

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

RECEIVED
MAY 11 2021 *HS*
City Clerk's Office

TYPE OF MEETING: Regular
DATE: Thursday, May 13, 2021
TIME: 10:00 a.m.
PLACE: Owasso City Hall, Community Room
200 S. Main
Owasso, Oklahoma

Notice and agenda filed in the office of the City Clerk and posted at City Hall at 5:00 PM on Tuesday, May 11, 2021.


Chelsea Levo Feary, Economic Development Director

AGENDA

1. **Call to Order**
David Charney, Vice Chair
2. **Consideration and approval, denial, amendment, or other 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 April 8, 2021 Regular Meeting
Attachment
 - B. Approve claims
Attachment
 - C. Accept monthly financial reports
Attachment
3. **Consideration and approval, denial, amendment, or other appropriate action relating to items removed from the Consent Agenda**
4. **Consideration and approval, denial, amendment, or other appropriate action relating to the proposed FY 2021-22 Hotel Tax Fund 3% Budget**
Ms. Chelsea Levo Feary
Attachment

Staff will present the proposed budget for OEDA recommendation to the City Council.

5. Consideration and approval, denial, amendment, or other appropriate action relating to the proposed Resolution No. 2021-01 approving the OEDA FY 2021-22 Annual Operating Budget

Ms. Chelsea Levo Feary
Attachment

Staff will recommend approval of Resolution 2021-01.

6. Report from OEDA Director

Ms. Levo Feary
Attachment

- * Business Development Report, Ms. Levo Feary*
- * Monthly Building Report, Brian Dempster*
- * Public Works Project Status Report, Roger Stevens*
- * Monthly Sales Tax Report, Linda Jones*

7. Report from OEDA Manager

Warren Lehr

8. Report from OEDA Trustees

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

10. 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

APPROPRIATE ACTION may include, but is not limited to: acknowledging, affirming, authorizing, awarding, tabling, rejecting.

OWASSO ECONOMIC DEVELOPMENT AUTHORITY
Minutes of Regular Meeting
Thursday, April 8, 2021

The Owasso Economic Development Authority met in regular session on Thursday, April 8, 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, April 6, 2021.

1. Call to Order

Skip Mefford, Chair, called the meeting to order at 10:00 am.

PRESENT

Absent

Skip Mefford, Chair
David Charney, Vice Chair
Gary Akin, Secretary
Lyndell Dunn, Trustee
Dee Sokolosky, Trustee
Bryan Spriggs, Trustee
Dirk Thomas, 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 March 11, 2021, Regular Meeting
- B. Approve claims
- C. Accept monthly financial reports

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

YEA: Akin, Charney, Dunn, Mefford, Sokolosky, Spriggs, Thomas
NAY: None
Abstain: None
Motion carried: 7-0

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

None

4. Report from OEDA Director

Ms. Levo Feary referred to the department reports included in the agenda packet. Linda Jones gave an update on the Hotel Tax receipts. Discussion was held.

5. Report from OEDA Manager

Mr. Lehr reported that the FY 2022 budget process is underway and will be presented to the City Council next month. Discussion was held regarding future Ad Valorem election, Vision 55/100ths expiration, and other strategies aimed to diversify the City's funding source.

6. Report from OEDA Trustees

Dr. Spriggs commented on Dr. Chris Kelley's City Council term ending. Staff reported that a reception will be held during the May 4, 2021 City Council meeting to honor Dr. Kelley's service to the citizens of Owasso.

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

None

8. Adjournment

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

YEA: Akin, Charney, Dunn, Mefford, Sokolosky, Spriggs, Thomas

NAY: None

Abstain: None

Motion carried: 7-0 and the meeting adjourned at 10:30 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: May 13, 2021

No claims for April 2021

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending April 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	2.41	33.26	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)	2.41	33.26	\$60.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	2.41	33.26	(4,940.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	2.41	33.26	(4,940.00)
Total net assets - beginning		9,387.00	9,387.00
Total net assets - ending		<u><u>\$9,420.26</u></u>	<u><u>\$4,447.00</u></u>



TO: Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Chelsea Levo Feary
Economic Development Director

SUBJECT: Hotel Tax Fund, 3% Expenditures

DATE: May 13, 2021

BACKGROUND:

In 2002, Owasso voters approved a 3% hotel tax with the funds to be “set aside and used exclusively to encourage, promote and foster economic development and cultural enhancement, tourism and pursue regional promotion for the City of Owasso” In August 2008, Owasso citizens voted to increase the hotel tax rate to 5%. The 2% increase was designated by the City Council to fund the Strong Neighborhood Initiative.

3% ECONOMIC DEVELOPMENT HOTEL TAX FUND BUDGET:

The City of Owasso Hotel Tax fund is used to account for the revenues received from the hotel tax and to account for the use of those restricted funds.

Recognizing the OEDA Trustees' interest in the appropriation of funding for economic development in Owasso, the proposed Hotel Tax fund budget for fiscal year 2021-22 is presented to the OEDA for review. The FY 2021-22 budget for the City of Owasso will be presented on Tuesday, June 15, 2021, for Council approval.

For FY 2021-22, the estimated revenue from the Economic Development portion of the Hotel Tax Fund is \$235,745, which reflects no increase over FY 2020-21 projected revenues. The proposed FY2021-22 revenue budget is 87% of FY 2019-20 revenues. Hotel revenues have been conservatively budgeted due to anticipated continued impact on travel due to the COVID-19 pandemic.

The proposed FY 2021-22 ending fund balance pertaining to economic development is projected to be \$1,516,544 which is approximately 6 1/2 times annual revenues.

