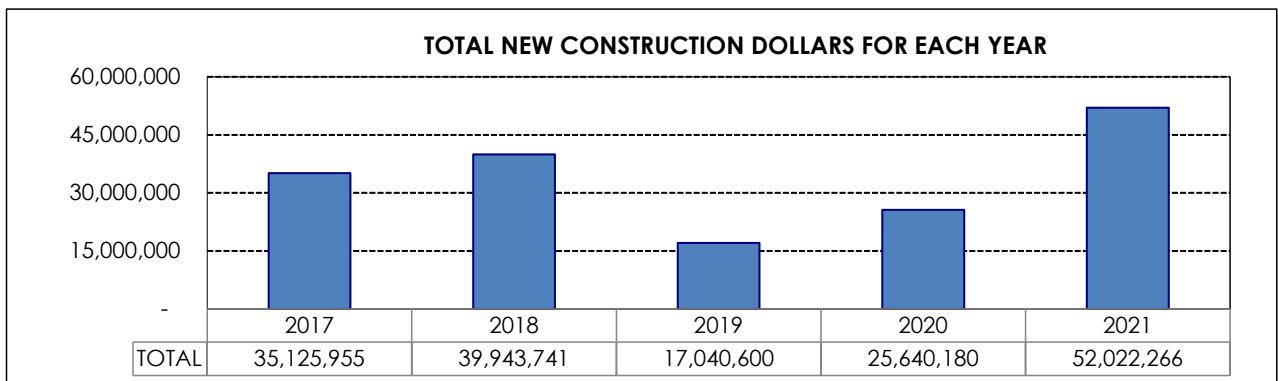
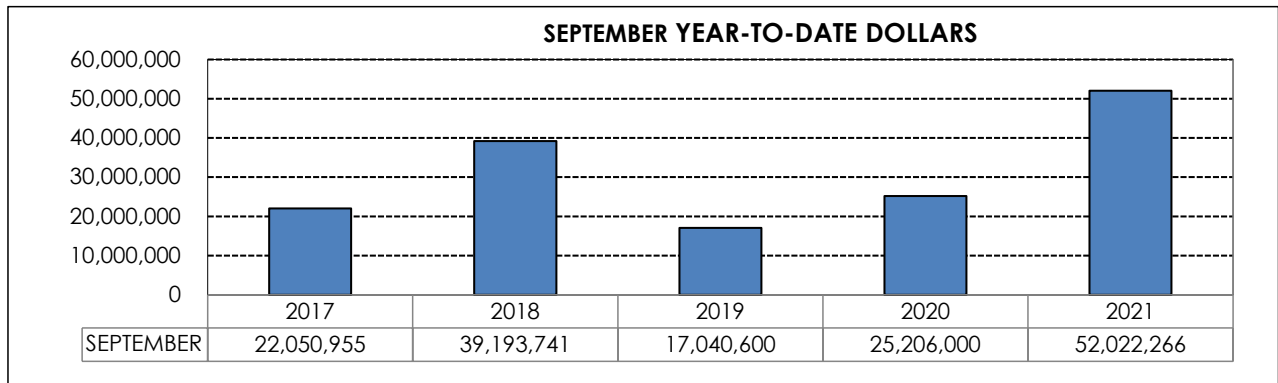
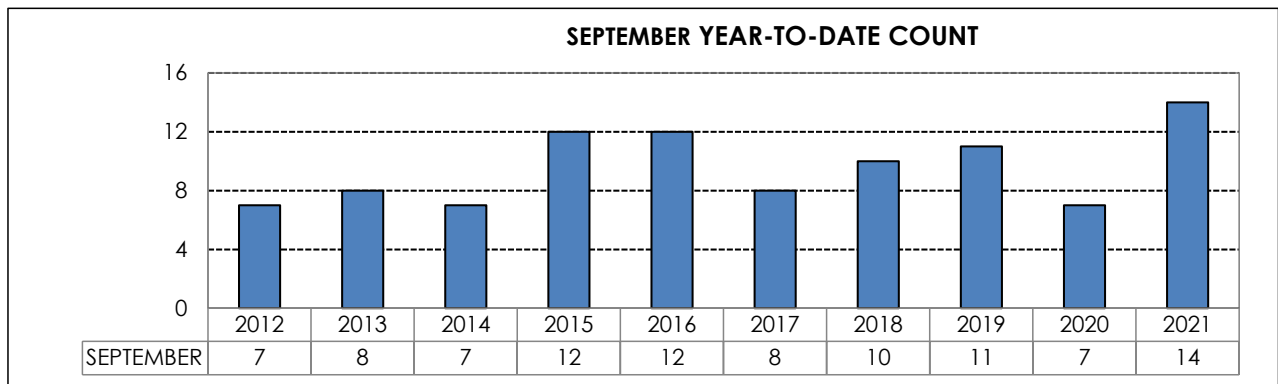
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0				
2 February		6	0	0	0	0				
3 March		*13	0	64	0	22				
4 April		0	4	0	0	0				
5 May	0	0	0	0	0	0				
6 June	0	0	0	0	0	0				
7 July	0	0	0	0	0	0				
8 August	0	0	0	0	0	0				
9 September	0	4	9	0	0	0				
10 October	0	0	0	0	0		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

