

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

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

**Thursday, September 14, 2023 – 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

SEP 12 2023 HS

City Clerk's Office

1. **Call to Order** – Dee Sokolosky, Chair
2. **Consideration and appropriate action relating to the Consent Agenda.** (All matters listed under "Consent" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
  - A. Approve minutes of the August 10, 2023, Regular Meeting (Attachment)
  - B. Accept monthly financial report (Attachment)
3. **Consideration and appropriate action relating to items removed from the Consent Agenda**
4. **Report from Assistant City Manager** (Attachment)  
Chris Garrett
  - A. Community Development Report – Brian Dempster
  - B. Public Works Project Status Report – Roger Stevens
  - C. Sales Tax Report and Revenue Outlook – Carly Novozinsky
5. **Economic Development Report and Owasso Chamber of Commerce Initiatives and Opportunities**  
Chelsea Feary, Trustee
6. **Report from City Manager**  
Warren Lehr
7. **Report from Trustees**
8. **New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)**
9. **Adjournment**

Notice of Public Meeting filed in the office of the City Clerk on Friday, December 9, 2022, and the Agenda posted at City Hall, 200 South Main Street, at 5:00 pm on Tuesday, September 12, 2023.



Chris Garrett, Assistant City Manager

# OWASSO ECONOMIC DEVELOPMENT AUTHORITY

## MINUTES OF REGULAR MEETING THURSDAY, AUGUST 10, 2023

The Owasso Economic Development Authority met in regular session on Thursday, August 10, 2023, at City Hall in the Community Room, 200 South Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed Friday, December 9, 2022, and the Agenda filed in the office of the City Clerk and posted at City Hall, 200 South Main Street at 5:00 pm on Tuesday, August 8, 2023.

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

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

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

- A. Approve minutes - July 13, 2023, Regular Meeting
- B. Accept monthly financial report

Dr. Thomas moved, seconded by Dr. Spriggs 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.

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

Chamber President Chelsea Feary referred to an article written in the Tulsa World regarding incentives to prospective new companies; 55/100ths "Vote Yes" Chamber initiative; Leadership Owasso starts in September; and the State of Education Chamber luncheon with Dr. Coates. Discussion was held.

**6. Report from City Manager**

Mr. Lehr reported on the 55/100ths Election that occurred on August 8<sup>th</sup>. Discussion was held.

**7. Report from Owasso Economic Development Authority Trustees**

Chair Dee Sokolosky recognized Finance Department on qualifying for the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting. Discussion was held.

**8. New Business - None**

**9. Adjournment**

Dr. Thomas moved, seconded by Dr. Spriggs to adjourn the meeting.  
YEA: Sokolosky, Spriggs, Thomas, Fruga, Feary, Charney  
NAY: None  
Motion carried: 6-0 and the meeting adjourned at 10:39 am.

Owasso Economic Development Authority  
Statement of Revenues, Expenses and Changes in Fund Net Assets  
For the Month Ending August 31, 2023

	<u>MTD</u>	<u>YTD</u>	<u>Budget</u>
Operating Revenues	\$0.00	\$0.00	\$0.00
Operating Expenses:			
Materials & supplies	0.00	0.00	0.00
Services & other charges	0.00	0.00	5,000.00
Capital outlay	0.00	0.00	0.00
Total Operating Expenses	0.00	0.00	5,000.00
Operating Income (Loss)	0.00	0.00	(5,000.00)
Non-Operating Revenues (Expenses):			
Investment income	14.66	28.90	70.00
Promissory note revenue	0.00	0.00	0.00
RAN debt service & other costs	0.00	0.00	0.00
Transfer from Hotel Tax Fund	0.00	0.00	0.00
Total non-operating revenues (expenses)	14.66	28.90	\$70.00
Net income (loss) before contributions and transfers	14.66	28.90	(4,930.00)
Transfer to general fund	0.00	0.00	0.00
Change in net assets	14.66	28.90	(4,930.00)
Total net assets - beginning		9,566.00	9,566.00
Total net assets - ending		\$9,594.90	\$4,636.00



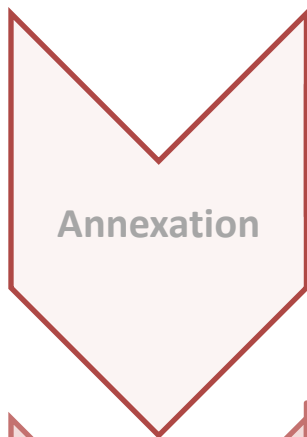
**TO:** The Honorable Chair and Trustees  
Owasso Economic Development Authority

**FROM:** Community Development Department

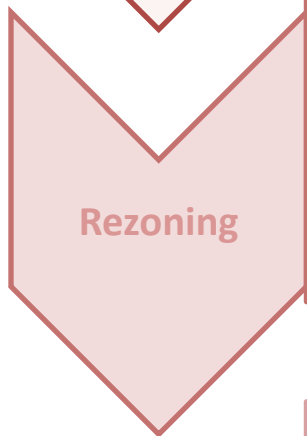
**SUBJECT:** Development Report

**DATE:** September 1, 2023

**NEW COMMERCIAL DEVELOPMENT**



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



- **Post Property (Mixed-Use)**- 201 N Birch St
  - Rezoning request from Residential Single Family to Downtown Mixed approved by Council on 8/15/23
- **German Corner (Mixed-Use)**- SW corner of E 116 St N & Garnett Rd
  - PUD request for a mixed-use commercial development approved by Council on 8/15/23
- **Martin Office Development**- 1012 N Ash St
  - Rezoning request from Residential Single Family to Office to be considered by Council on 8/15/23
- **New Public Works Facility**- NE corner of E 116 St N & N 97 E Ave
  - Rezoning request from Residential Single Family to Public Facilities approved by Council on 1/17/23
- **PUD Abandonment (Formerly Owasso Assisted Living)**-12525 E 116 St N
  - Abandonment of OPUD 20-01 and concurrent rezoning request from Residential Multi-Family to Commercial Shopping approved by Council on 7/19/22