RECOMMENDATION:

Staff will present the proposed FY 2021-22 Hotel Tax fund 3% Budget for OEDA recommendation to the City Council.

ATTACHMENT:

Hotel Tax Fund – 3% Summary of Revenues and Expenditures Budget for FY 2021-22
Hotel Tax Fund – 3% Expenditures Detail for FY 2021-22

City of Owasso
Summary of Revenues and Expenditures
Hotel Tax - Fund 25 - Economic Development

	Actual	Actual	Projected	Proposed
	FY 18 19	FY 19 20	Actual	Budget
	FY 20 21	FY 21 22		
Revenues				
Hotel Tax 3%	\$ 277,128	\$ 263,064	\$ 228,945	\$ 228,945
Investment Income	21,155	19,566	6,800	6,800
Total Revenues	\$ 298,283	\$ 282,630	\$ 235,745	\$ 235,745
Expenditures				
Economic Development				
Personal Services	\$ 6,205	\$ 11,335	\$ 16,281	\$ 16,652
Other Services	102,579	91,518	129,800	136,750
Total Economic Development Expenditures	108,784	102,853	146,081	153,402
Surplus/(Excess Expenditure)	\$ 189,499	\$ 179,777	\$ 89,664	\$ 82,343
Projected Beginning Total Fund Balance	975,261	1,164,760	1,344,537	1,434,201
Projected Ending Total Fund Balance	\$ 1,164,760	\$ 1,344,537	\$ 1,434,201	\$ 1,516,544

CITY OF OWASSO
Hotel Tax Fund - 3%
Economic Development
Projected Expenditures

Description	Projected Expenditures FY21	Proposed Expenditures FY22
Intercity Visit	\$ 7,500	\$ 7,500
DC Fly In	7,500	7,500
Holiday Banners	14,050	15,500
Holly Trolley	7,000	7,000
Home & Garden Show	1,250	1,250
Economic Forecast	5,000	5,000
Other Projects	5,000	5,000
<u>Strategic Plan Initiatives:</u>		
A 1 Workforce Owasso	1,000	1,000
A 2 Incentive Guidelines & Policy	-	11,000
A 3 Advocacy	3,000	3,000
B 1 Medical Cluster Expansion	13,500	13,500
B 2 Expand & Attract Business	46,000	40,500
B 3 Entrepreneurship & Incubation	2,500	2,500
C 1 Marketing Owasso	-	-
C 2 Owasso's Online Presence	16,500	16,500
Part Time Staff Person	<u>16,281</u>	<u>16,652</u>
TOTAL	<u><u>\$146,081</u></u>	<u><u>\$153,402</u></u>



**TO: THE HONORABLE CHAIR AND TRUSTEES
OWASSO ECONOMIC DEVELOPMENT AUTHORITY**

**FROM: CHELSEA LEVO FEARY
ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: FISCAL YEAR 2021-22 BUDGET APPROVAL
RESOLUTION NO. 2021-01**

DATE: May 13, 2021

BACKGROUND:

The proposed budget for fiscal year 2021-22 is presented for the OEDA Trustees review. As a Title 60 Public Trust, the OEDA is required to file an annual budget with its beneficiary, the City of Owasso. The budget or appropriation for a public trust is not a legal restriction on the expenditure of funds as it is for a municipality. Resolution No. 2021-01 adopts the annual operating budget for the OEDA.

RECOMMENDATION:

Staff recommends OEDA Trustee approval of Resolution No. 2021-01 adopting the FY 2021-22 budget proposal with estimated resources of \$9,441 and total appropriations for expenditure of \$5,000.

ATTACHMENTS:

OEDA Proposed FY 2021-22 Budget
OEDA Budget Adoption Resolution

**Owasso Economic Development Authority
Summary of Revenues and Expenditures**

	Actual	Actual	Projected	Proposed	Percent
	FY 18 19	FY 19 20	Actual	Budget	Change
	<u>FY 18 19</u>	<u>FY 19 20</u>	<u>FY 20 21</u>	<u>FY 21 22</u>	<u>FY 21 22</u>
Revenues					
Interest	\$ 157	\$ 132	\$ 42	\$ 60	42.9%
Total Revenues	<u>157</u>	<u>132</u>	<u>42</u>	<u>60</u>	42.9%
Expenditures					
Other Services	\$ -	\$ -	\$ -	\$ 5,000	100.0%
Total Departmental Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,000</u>	100.0%
Surplus/(Excess Expenditure)	<u>\$ 157</u>	<u>\$ 132</u>	<u>\$ 42</u>	<u>\$ (4,940)</u>	-11861.9%
Projected Beginning Fund Balance	<u>\$ 9,110</u>	<u>\$ 9,267</u>	<u>\$ 9,399</u>	<u>\$ 9,441</u>	0.4%
Projected Ending Fund Balance	<u><u>\$ 9,267</u></u>	<u><u>\$ 9,399</u></u>	<u><u>\$ 9,441</u></u>	<u><u>\$ 4,501</u></u>	-52.3%

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 2021-01

A RESOLUTION PROVIDING FOR THE ADOPTION OF AN ANNUAL OPERATING BUDGET FOR THE OWASSO ECONOMIC DEVELOPMENT AUTHORITY; ESTABLISHING LEVELS OF EXPENDITURES AS PROVIDED BY STATUTE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS: It is the intent of the Owasso Economic Development Authority to adopt an operating budget for fiscal year 2021-2022; and,

WHEREAS: The adoption of such budget is vital to the continuation of services to the citizens of Owasso; and,

WHEREAS: Public access to the adopted budget is desired; and,

WHEREAS: Certain filing requirements are mandated by State Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE TRUSTEES OF THE OWASSO ECONOMIC DEVELOPMENT AUTHORITY:

THAT: Total resources available in the amount of \$9,441 and total appropriations in the amount of \$5,000 are hereby established.