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



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT SEPTEMBER 2021

Month	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1 January	1	1	1	1	2	2	0	0	1	1
2 February	1	1	0	2	1	0	0	3	0	0
3 March	0	0	1	2	0	2	3	2	1	1
4 April	0	4	0	2	0	0	0	0	0	3
5 May	1	0	0	0	0	1	2	1	0	0
6 June	2	1	2	3	2	0	1	1	2	2
7 July	0	1	0	0	2	0	2	0	2	2
8 August	2	0	0	0	2	2	1	2	0	2
9 September	0	0	3	2	3	1	1	2	1	3
10 October	0	4	0	1	2	0	0	0	1	
11 November	0	1	3	1	1	2	1	0	1	
12 December	0	1	2	0	0	0	0	0	0	
Totals	7	14	12	14	15	10	11	11	9	14
YTD	7	8	7	12	12	8	10	11	7	14



PERMITS APPLIED FOR IN SEPTEMBER 2021

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
14709 E 77 PI N	Executive Homes	PH/RS3	\$ 182,325	3,315	21-0901-X
12408 N 130 E Ave	Capital Homes	MPII/RS3	\$ 124,080	2,256	21-0902-X
14706 E 77 PI N	Executive Homes	PH/RS3	\$ 171,765	3,123	21-0903-X
14807 E 77 St N	Executive Homes	PH/RS3	\$ 150,535	2,737	21-0904-X
14802 E 77 PI N	Executive Homes	PH/RS3	\$ 204,435	3,717	21-0905-X
7917 N 145 E Ct	Executive Homes	PH/RS3	\$ 140,250	2,550	21-0906-X
11298 N 135 E Ave	Ascend Const. Serv.	GCCCI/CS	\$ 4,500,000	22,422	21-0907-C
13512 E 116 St N	Claude Neon Fed. Signs	GCCCI/CS	\$ 3,800	22	21-0908-S
7613 N 142 E Ave	Champion Window	CW/RS3	\$ 15,000	195	21-0909-X
13005 E 119 St N	Simmons Homes	E@MP/RS3	\$ 138,655	2,521	21-0910-X
13006 E 119 PI N	Simmons Homes	E@MP/RS3	\$ 134,530	2,446	21-0911-X
13006 E 118 PI N	Simmons Homes	E@MP/RS3	\$ 161,645	2,939	21-0912-X
13009 E 124 Ct N	Simmons Homes	MPII/RS3	\$ 111,760	2,032	21-0913-X
13010 E 124 Ct N	Simmons Homes	MPII/RS3	\$ 133,265	2,423	21-0914-X
12406 N 130 E Ave	Simmons Homes	MPII/RS3	\$ 133,265	2,423	21-0915-X
12404 N 130 E Ave	Simmons Homes	MPII/RS3	\$ 118,635	2,157	21-0916-X
13012 E 124 Ct N	Simmons Homes	MPII/RS3	\$ 123,695	2,249	21-0917-X
12412 N 130 E Ave	Simmons Homes	MPII/RS3	\$ 123,695	2,249	21-0918-X
13002 E 124 St N	Simmons Homes	MPII/RS3	\$ 111,760	2,032	21-0919-X
8013 N 146 E Ave	Executive Homes	PH/RS3	\$ 124,300	2,260	21-0920-X