- **Owasso 7**- NE corner of 96 St & Garnett Rd
  - Preliminary Plat to be reviewed by Planning Commission on 10/9/23
- **Reserve at Owasso**- E 106 St N and US-169
  - Final Plat to be reviewed by Council on 9/19/23
  - Preliminary Plat approved by Planning Commission on 6/12/23
  - OPUD 23-02/OZ 23-02, to allow for a mixed-use commercial and multifamily development, approved by Council on 3/21/23
- **Garnett Business Plaza**- North of E 103 St N & Garnett Rd
  - Final Plat approved by Council on 5/18/23
  - Site Plan reviewed by the Technical Advisory Committee on 11/16/22
- **Bailey Commercial Phase 1**- SW corner of E 106 St N & N Garnett Rd
  - Planning Commission approved the preliminary plat on 12/12/22
  - City Council approved the final plat for Lots 1 & 2, Block 1 ONLY on 12/20/22
- **Replat of Lots 7 & 8, Block 4 Graceland Acres**- NE corner of E 76 St N & N 129 E Ave
  - City Council approved the final plat on 12/20/22
- **Morrow Commercial Property**- NE corner of E 116 St & N 129 E Ave
  - Planning Commission approved the preliminary plat on 11/8/22
- **Armando's Business Park (M Coach USA Bus Company)**- West of NW corner of E 106 St N and N Garnett Rd
  - Specific Use Permit allowing a passenger transportation facility in a Commercial Shopping District approved by Council on 6/21/22
  - Planning Commission approved Preliminary Plat on 8/8/22
- **Red Bud Village (mixed-use development)** - East side of N 137 E Ave, between N 106 St N and N 116 St N
  - Planning Commission approved preliminary plat on 6/20/22



## Site & Civil Plan Review

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



## Building Permit Review

- **Bybee Dental**- 12805 E 101 Pl
- **Lot 3, Block 9 Smith Farm Village**- SE corner of 96 St & Garnett Rd
  - Site Plan reviewed by Technical Advisory Committee on 3/15/23
  - Planning Commission approved a lot split to create two commercial lots on 3/13/23



## Under Construction

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

## REDBUD DISTRICT DEVELOPMENT

Now Open	Coming Soon
<ul style="list-style-type: none"> <li>• <b>Community Center Patio/Outdoor Classroom</b> <ul style="list-style-type: none"> <li>○ Completed!</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Owasso PD Shoot-House &amp; Multi-purpose Buildings- 710 &amp; 720 S Main St</b> <ul style="list-style-type: none"> <li>○ Under construction</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Merlot (Tyner Townhome Development)- 108 N Atlanta</b> <ul style="list-style-type: none"> <li>○ Completed!</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Vintage at Redbud</b> <ul style="list-style-type: none"> <li>○ OPUD 23-03, to allow for 7 townhomes on a single Downtown Mixed (DM)-zoned lot approved by City Council on 3/21/23</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Tyner Quadplex Development- 203 E 3rd St N</b> <ul style="list-style-type: none"> <li>○ Completed!</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Tyner Duplexes- NE corner of W 1<sup>st</sup> St &amp; N Atlanta</b> <ul style="list-style-type: none"> <li>○ 2 Lot Split requests (as there are two lots involved) to split property into a total of 5 lots approved by Planning Commission on 10/10/22</li> <li>○ <b>Under construction</b></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>3 Kids and a Cake- 429 E 2 Ave</b> <ul style="list-style-type: none"> <li>○ Opened 10/2022</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Birchwood- 414 S Birch</b> <ul style="list-style-type: none"> <li>○ Rezoning request from Residential Single-Family (RS-3) to Residential Multifamily (RM) approved by Council on 8/16/22</li> <li>○ Technical Advisory Committee reviewed Site Plan on 9/21/22, has been approved</li> <li>○ <b>Under construction</b></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Wild Ivy (2<sup>nd</sup> Location)- 108 W 1 Ave</b> <ul style="list-style-type: none"> <li>○ Opened in 03/2022</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Tyner Lofts on 2<sup>nd</sup>- SE corner of W 2<sup>nd</sup> St &amp; N Atlanta</b> <ul style="list-style-type: none"> <li>○ Lot Split requesting the lot be split in half approved by Planning Commission on 7/11/22</li> <li>○ Site Plan reviewed by the Technical Advisory Committee on 7/20/22</li> <li>○ <b>Under construction</b></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Best Little Hair House- 108 W 1 Ave</b> <ul style="list-style-type: none"> <li>○ Opened in 03/2022</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Britton Flats- NW corner of W 1 St and N Atlanta</b> <ul style="list-style-type: none"> <li>○ Site Plan Approved</li> <li>○ <b>Currently on hold</b></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Freedom Light Therapy- 425 W 2 Ave</b> <ul style="list-style-type: none"> <li>○ Opened in 03/2022</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Foster's (Expansion)- 105 E 2 St</b> <ul style="list-style-type: none"> <li>○ Site Plan approved</li> <li>○ <b>Under construction</b></li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Just a Bite Bakery- 103 W 3 St</b> <ul style="list-style-type: none"> <li>○ Opened in 10/2021</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Potential Library Expansion</b> <ul style="list-style-type: none"> <li>○ TCCL held a townhall meeting on potential expansion in 01/2022</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Edward Jones &amp; Read Smart- old Kum &amp; Go</b> <ul style="list-style-type: none"> <li>○ Opened in 09/2021</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>• <b>123 E Broadway – Future site for Redbud District Parking</b> <ul style="list-style-type: none"> <li>○ Land donated from Anchor Stone Company of approximately 6,367 sf for the purpose of future parking</li> <li>○</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Mowery Development – SW Corner of N Main St &amp; W 1 Ave</b></li> <li>• Dr. Whitney M. Ellsworth PT clinic opened in 12/2021</li> </ul>	