THAT: The effective date of this Resolution shall be July 1, 2021.

APPROVED AND ADOPTED this 13th day of May, 2021, by the Trustees of the Owasso Economic Development Authority.

Skip Mefford, Authority Chair

ATTEST:

Gary Akin, Authority Secretary



TO: Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Chelsea Levo Feary, CEcD
Director of Economic Development

SUBJECT: Director's Report

DATE: May 13, 2021

NEW BUSINESS DEVELOPMENT

- 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 – N of 116th E Ave and E of US-169
 - 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
- 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
- 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
- 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

OEDA Director's Report
May 13, 2021

- 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
- 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
- Tropical Smoothie – 13005 E 96th St N
 - Site Plan reviewed by TAC on 6/17/2020
 - Civil plans approved 8/13/2020
 - **Open for business**
- By-Bee Dental – 12805 E 101st St N
 - Site plan approved
 - Architectural plans under review
 - Initial Civil Plans submitted 8/18/2020
- The Shops at Garrett Creek – E 116th St N on the W side of N 135th E Ave
 - Lot Split approved by Planning Commission on 4/8/19
 - Approved by Council on 4/16/19
 - Site Plan reviewed by TAC 6/19/19
 - Civil plans approved by engineering on 9/23/19
 - Under construction
 - Pet Supplies Plus – permitted
- 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

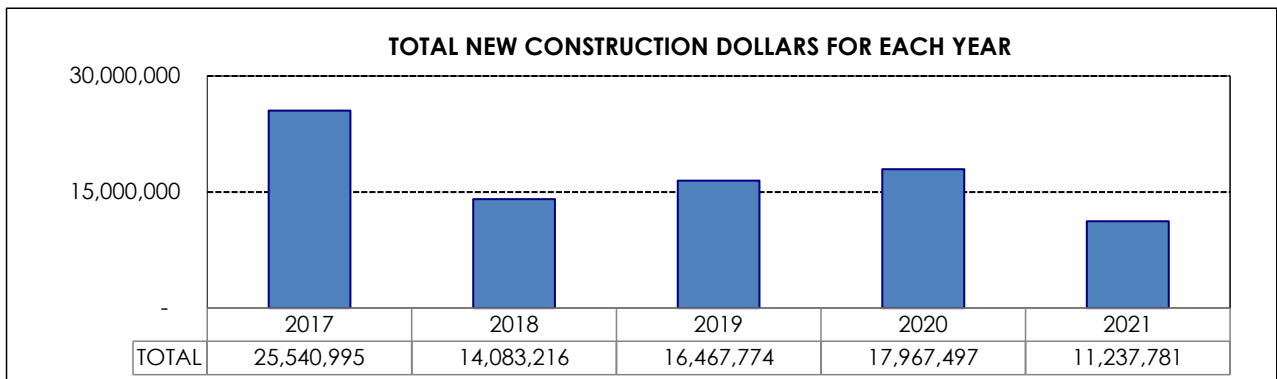
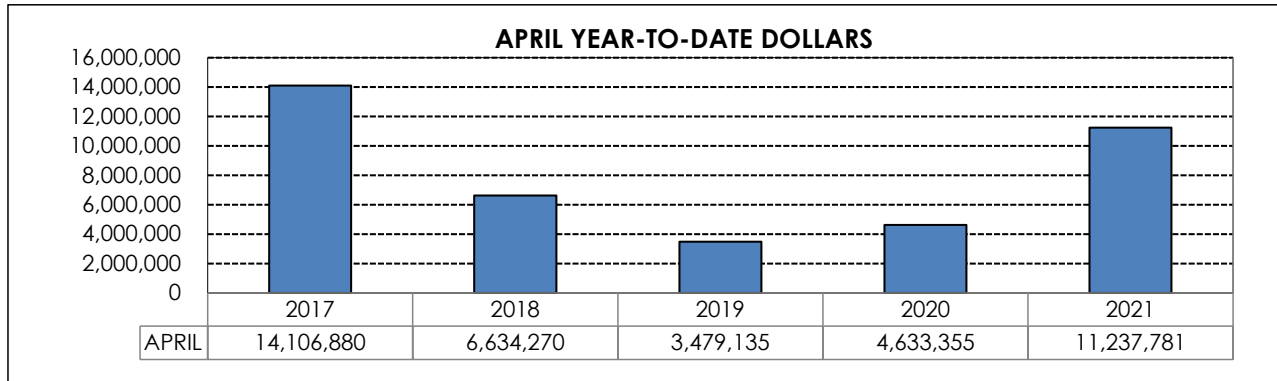
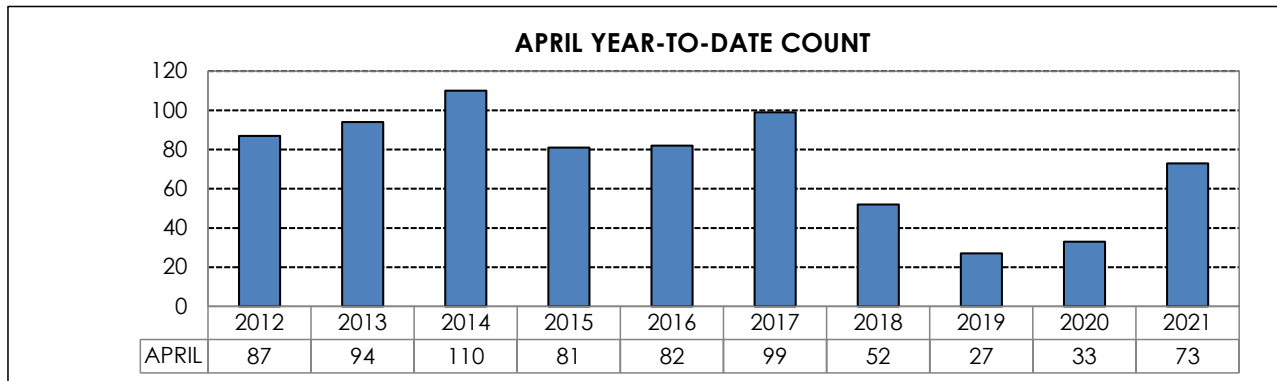
- 123 E Broadway – Future site for Redbud District Parking
 - Land donated from Anchor Stone Company of approximately 6,367 sf for the purpose of future parking
- TJ&T Properties – Lots 3A & 3B, Block 1
 - Site plan reviewed by TAC on 1/16/19
- Mowery Development – SW Corner of N Main St & W 1st Ave
 - 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
- 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 APRIL 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	
6 June	24	19	12	11	31	5	7	5	22	
7 July	15	27	23	20	16	9	14	11	11	
8 August	15	18	19	33	15	12	6	6	35	
9 September	12	28	15	13	15	6	2	7	17	
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	73
YTD	87	94	110	81	82	99	52	27	33	73



CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
April 30th, 2021

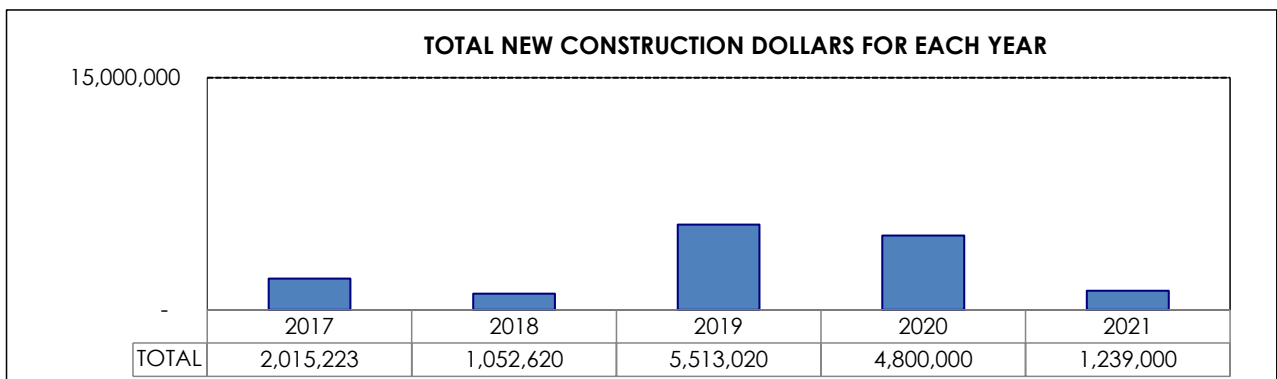
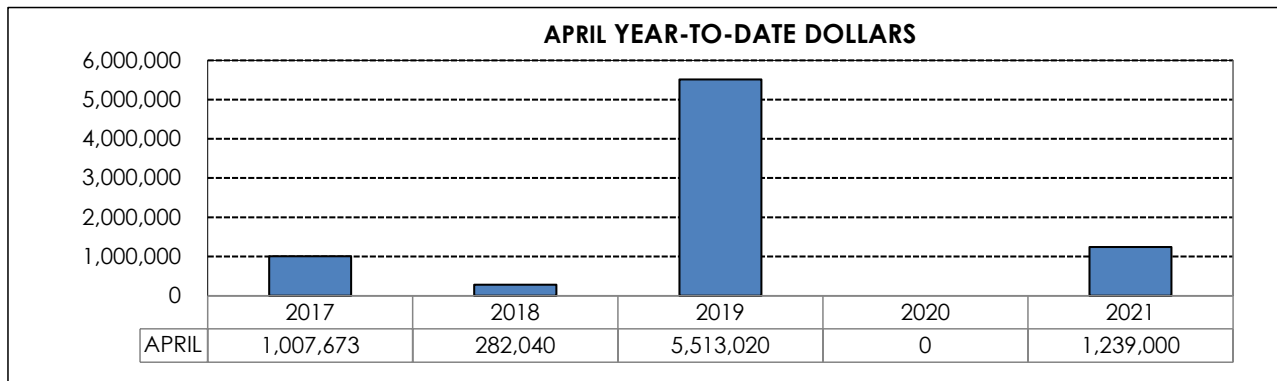
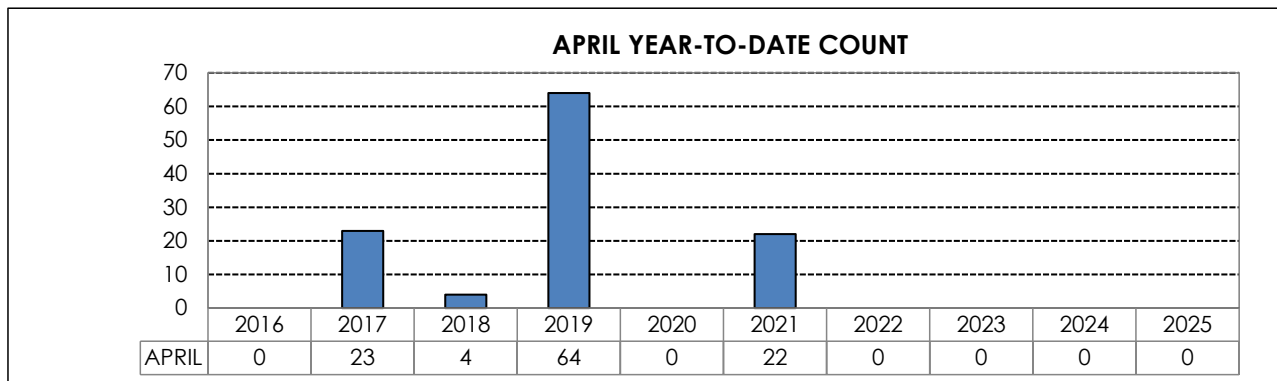
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Abbott Farms Phase II (2/20)	50	0	50
Camelot Estates (4/07)	139	138	1
Carrington Pointe II (11/16)	93	82	11
Charleston Place (4/19)	17	4	13
Estates at Morrow Place (9/17)	98	66	32
Hawthorne at Stone Canyon (3/20)	56	8	48
Morrow Place Phase II (2/21)	79	0	79
Nottingham Hill (6/09)	58	23	35
Presley Hollow (3/21)	197	40	157
Stone Creek (9/20)	100	0	100
The Cottages at Mingo Crossing (3/19)	57	56	1
TOTALS	894	417	477