7911 N 149 E Ave	Executive Homes	PH/RS3	\$ 155,045	2,819	21-0921-X
7912 N 149 E Ave	Executive Homes	PH/RS3	\$ 166,870	3,034	21-0922-X
8010 N 147 E Ave	Executive Homes	PH/RS3	\$ 182,325	3,315	21-0923-X
9234 N 141 E Ave	Old School Const.	CP/RS3	\$ 156,420	2,844	21-0924-X
9230 N 141 E Ave	Old School Const.	CP/RS3	\$ 153,725	2,795	21-0925-X
13104 E 124 St N	Simmons Homes	MPII/RS3	\$ 118,635	2,157	21-0926-X
12410 N 130 E Ave	Simmons Homes	MPII/RS3	\$ 111,760	2,032	21-0927-X
13009 E 119 St N	Capital Homes	E@MP/RS3	\$ 140,415	2,553	21-0928-X
9301 E 91 St N	Beyond The Gates	TLBR/RS2	\$ 15,000	200	21-0929-X
10708 N 146 E Ave	Statewide Remodeling	LVI/RS3	\$ 22,800	2,300	21-0930-X
9455 N Owasso Exp #J	Precision Const. Serv.	TP1/CS	\$ 80,000	2,363	21-0931-C
11412 N 133 E Ave Bld B #5	Signs & Wonders	GCCCI/CS	\$ 500	57	21-0932-S
9045 N 121 E Ave #700	MMJ Construction	SFMP/CS	\$ 132,017	5,701	21-0933-C
7301 N Owasso Exp	Smithco Const.	H-HIP/IL	\$ 3,600,000	36,000	21-0934-C
8009 N 147 E Ave	Executive Homes	PH/RS3	\$ 147,950	2,690	21-0935-X
11492 N 137 E Ave	Global Sign Solutions	HiP/CS	\$ 28,200	272	21-0936-S
12405 N 130 E Ave	Simmons Homes	MPII/RS3	\$ 118,635	2,157	21-0937-X
13101 E 124 St N	Capital Homes	MPII/RS3	\$ 124,465	2,263	21-0938-X
12414 N 130 E Ave	Capital Homes	MPII/RS3	\$ 117,645	2,139	21-0939-X
12403 N 130 E Ave	Simmons Homes	MPII/RS3	\$ 123,695	2,249	21-0940-X
12407 N 130 E Ave	Simmons Homes	MPII/RS3	\$ 133,265	2,423	21-0941-X
520 S Cedar St	S&K Com. Const.	OIPI/IL	\$ 39,000	12,600	21-0942-C
13014 E 119 PI N	Simmons Homes	E@MP/RS3	\$ 115,775	2,105	21-0943-X

PERMITS APPLIED FOR IN SEPTEMBER 2021

11905 N 131 E Ave	Simmons Homes	E@MP/RS3	\$ 143,220	2,604	21-0944-X
11590 N 137 E Ave	Jim Butler Const. Co.	QTCC/CS	\$ 90,000	4,551	21-0945-C

33 Single Family	\$ 4,598,440	83,608 SqFt
3 Residential Remodel	\$ 52,800	2,695 SqFt
3 New Commercial	\$ 8,139,000	71,022 SqFt
3 Commercial Remodel	\$ 302,017	12,615 SqFt
3 Signs	\$ 32,500	351 SqFt
45 Total Building Permits	\$ 13,124,757	170,291 SqFt