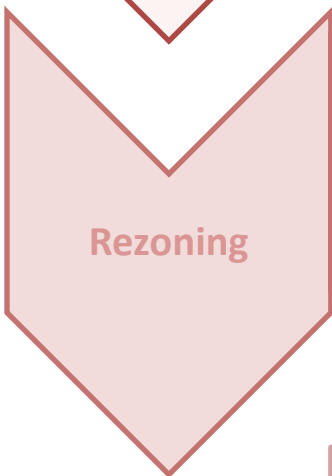
## **EXPANSION OF EXISTING COMMERCIAL**

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

## NEW RESIDENTIAL DEVELOPMENT



- N/A



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



- Twil Johnson Ranch**- NW corner of E 101 St N & N 129 E Ave
  - Final Plat to be reviewed by City Council on 9/19/23
- Presley Hollow Phase II & III**- East of NE corner of E 76 St N & N 145 E Ave
  - 250+ single-family lots, split across two phases
  - Preliminary Plat to be reviewed by the Planning Commission on 8/15/23
- Villas at Cypress Crossing**- NE corner of E 99 St N & US-169 Service Rd
  - Final Plat approved by City Council on 4/18/23
  - Preliminary Plat approved by the Planning Commission on 2/13/23
- Villas at Stonebridge II**- 12924 E 76 St N
  - Final Plat approved by City Council on 3/21/23
- Morrow Place Phase III**- South of 126 St N & west of 135 E Ave
  - 98 single-family lots
  - Lot Split approved by Planning Commission on 6/20/22
  - Preliminary Plat approved by Planning Commission on 4/11/22
- Hawthorne at Stone Canyon, Phase II**- SW of the intersection of E 76 St N and N 193 E Ave
  - 78 single-family lots
  - Preliminary Plat to be reviewed by Planning Commission on 6/12/23
  - Prelim Plat previously approved by Planning Commission on 2/7/2022, but has since expired
- Smith Farm Village** - SE corner of E 96 St N and N Garnett Rd
  - 62 single-family lots, to serve as dedicated rental community
  - Preliminary Plat (for residential portion) approved by Planning Commission in 10/2021