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT APRIL 2021

(Initial recording began May 2016)

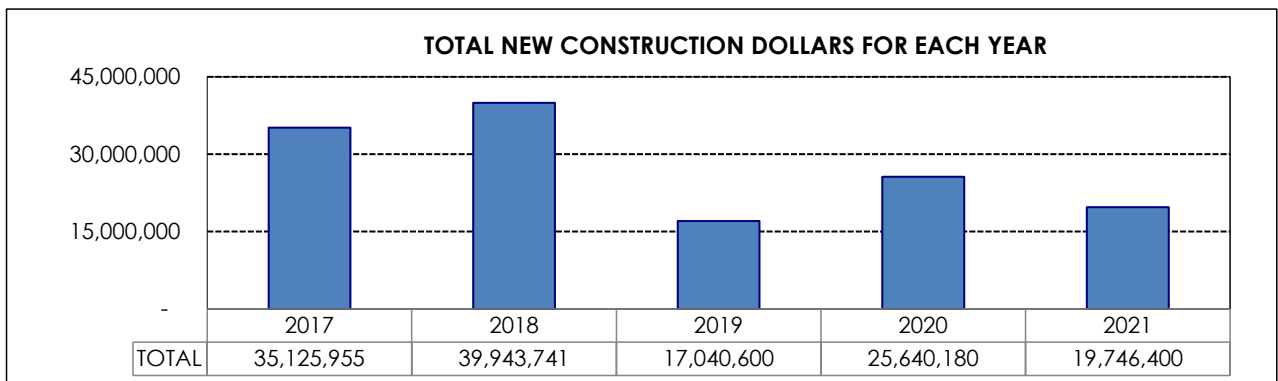
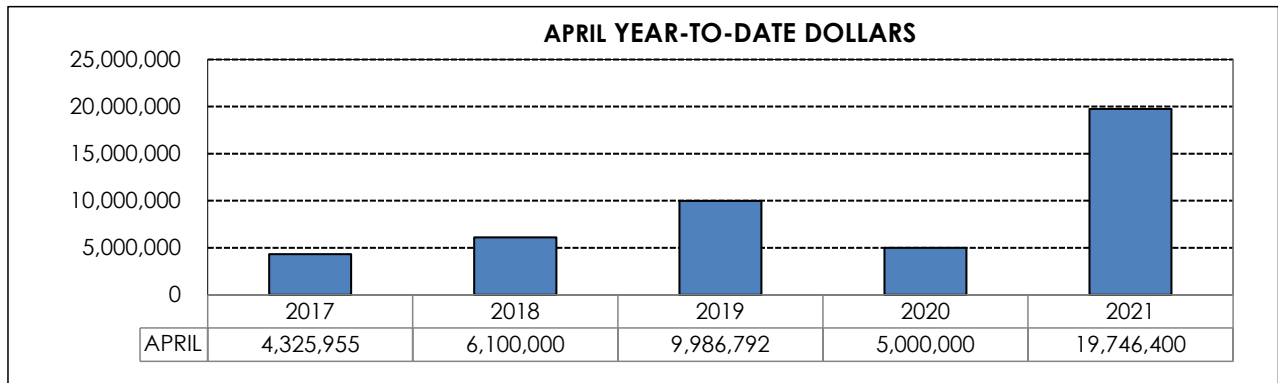
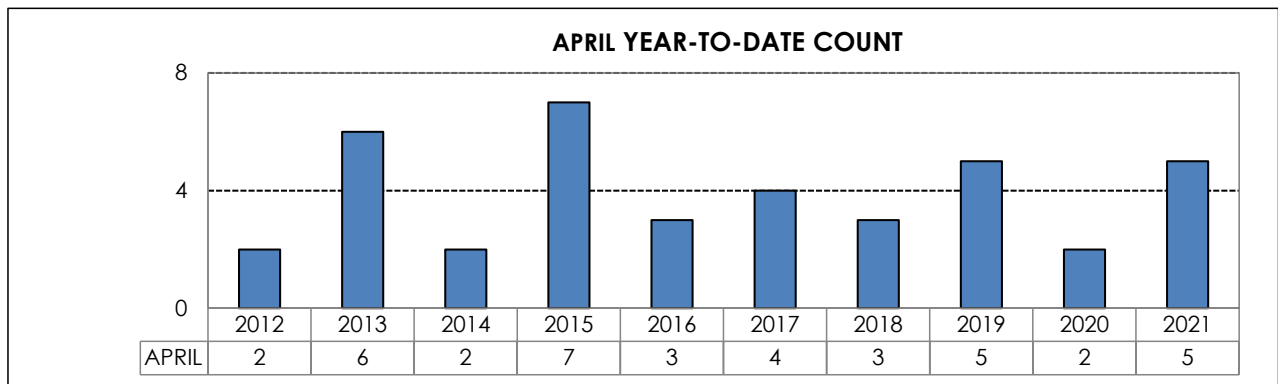
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0				
2 February		6	0	0	0	0				
3 March		*13	0	64	0	22				
4 April		0	4	0	0	0				
5 May	0	0	0	0	0					
6 June	0	0	0	0	0					
7 July	0	0	0	0	0					
8 August	0	0	0	0	0					
9 September	0	4	9	0	0					
10 October	0	0	0	0	0					
11 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	23	4	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 APRIL 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	
6 June	2	1	2	3	2	0	1	1	2	
7 July	0	1	0	0	2	0	2	0	2	
8 August	2	0	0	0	2	2	1	2	0	
9 September	0	0	3	2	3	1	1	2	1	
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	5
YTD	2	6	2	7	3	4	3	5	2	5