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
SEPTEMBER 2021			
Vera Jane Dispensary	11237 E 114 St N	9/14/2021	Yes
Seven6Main	201 S Main St #201, #202, #203, & #205	9/20/2021	Yes
Real Property Management Abound	9500 N 129 E Ave #230	9/23/2021	Yes
Read Smart	307 E 2 St #A	9/27/2021	Yes
Edward Jones	307 E 2 St #B	9/27/2021	Yes
Mathnasium	12414 E 86 St N	9/27/2021	Yes
AUGUST 2021			
Medwise Urgent Care	11760 E 86 St N	8/18/2021	Yes
Rejoice Christian Church~Field House	13407 E 106 St N	8/23/2021	Yes
Blush Salon	8787 N Owasso Exp #1	8/23/2021	Yes
Cookie 1013	10602 N 97 E Ave	8/24/2021	Yes
Chinowith & Cohen	13512 E 116 St N	8/30/2021	yes
JULY 2021			
Jillian's Little Jungle	11111 E 116 St N	7/8/2021	Yes
Venus Venture Group	11215 N Garnett Rd Suite G	7/27/2021	Yes
Bluestem Mercantile	201 S Main St #150	7/30/2021	Yes
JUNE 2021			
Firsttitle & Abstract	12150 E 96 St N	6/7/2021	Yes
QuikTrip ~ Kitchen Area Remodel	11502 E 76 St N	6/21/2021	Yes
Vive on Main Apartments	101 W 2nd St #B, #C, #D, & #E	6/29/2021	Yes
MAY 2021			
Bill Knight Collision	8231 N Owasso Exp	5/25/2021	Yes
APRIL 2021			
Periwinkle Esthetics	7703 N Owasso Exp #3	4/8/2021	Yes
Slade Personal Training	7703 N Owasso Exp #7	4/8/2021	Yes
Tropical Smoothie	12906 E 96 St N	4/13/2021	Yes
Burn Boot Camp	11422 N 134 E Ave, Bld A #1	4/14/2021	Yes
Edward Jones	10310 N 138 E Ave #103	4/28/2021	Yes
Scoreboard Sports Center	704 North Main St	4/28/2021	Yes
MARCH 2021			
European Wax Center~Owasso	9455 N Owasso Exp #D	3/23/2021	Yes
Wilder Brothers	201 S Main St #160	3/30/2021	Yes
FEBRUARY 2021			
Jersey Mike's Subs	9045 N 121 E Ave #1000	2/16/2021	Yes
Waxing the City	9021 N 121 E Ave #300A	2/18/2021	Yes
JANUARY 2021			
The Extentionist Lash & Brow	12340 E 86 St N	1/26/2021	Yes
DECEMBER 2020			
A-J Tag Agency	11560 N 135 E Ave #104	12/2/2020	Yes
Dank Factory	11330 N Garnett Rd #K	12/7/2020	Yes
Don Julio Mexican Grill	11535 N Garnett Rd	12/8/2020	Yes

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
NOVEMBER 2020			
1632 Investments	11330 N Garnett Rd #J	11/6/2020	Yes
Mystery King at Urban Lash & Brow	11624 E 86 St N	11/9/2020	Yes
Scarlett Rose Boutique	8528 N 129 E Ave	11/12/2020	Yes
Enchantments & Oddities	8571B N Owasso Exp	11/16/2020	Yes
Walmart (Remodel)	12101 E 96 St N	11/16/2020	Yes
Kum & Go	502 E 2 Ave	11/17/2020	Yes
Sparkle Squad Cleaning Services	11330 N Garnett Rd #C	11/17/2020	Yes
Sign It	7812 N Owasso Exp	11/17/2020	Yes
Skunk Grow Supply	8751B N 117 E Ave	11/17/2020	Yes
Walmart (Remodel)	11551 N 129 E Ave	11/24/2020	Yes
Auto Armor	403 W 2 Ave	11/30/2020	Yes
OCTOBER 2020			
Barre & Company	12804 E 86 St N	10/6/2020	Yes
GB Auto Service "Tate Boys"	11901 E 96 St N	10/12/2020	Yes
Secure Dentures & Implants	11422 N 134 E Ave Bld.A#2	10/30/2020	Yes

NEW HOME PERMITS APPLIED FOR WITHIN OWASSO FENCELINE - SEPTEMBER 2021

ADDRESS	COUNTY	BUILDER	TYPE	VALUE
18506 E 116 St N	Rogers	Benchmark Custom Build	New Home	\$158,450
8325 N 149 E Ave	Rogers	Bravo Construction	New Home	\$205,000
15916 E 106 PI N	Rogers	1st Choice Builders	New Home	\$361,200
16004 E 106 PI N	Rogers	1st Choice Builders	New Home	\$388,000
15028 E 82 St N	Rogers	1st Choice Builders	New Home	\$331,000