## Site & Civil Plan Review

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

## Building Permit Review

- N/A

## Under Construction

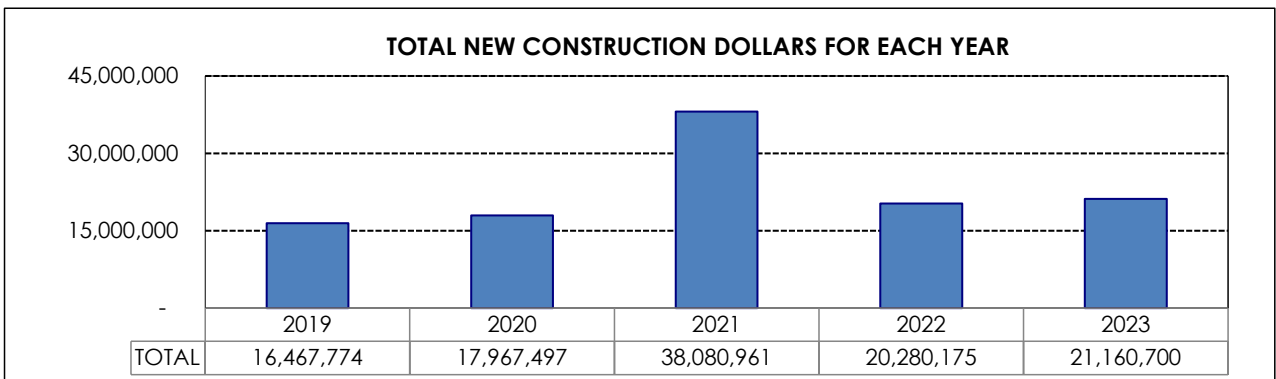
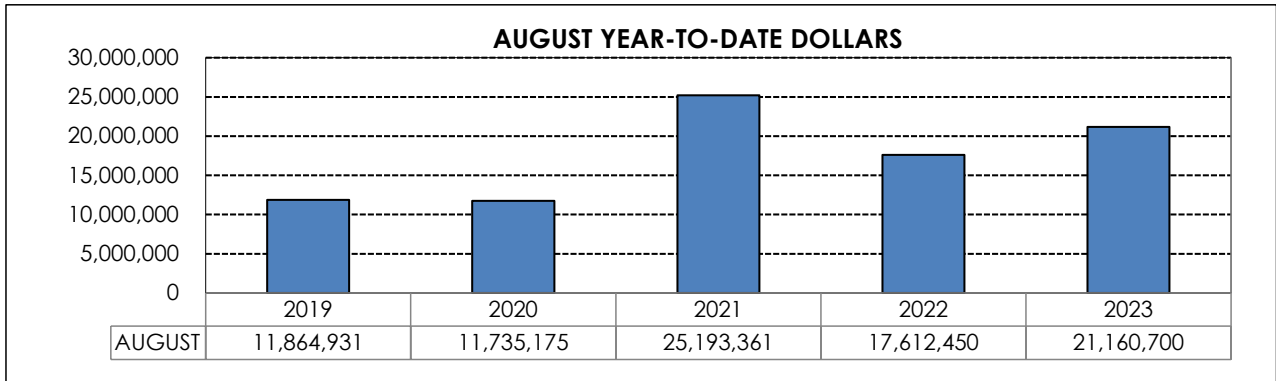
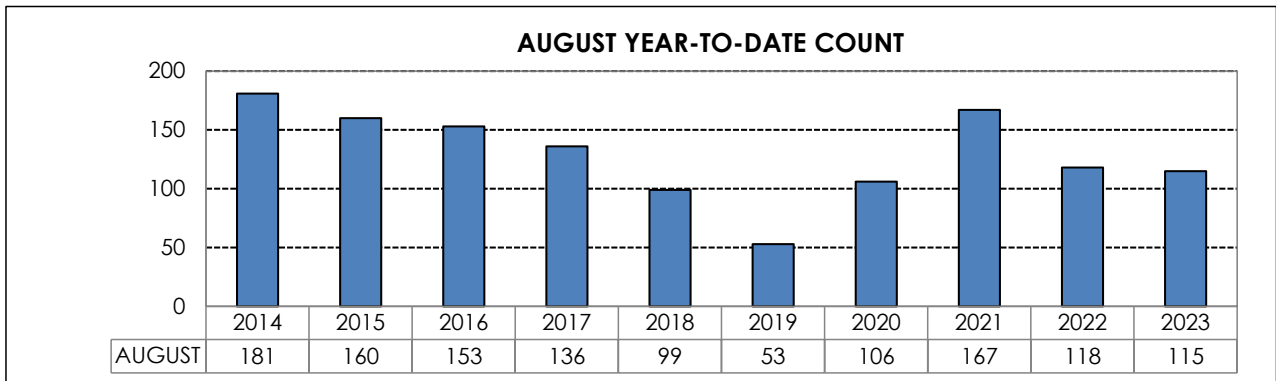
- **Casa del Mar (apartment portion)**-SE corner of 86 & Memorial
  - 240 unit multi-family complex, to be built in phases
- **Reunion at Owasso Phase II**- NW corner of E 98 St N & N 119 E Ave (behind Lowes)
  - 24 unit multi-family complex for seniors
- **Parker (formerly “Emery”) Village Apartments** – NE of the intersection of E 106 St N and N Garnett Rd
  - 62 of 120 single-family lots remaining
  - 262 unit multi-family apartment complex
- **Twill at Bailey Creek**- NE corner of E 96 St N and N Mingo Rd
  - 104 unit detached multi-family complex
- **Hawthorne at Stone Canyon, Phase I** – SW of the intersection of E 76 ST N and N 193 E Ave
  - 40 of 56 single-family lots remaining
- **Presley Hollow** – North side of 76 St N and N 161 E Ave
  - 36 of 197 single-family lots remaining
- **Reunion at Owasso** – NW corner of E 98 St N and N 119 E Ave (behind Lowes)
  - 22 unit multi-family complex for seniors
- **Stone Creek of Owasso** – SW corner of E 76 St N and N 161 E Ave
  - 58 of 100 single-family lots remaining
- **Nottingham Hill**-SW corner of E 96 St N and N 145 E Ave
  - 14 of 58 single-family lots remaining

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

[https://experience.arcgis.com/experience/fd95b424290c427fb4567ff171e1b29d/?data\\_id=dataSource\\_1-18858973529-layer9%3A8](https://experience.arcgis.com/experience/fd95b424290c427fb4567ff171e1b29d/?data_id=dataSource_1-18858973529-layer9%3A8)

# RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT AUGUST 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	22	12	15	9	8	9	9	7	35	8
2 February	21	19	26	15	8	8	4	8	11	4
3 March	31	23	18	55	19	4	12	9	8	29
4 April	36	27	23	20	17	6	8	49	25	13
5 May	17	15	9	11	20	4	5	19	24	19
6 June	12	11	31	5	7	5	22	24	7	11
7 July	23	20	16	9	14	11	11	34	7	8
8 August	19	33	15	12	6	6	35	17	1	23
9 September	15	13	15	6	2	7	17	33	3	
10 October	19	23	12	7	3	21	7	24	2	
11 November	21	25	6	19	7	2	10	20	5	
12 December	34	7	3	9	6	3	7	14	3	
<b>Totals</b>	<b>270</b>	<b>228</b>	<b>189</b>	<b>177</b>	<b>117</b>	<b>86</b>	<b>147</b>	<b>258</b>	<b>131</b>	<b>115</b>
<b>YTD</b>	<b>181</b>	<b>160</b>	<b>153</b>	<b>136</b>	<b>99</b>	<b>53</b>	<b>106</b>	<b>167</b>	<b>118</b>	<b>115</b>