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
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
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
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
SEPTEMBER 2020			
Not Your Grandma's Cupcakes	9025 N 121 E Ave	9/14/2020	Yes
Baskin Robbins	12808 E 86 St N	9/17/2020	Yes
Area51 Labs	11215 N Garnett Rd #G	9/21/2020	Yes
AUGUST 2020			
Yourdollarbuys	200 E 5 Ave	8/13/2020	Yes
Target ~ Snack Bar Remodel	9010 N 121 E Ave	4/1/2020	Yes
Armstrong Bank	12401 E 86 St N	8/25/2020	Yes

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
JULY 2020			
OPS Smith Elem. Gym/Storm Shelter	12223 E 91 St N	7/1/2020	Yes
Centennial Park Apartments	14696 E 88 Pl N	7/9/2020	Yes
Big Daddy's Puff Palace	8571 N Owasso Exp #A	7/16/2020	Yes
Pet Supplies Plus	11422 N 134 E Ave Bld.A #3	7/20/2020	Yes
Wing Stop	12916 E 86 St N	7/29/2020	Yes
Rust & Ruffles	12806 E 86 St N	7/30/2020	Yes
JUNE 2020			
Broadleaf Dispensary	8351 N Owasso Exp	6/11/2020	Yes
Green Country Chiropractic	11560 N 135 E Ave #101-A	6/19/2020	Yes
Owasso Computer Repair	12322 E 86 St N	6/25/2020	Yes
Owasso Nail Bar	9046 N 121 E Ave #300	6/25/2020	Yes
MAY 2020			
Green Jungle Grow Supply	9208 N Garnett Rd	5/6/2020	Yes
Wild Ivy	201 S Main St #180	5/28/2020	Yes
918 Barre Co.	11330 N Garnett Rd #C	5/31/2020	Yes