5 Single Family		\$1,443,650.00
0 Multi Family		
5 Total		\$1,443,650.00

City of Owasso Public Work Department
STATUS REPORT
October 14, 2021

- **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 construction commenced in February 2020, with completion scheduled in October 2021.
 - With the exception of the medians, the roadway improvements are complete. Over the next 30-days, contractor will focus on installing the base and concrete within the medians.
- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - Right-of-way and easement acquisition are 99% complete.
 - Once right-of-way is secured, utility companies will be given a Notice to Proceed to start relocating their infrastructure.
- **E 106 St N and N 145 E Avenue Intersection Improvements**
 - On August 18th, 2020, City Council approved the roadway construction contract with Diversified Civil Contractors, LLC.
 - Roadway construction commenced in November 2020, with completion occurring in August 2021.
 - Staff anticipated bringing the final pay application to council on October 19th, however, during the review of the final asphalt placement test results, staff has concern with asphalt placed on the north and south leg of the asphalt tie in.
 - Staff will be meeting with the design engineer, and the construction contractor to address the concerns and make a final decision if there will be a need remove and re-lay these areas based on the requirements with City of Owasso standards.
- **Central Park / Lakeridge Stormwater Improvements**
 - On April 20th, 2021, City Council approved the stormwater improvement contract with Construction Enterprises, Inc.
 - Contractor has mobilized to the site with construction scheduled to be complete in November 2021.
 - Construction continues with re-alignment of the sanitary sewer line. In addition, the contractor is grading the channel in anticipation of the block installation.
- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - Engineering design is 95% complete.
 - Right-of-way and easement acquisition completed in July 2020.

- Utility relocation commenced in March 2021, with completion expected by March 2022; followed by roadway construction.
- **E 116 St N and Garnett Intersection/E 116 St N from Garnett to N 129 E Ave Improvements**
 - Engineering design for roadway is 95% complete
 - Right-of-way and easement acquisition completed in July 2020.
 - **E 116 St N and Garnett Intersection bid advertisement commenced on October 1, 2021, with bid opening on November 7th, 2021. Construction is anticipated to begin in January 2022.**
 - **The utility relocation for E 116 St N from Garnett Rd to N 129 E Ave is expected to be complete by December 2021; followed by roadway construction.**
- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - **Land acquisition commenced in February 2020, with completion anticipated in November 2021; followed by utility relocation.**
- **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 February 2023.**
 - **Construction continues with the wet well structure for the Main Plant Lift Station.**
 - **Contractor continues with bar installation and concrete pours on the floor of the aeration basin. In addition, the vertical walls are being prepared for concrete.**
- **Coffee Creek Lift Station & Force Main Improvements**
 - On April 20th, 2021 OPWA approved sanitary sewer contract with MSB Construction.
 - **Construction commenced in June 2021, with completion by April 2022.**
 - **Bar installation and form placement continues in preparation for the next section of the wet well concrete structure.**
- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 70% complete.
 - Right-of-way documents are complete.
 - **City staff is currently awaiting on the Tulsa County Board of Directors to approve the right-of-way agreement. Once approved, land acquisition is expected to commence soon after.**
- **Elm Creek Pond Improvements**
 - On July 21, 2020, City Council awarded the bank stabilization contract to Native Plains Excavation.

- The park and drainage improvements are complete, with Elm Creek Park re-opening to the public on October 1, 2021.
 - Staff anticipates bringing the project acceptance and final payment documents to the November 2, 2021, City Council meeting for consideration.
- **Owasso Market Sanitary Sewer Improvements**
 - On February 16, 2021, OPWA awarded the construction contract to Jerry's Excavation, Inc.
 - Construction commenced in May 2021, with completion by November 2021.
 - The contractor has installed approximately 2,400 LF of sanitary sewer line. In addition, the second road bore located at E 96th St N will commence within the next 7-10 days.
- **Ranch Creek Interceptor Improvements from E 96 St N to E 116 St N**
 - In October 2019, Owasso Public Works Authority approved an engineering agreement with Greely and Hansen, LLC.
 - Engineering design is approximately 90% complete.
 - Easement acquisition commenced in April 2021, with completion anticipated by October 2021; followed by construction.
 - Engineering design plans submitted to ODEQ in September 2021 for review and approval. In addition, the environmental review is ongoing.
- **FY 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 – The asphalt mill and overlay project has been scheduled to occur in April 2022.
 - Various street improvements in Original Town and Elm Creek subdivisions – Engineering design is approximately 95% complete, with bid advertisement expected in October 2021.
- **N 137th E Avenue Service Road Extension**
 - On June 1, 2021 City Council awarded Paragon Contractors a contract to extend North 137th E Avenue north of E 116th St N.
 - Construction commenced in July 2021, with substantial completion anticipated by October 18th, 2021, and final by December 17th, 2021
 - Utility conflicts beyond the contractor's control have delayed completion by up to 45 days.
 - Contractor continues with stormwater system installation as well as subgrade preparation.