**CITY OF OWASSO  
RESIDENTIAL LOT INVENTORY STATUS  
August 31, 2023**

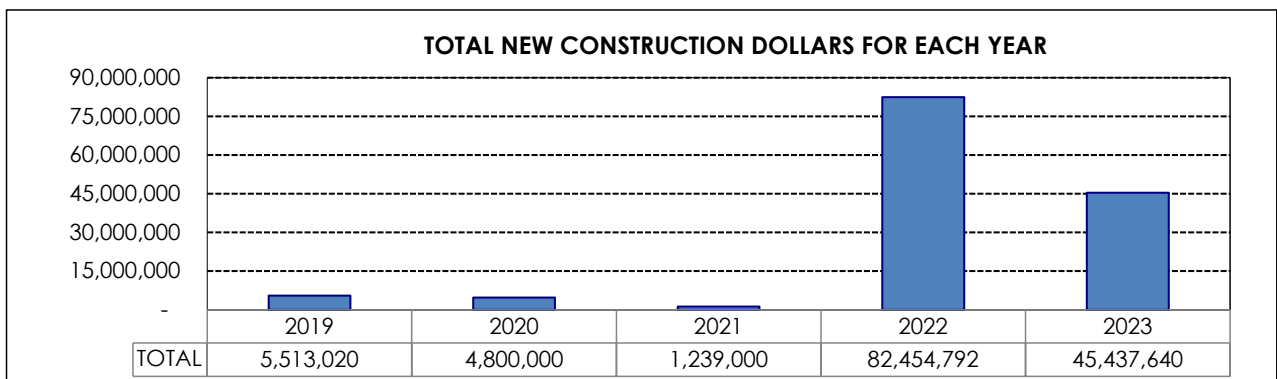
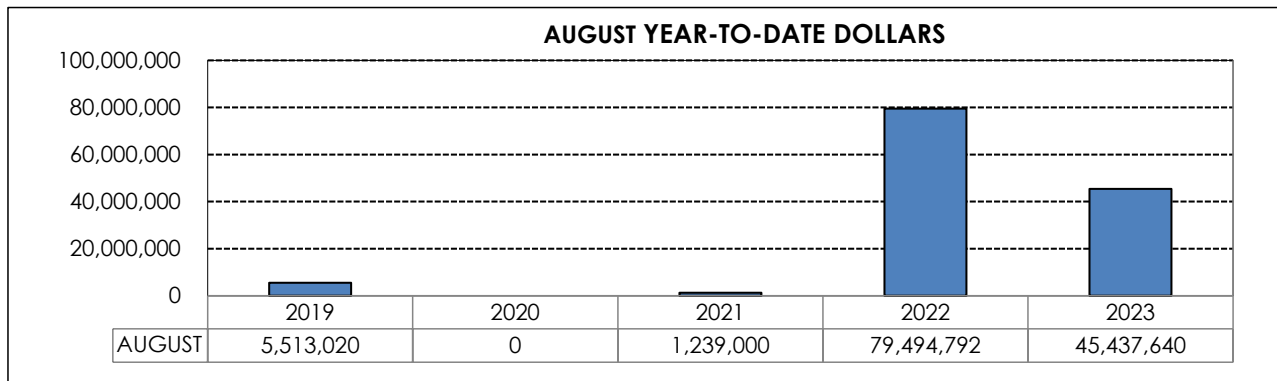
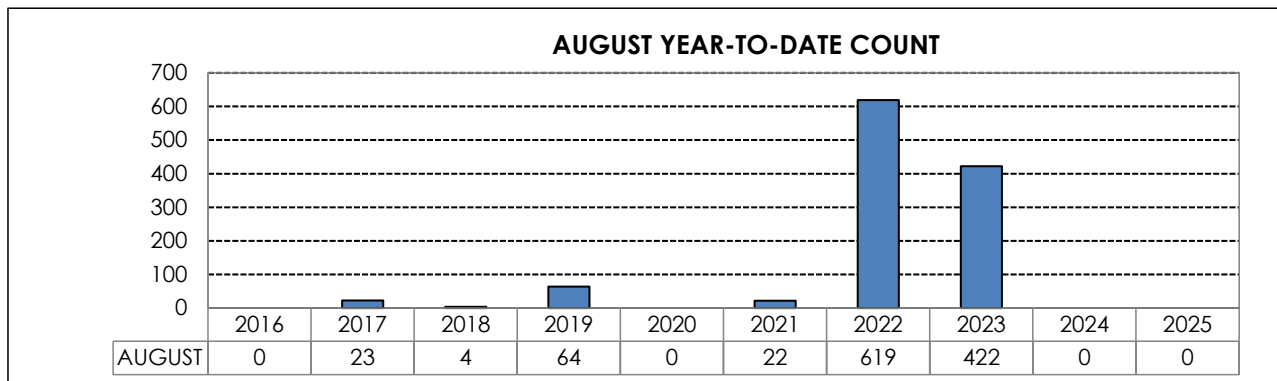
<b><u>SUBDIVISION</u></b>	<b><u># OF LOTS</u></b>	<b><u># DEVELOPED</u></b>	<b><u># AVAILABLE</u></b>
Charleston Place (4/19)	17	17	0
Hawthorne at Stone Canyon (3/20)	56	16	40
Morrow Place Phase II (2/21)	79	79	0
Nottingham Hill (6/09)	58	44	14
Parker Village (4/21)	120	58	62
Presley Hollow (3/21)	197	161	36
Stone Creek at Owasso (9/20)	100	42	58
<b>TOTALS</b>	<b>627</b>	<b>417</b>	<b>210</b>

# RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT AUGUST 2023

(Initial recording began May 2016)