PERMITS APPLIED FOR IN APRIL 2021

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
13010 E 118 Ct N	Capital Homes	E@MP/RS3	\$ 145,475	2,645	21-0401-X
10004 E 97 Pl N	Champion Windows	HC@BR/RS3	\$ 16,000	196	21-0402-X
12150 E 96 St N #108	OK Com. Construction	RCB-C/CS	\$ 90,000	32,882	21-0403-C
13012 E 119 Pl N	Simmons Homes	E@MP/RS3	\$ 133,815	2,433	21-0404-X
12939 E 116 St N	Mackie Reaux Const.	MUC/CS	\$ 900,000	3,840	21-0405-C
11610 N 137 E Ave	Cowen Construction	LL/CS	\$ 17,000,000	48,600	21-0406-C
14421 E 94 St N	Executive Homes	NH/RS3	\$ 192,225	3,495	21-0407-X
8001 N 146 E Ave	Executive Homes	PH/RS3	\$ 135,795	2,469	21-0408-X
7917 N 146 E Ave	Executive Homes	PH/RS3	\$ 128,975	2,345	21-0409-X
14505 E 80 St N	Executive Homes	PH/RS3	\$ 135,795	2,469	21-0410-X
7921 N 145 E Ct	Executive Homes	PH/RS3	\$ 139,150	2,530	21-0411-X
7910 N 145 E Ct	Executive Homes	PH/RS3	\$ 139,920	2,544	21-0412-X
7916 N 146 E Ave	Executive Homes	PH/RS3	\$ 131,340	2,388	21-0413-X
7908 N 145 E Ct	Executive Homes	PH/RS3	\$ 123,750	2,250	21-0414-X
7906 N 145 E Ct	Executive Homes	PH/RS3	\$ 139,920	2,544	21-0415-X
7909 N 146 E Ave	Executive Homes	PH/RS3	\$ 145,860	2,652	21-0416-X
7920 N 146 E Ave	Executive Homes	PH/RS3	\$ 122,870	2,234	21-0417-X
14511 E 80 Ct N	Executive Homes	PH/RS3	\$ 146,355	2,661	21-0418-X
7914 N 146 E Ave	Executive Homes	PH/RS3	\$ 123,640	2,248	21-0419-X
808 N Birch St	Home Owner	NH/RS3	\$ 50,000	2,397	21-0420-X
19102 E 72 Ct N	Epic Custom Homes	H@SC/RS3	\$ 266,475	4,845	21-0421-X
11907 N 131 E Ave	Simmons Homes	E@MP/RS3	\$ 153,285	2,787	21-0422-X
10408 E 93 Pl N	San Juan Pools	FIII/RS3	\$ 40,200	512	21-0423-P
7711 N 150 E Ct	Executive Homes	PH/RS3	\$ 150,353	2,737	21-0424-X
7817 N 149 E Ave	Executive Homes	PH/RS3	\$ 175,395	3,189	21-0425-X
8004 N 147 E Ave	Executive Homes	PH/RS3	\$ 147,950	2,690	21-0426-X
8002 N 147 E Ave	Executive Homes	PH/RS3	\$ 187,275	3,405	21-0427-X
7913 N 149 E Ave	Executive Homes	PH/RS3	\$ 180,070	3,274	21-0428-X
8005 N 147 E Ave	Executive Homes	PH/RS3	\$ 180,070	3,274	21-0429-X
8011 N 147 E Ave	Executive Homes	PH/RS3	\$ 146,245	2,659	21-0430-X
7901 N 149 E Ave	Executive Homes	PH/RS3	\$ 171,765	3,123	21-0431-X
14801 E 77 St N	Executive Homes	PH/RS3	\$ 188,815	3,433	21-0432-X
14708 E 77 St N	Executive Homes	PH/RS3	\$ 146,190	2,658	21-0433-X
7909 N 149 E Ave	Executive Homes	PH/RS3	\$ 182,325	3,315	21-0434-X
14708 E 77 Pl N	Executive Homes	PH/RS3	\$ 191,125	3,475	21-0435-X
14807 E 77 Pl N	Executive Homes	PH/RS3	\$ 182,325	3,315	21-0436-X
14904 E 77 Pl N	Executive Homes	PH/RS3	\$ 146,245	2,659	21-0437-X
14805 E 77 Pl N	Executive Homes	PH/RS3	\$ 182,325	3,315	21-0438-X
7907 N 149 E Ave	Executive Homes	PH/RS3	\$ 171,050	3,110	21-0439-X
7918 N 147 E Ave	Executive Homes	PH/RS3	\$ 185,295	3,369	21-0440-X
8001 N 147 E Ave	Executive Homes	PH/RS3	\$ 181,445	3,299	21-0441-X
7727 N 147 E Ave	Executive Homes	PH/RS3	\$ 180,070	3,274	21-0442-X
7707 N 150 E Ct	Executive Homes	PH/RS3	\$ 150,353	2,737	21-0443-X

PERMITS APPLIED FOR IN APRIL 2021

11815 N 131 E Ave	Simmons Homes	E@MP/RS3	\$ 133,815	2,433	21-0444-X
11760 E 86 St N	Mackie Reaux Const.	3LSC/CS	\$ 50,000	358	21-0445-S
8430 N 77 E Ave	Home Owner	CARPI/RS3	\$ 9,000	210	21-0446-X
13001 E 119 St N	Simmons Homes	E@MP/RS3	\$ 133,815	2,433	21-0447-X
14709 E 77 St N	Executive Homes	PH/RS3	\$ 172,150	3,130	21-0448-X
14802 E 77 St N	Executive Homes	PH/RS3	\$ 171,765	3,123	21-0449-X
9512 N 137 E Ct	Wayne Construction	NEIV/RS3	\$ 20,000	320	21-0450-X
11412 N 134 E Ave #D	GSS Sign & Design	GCCCCII/CS	\$ 6,500	71	21-0451-S
9046 N 121 E Ave #400	Encinos 3D Custom S	C@O/CS	\$ 8,000	30	21-0452-S
7207 N Hawthorne Ln	Hensley Custom Homes	H@SC/RS3	\$ 188,815	3,433	21-0453-X
12805 E 101 PI N	Top Rock Homes	OMP/OM	\$ 600,000	4,067	21-0454-C
7713 N 150 E Ct	Executive Homes	PH/RS3	\$ 187,275	3,405	21-0455-X
13003 E 118 Ct N	Capital Homes	E@MP/RS3	\$ 138,105	2,511	21-0456-X
8231 N Owasso Exp	Claude Neon Signs	3LIP/IL	\$ 7,000	70	21-0457-S
202 E 2 Ave	Claude Neon Signs	OT/OM	\$ 5,000	60	21-0458-S
7914 N 147 E Ave	Executive Homes	PH/RS3	\$ 150,000	3,737	21-0459-X
14810 E 77 PI N	Executive Homes	PH/RS3	\$ 146,190	2,658	21-0460-X
14508 E 79 St N	Executive Homes	PH/RS3	\$ 135,795	2,469	21-0461-X
7791 N 147 E Ave	Executive Homes	PH/RS3	\$ 180,235	3,277	21-0462-X
7918 N 146 E Ave	Executive Homes	PH/RS3	\$ 143,165	2,603	21-0463-X

49 Single Family	\$ 7,812,456	143,061 SqFt
3 Residential Remodel	\$ 75,000	2,803 SqFt
1 Accessory	\$ 20,000	320 SqFt
3 New Commercial	\$ 18,500,000	56,507 SqFt
1 Commercial Remodel	\$ 90,000	32,882 SqFt
5 Signs	\$ 76,500	589 SqFt
1 Pool	\$ 40,200	512 SqFt
63 Total Building Permits	\$ 26,614,156	236,674 SqFt