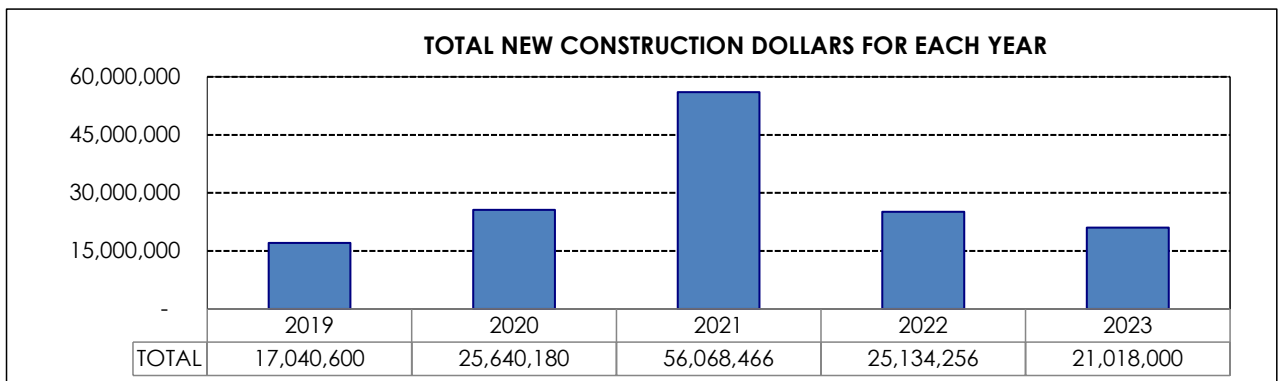
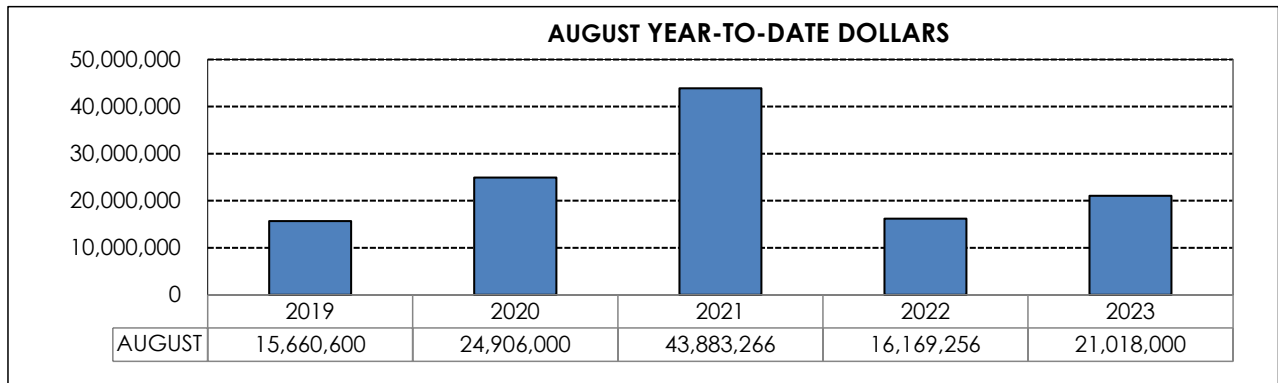
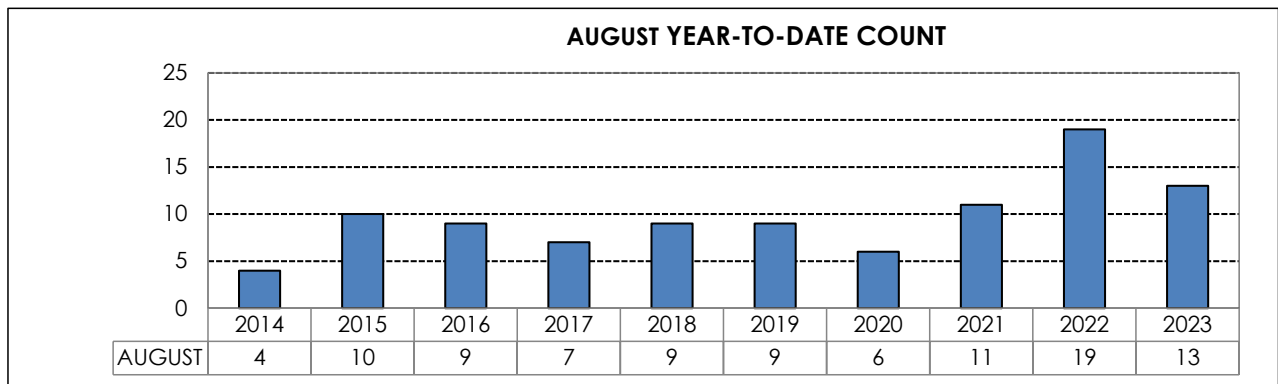
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107	0		
2 February		6	0	0	0	0	4	14		
3 March		*13	0	64	0	22	0	0		
4 April		0	4	0	0	0	6	0		
5 May	0	0	0	0	0	0	262	0		
6 June	0	0	0	0	0	0	240	0		
7 July	0	0	0	0	0	0	0	366		
8 August	0	0	0	0	0	0	0	42		
9 September	0	4	9	0	0	0	36			
10 October	0	0	0	0	0	0	0			
11 November	0	0	0	0	0	0	0			
12 December	0	*10	0	0	58	0	0			
<b>Totals</b>	<b>0</b>	<b>37</b>	<b>13</b>	<b>64</b>	<b>58</b>	<b>22</b>	<b>655</b>	<b>422</b>	<b>0</b>	<b>0</b>
<b>YTD</b>	<b>0</b>	<b>23</b>	<b>4</b>	<b>64</b>	<b>0</b>	<b>22</b>	<b>619</b>	<b>422</b>	<b>0</b>	<b>0</b>