NEW HOME PERMITS APPLIED FOR WITHIN OWASSO FENCELINE - APRIL 2021

ADDRESS	COUNTY	BUILDER	TYPE	VALUE
8320 N 152 E Ave	Rogers	1st Choice Builders	New Home	\$334,000
8510 N 154 E Ave	Rogers	Denham Homes	New Home	\$200,000
8515 N 154 E Ave	Rogers	Denham Homes	New Home	\$200,000
8326 N 152 E Ave	Rogers	Denham Homes	New Home	\$200,000
10838 N 158 E Ave	Rogers	Ruhl Construction	New Home	\$330,000
8312 N 149 E Ave	Rogers	1st Choice Builders	New Home	\$342,000
16747 E 115 St N	Rogers	Simmons Homes	New Home	\$118,260
16555 E 115 St N	Rogers	Simmons Homes	New Home	\$181,500
6980 Greenbriar Dr	Rogers	John James Const. Co.	New Home	\$564,000

9 Single Family		\$2,469,760.00
0 Multi Family		
9 Total		\$2,469,760.00

City of Owasso Public Work Department
STATUS REPORT
May 13, 2021

- **E 76 St N Widening (from U.S. Hwy169 to N 129 E Avenue)**
 - On December 2, 2019, ODOT approved the construction contract with Crossland Heavy Construction.
 - **Roadway construction commenced in February 2020, with completion scheduled in May 2021.**
 - **Contractor continues work on the final dress-up, with final completion expected by mid-May 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 now scheduled in August 2021. ODOT is still reviewing the additional days requested by the contractor and is expected to provide this information for City review in May 2021.**
 - **Contractor has moved traffic to the southbound lanes and commenced with removing the existing northbound pavement in May 2021.**
- **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.
 - **Per the legal consultant, court date could be set either in June or July.**
 - 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.
 - Water line relocation is complete.
 - **Roadway construction commenced in November 2020, with completion by June 2021.**
 - **East and westbound traffic have been moved to the new concrete lanes.**
 - **Contractor continue to work on subgrade preparations in areas which will allow north and southbound traffic to be moved to the new concrete lanes.**
 - **In addition, contractor continues to work on the traffic signal placement and storm drainage infrastructure.**
- **E 116 St N & N 129 E Ave Intersection Improvements**
 - On April 6th, 2020, ODOT approved the roadway construction contract with Crossland Heavy Construction.
 - **Contractor continues to work on the remaining punch list items, with completion expected by May 2021.**

- **Central Park / Lakeridge Stormwater Improvements**
 - On April 20th, 2021, City Council approved the stormwater improvement contract with Construction Enterprises, Inc.
 - **Construction is scheduled to commence in May 2021.**

- **South Sports Park Regional Detention Facility and Mitigation Project**
 - **Construction commenced in January 2020, with completion now scheduled by May 2021.**
 - **Contractor is working on final grading, placement of sod and fencing.**
 - **Landscaping is scheduled to commence in June 2021, with completion by September 2021.**

- **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 is 90% complete.
 - Right-of-way and easement acquisition completed in July 2020.
 - **Utility relocation commenced in August 2020, with completion anticipated by July 2021; followed by roadway construction.**

- **E 116 St N from approximately N 129 E Ave to N 135 E Ave Improvements**
 - On March 3, 2020, City council awarded roadway construction contract to Crossland Heavy Contractors.
 - Construction commenced in May 2020, with completion by April 2021.
 - **Staff anticipates bringing final acceptance and final payment documents to the May 18th 2021, City Council meeting for consideration.**

- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - Private utility companies are working on utility relocation plans.
 - **Land acquisition commenced in February 2020, with completion anticipated in June 2021.**

- **Wastewater Treatment Plant Expansion**
 - In December 2020, OPWA approved the construction contract with Crossland Heavy Construction.
 - **Construction commenced in March 2021, with completion scheduled for March 2023.**
 - **Contractor has completed the installation of 6" water line.**
 - **In addition, the contractor has been removing old infrastructure that is in conflict with new construction.**

- **Coffee Creek Lift Station & Force Main Improvements**
 - **On April 20th, 2021 OPWA approved sanitary sewer contract with MSB Construction.**
 - **Construction is scheduled to commence in June 2021, with completion by April 2022.**

- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 70% complete.
 - ODOT environmental study was completed in August 2020.
 - **Land acquisition is expected to commence in May 2021 with completion by October 2021; followed by utility relocation.**

- **Elm Creek Pond Improvements**
 - On July 21, 2020, City Council awarded the bank stabilization contract to Native Plains Excavation.
 - **Construction commenced in October 2020, with completion scheduled for May 2021.**
 - **Contractor commenced with installing the wave protection block and constructing the outfall structure.**

- **Owasso Market Sanitary Sewer Improvements**
 - On February 16, 2021, OPWA awarded the construction contract to Jerry's Excavation, Inc.
 - **Construction commenced on May 3rd, 2021, with completion by November 2021.**

- **FY 2020 Street Rehabilitation Project**
 - On September 1st, 2020, City Council awarded the street rehab contract to Grade Line Construction, LLC.
 - **Construction commenced in October 2020, with completion by May 2021.**
 - **The 2" asphalt overlay and concrete work are complete.**
 - **Contractor is finishing up a few minor items, with completion expected in the next two weeks.**

- **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 September 2021; followed by construction.

- **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 – Tulsa County has performed the 2” asphalt overlay from Garnett Rd to N 135 E Ave. In addition, Tulsa County anticipates having the section between Mingo and Garnett complete by mid-May.**
 - E 86 St N Improvements from N 119 E Ave to N 128 E Ave – The asphalt mill and overlay project is now scheduled to commence in fall of this year.
 - Various street improvements in Original Town and Elm Creek subdivisions – Engineering design is underway with construction expected to commence in the summer of 2021.