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



# COMMERCIAL NEW CONSTRUCTION MONTH END REPORT AUGUST 2023

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1 January	1	1	2	2	0	0	1	1	0	1
2 February	0	2	1	0	0	3	0	0	3	2
3 March	1	2	0	2	3	2	1	1	8	1
4 April	0	2	0	0	0	0	0	3	2	3
5 May	0	0	0	1	2	1	0	0	1	3
6 June	2	3	2	0	1	1	2	2	3	1
7 July	0	0	2	0	2	0	2	2	0	0
8 August	0	0	2	2	1	2	0	2	2	2
9 September	3	2	3	1	1	2	1	3	1	
10 October	0	1	2	0	0	0	1	0	1	
11 November	3	1	1	2	1	0	1	3	2	
12 December	2	0	0	0	0	0	0	1	0	
<b>Totals</b>	<b>12</b>	<b>14</b>	<b>15</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>18</b>	<b>23</b>	<b>13</b>
<b>YTD</b>	<b>4</b>	<b>10</b>	<b>9</b>	<b>7</b>	<b>9</b>	<b>9</b>	<b>6</b>	<b>11</b>	<b>19</b>	<b>13</b>



# Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
<b>AUGUST 2023</b>			
Township 21	8560 N 145 E Ave	8/1/2023	Yes
OPS Owasso Wellness Center	12901 E 86 St N	8/3/2023	Yes
Ollie Pop	209 E 2 Ave #2	8/3/2023	Yes
#5 Gold Diggers	8751 N 117 E Ave #A	8/3/2023	Yes
Performance Repair	520 S Cedat St #D	8/10/2023	Yes
169 Business Park (white box only)	7301 N Owasso Exp., Building E	8/16/2023	Yes
Journey To Success	13315 E 112 St N #206	8/21/2023	Yes
Salad & Go	11360 E 96 St N	8/22/2023	Yes
Owasso Motors	7301 N Owasso Exp., Build E, Unit 100	8/22/2023	Yes
Where The Wild Things Play	117 S Main St	8/28/2023	Yes
The D Taylor	7301 N Owasso Exp., Build E, Unit 125	8/30/2023	Yes
Owasso Physical Therapy	8283 N Owasso Exp #C	8/30/2023	Yes
<b>JULY 2023</b>			
Pool Time	11560 N 135 E Ave #101-B	7/5/2022	Yes
Dunkin Donuts	11420 E 96 ST N	7/6/2023	Yes
918 Family Wellness	8430 N 123 E Ave	7/11/2023	Yes
<b>JUNE 2023</b>			
Foster's Auto Body	108 S Birch St	6/5/2023	Yes
Evergreen Coffee Co.	11204 N Garnett Rd	6/8/2023	Yes
On Call Pediatrics	12150 E 96 St N #10	6/21/2023	Yes
Healing Harvest Growers	7794 N Owasso Exp #3338	6/26/2023	Yes
Owasso Joy Academy	9000 N 145 E Ave	6/26/2023	Yes
Hawaiian Bros	11602 E 96 St N	6/23/2023	Yes
Owasso Behavioral Health	12808 E 86 St N	6/27/2023	Yes
Armstrong Bank	12401 E 86 St N	6/28/2023	Yes
<b>MAY 2023</b>			
Vision Source	10304 N Garnett Rd	5/1/2023	Yes
T Nugs World of Cannabis Dispensary	11230 N Garnett Rd #B	5/11/2023	Yes
<b>APRIL 2023</b>			
This & That Candles and More	403 E 2 Ave	4/5/2023	Yes
Flourish Clothing Co	108 W 1 Ave, Suite A-1	4/19/2023	Yes
Baptist Children's Home	12791 E 74 St N	4/25/2023	Yes
<b>MARCH 2023</b>			
First Church Owasso	10100 N Garnett Rd	3/3/2023	Yes
Caliber Collison	9155 N Owasso Exp	3/10/2023	Yes
Criterion ~ Complete Building	13315 E 112 St N	3/10/2023	Yes
Criterion ~ 3rd Floor Office Space	13315 E 112 St N #300	3/10/2023	Yes
Batteries Plus	12140 E 96 St N #104	3/16/2023	Yes
The Big Biscuit	8529 N 129 E Ave	3/29/2023	Yes
<b>FEBRUARY 2023</b>			
Thunder Puffs	7800 N Owasso Exp #B	2/6/2023	Yes
Evermore Exotics 28	7800 N Owasso Exp #A	2/6/2023	Yes
The Beauty Pharm Medspa & Wellness	13315 E 112 St N #204	2/9/2023	Yes
Crumb! Cookie	9002 N 121 E Ave #400	2/9/2023	Yes
Criterion ~ 2nd Floor Office Space	13315 E 112 St N #201	2/16/2023	Yes
Nothing Bundt Cakes	9045 N 121 E Ave #400	2/17/2023	Yes
918 Chiropractic Owasso	12150 E 96 St N #100	2/17/2023	Yes
Diversity Fade Barbershop	9220 N Garnett Rd #1040	2/21/2023	Yes

# Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
Drayer Physical Therapy Partners	9045 N 121 E Ave #700	2/22/2023	Yes
Ascension St. John ~ Rehab Hospital	13402 E 86 St N	2/27/2023	Yes
Mariner Finance	9021 N 121 E Ave #300B	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #AA	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #BB	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #W	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #Y	2/28/2023	Yes
<b>JANUARY 2023</b>			
Redline Nutrition	118 S Main St	1/10/2023	Yes
Rooster's Sports Bar & Grill	12551 E 86 St N	1/18/2023	Yes
Ascension St. John (2nd Floor)	12451 E 100 St N	1/18/2023	Yes
McDonald's (kitchen remodel)	11604 N 135 E Ave	1/24/2023	Yes
Verve Fitness	8528 N 129 E Ave	1/30/2023	Yes
Focus Financial	14501 E 89 St N	1/26/2023	Yes
<b>DECEMBER 2022</b>			
Pine Ridge Mental Healthcare	8422 N 123 E Ave	12/2/2022	Yes
Chick-Fil-A (remodel)	12015 E 96 St N	12/2/2022	Yes
Dental Solutions	9050 N Garnett Rd	12/2/2022	Yes
Candy Destination	8509 N 129 E Ave	12/2/2022	Yes
Hotworx Studio	9045 N 121 E Ave #740	12/2/2022	Yes
CFA Owasso Office	201 S Main St #208	12/5/2022	Yes
Dutch Bros Coffee	13001 E 116 St N	12/6/2022	Yes
Wendy's	11396 N 135 E Ave	12/7/2022	Yes
A New Leaf ~ Cafeteria	8535 N Memorial Dr #116	12/7/2022	Yes
Chipotle	11320 E 96 St N	12/9/2022	Yes
Keller Williams (1st Floor-Criterion Build.)	11315 E 112 St N #100	12/12/2022	Yes
Jordy Jo Coffee	1102A N Main St	12/12/2022	Yes
Mozilla's Kitchen	11610 E 86 St N	12/12/2022	Yes
Wendy's	11610 N 137 E Ave	12/12/2022	Yes
Birch & Co Salon (2nd Floor-Criterion Build.)	13315 E 112 St N #202	12/22/2022	Yes
<b>NOVEMBER 2022</b>			
Sugar Llamas	9530 N 129 E Ave #101	11/3/2022	Yes
LaTorta Chilanga	11501 N Garnett Rd	11/15/2022	Yes
<b>OCTOBER 2022</b>			
A New Leaf ~ Maintenance Building	8535 N Memorial Dr #108	10/3/2022	Yes
Dodwell Designs	108 W 1 Ave #B	10/12/2022	Yes
Airtopia Adventure Park	12932 E 86 St N	10/13/2022	Yes
3 Kids & A Cake	429 E 2 Ave	10/18/2022	Yes
Andy's Frozen Custard	11502 E 96 St N	10/19/2022	Yes
<b>SEPTEMBER 2022</b>			
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

## PERMITS APPLIED FOR IN AUGUST 2023

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
8011 N 146 E Ave	Executive Homes	PH/RS3	\$ 198,900	2,652	23-0801-X
12030 E 108 PI N	Capital Homes	PV/RS3	\$ 209,550	2,794	23-0802-X
9507 N 139 E Ct	Phoenix Landscapes	NEIV/RS3	\$ 45,000	480	23-0803-P
403 N Dogwood St	Creative Building Sol.	MW/RS3	\$ 43,200	576	23-0804-X
117 S Main St	Fastsigns	OT/CS	\$ 851	50	23-0805-S
8751 N 117 E Ave #A	Global Sign Solutions	MVSC/CS	\$ 5,000	57	23-0806-S
12924 E 76 St N	12924E76th Investments	SBII/PUD	\$ 9,000,000	92,808	23-0807-X
12033 E 108 St N	Capital Homes	PV/RS3	\$ 204,675	2,729	23-0808-X
11202 N 130 E Ave	Blue Environments	FGC/RS3	\$ 40,000	346	23-0809-P
10813 N 121 E Ave	Capital Homes	PV/RS3	\$ 201,600	2,688	23-0810-X
12029 E 108 PI N	Capital Homes	PV/RS3	\$ 201,675	2,689	23-0811-X
12029 E 108 St N	Capital Homes	PV/RS3	\$ 138,675	1,849	23-0812-X
9910 N 120 E Ave	Belgas Painting	BREII/RS3	\$ 165,000	2,409	23-0813-X
8263 N Owasso Exp #G	Business Owner	3LIP/CS	\$ 8,000	1,000	23-0814-C
13904 E 89 Ct N	Vista Pools	BP/RS3	\$ 75,000	435	23-0815-P
15906 E 74 St N	Shaw Homes	SC/RS3	\$ 173,550	2,314	23-0816-X
102 S Main St	Encino Signs	Unplatted	\$ 8,500	24	23-0817-S
9225 N 141 E Ave	Old School Construction	CP/RS3	\$ 216,150	2,882	23-0818-X
9229 N 141 E Ave	Old School Construction	CP/RS3	\$ 227,550	3,034	23-0819-X
15813 E 75 St N	Shaw Homes	SC/RS3	\$ 192,675	2,569	23-0820-X
11595 E 116 St N #B	Winkley Homes	CAS/CS	\$ 9,500	1,624	23-0821-C
12656 E 86 PI N	Business Owner	RP/CS	\$ 2,380	5,151	23-0822-C
8283 N Owasso Exp #C	Highwayman Signs	TLIP/IL	\$ 2,898	26	23-0823-S
700 S Main St	Precision Signs	Unplatted	\$ 6,500	15	23-0824-S
12805 E 101 PI N	Cripple Creek Const.	OMP/CS	\$ 1,800,000	4,067	23-0825-C
12305 E 96 St N #5	TBD	OM/CS	\$ 150,000	2,500	23-0826-C
7919 N 146 E Ave	Executive Homes	PH/RS3	\$ 185,100	2,468	23-0827-X
12039 E 108 PI N	Capital Homes	PV/RS3	\$ 162,900	2,172	23-0828-X
12021 E 108 PI N	Capital Homes	PV/RS3	\$ 195,750	2,610	23-0829-X
12018 E 108 PI N	Capital Homes	PV/RS3	\$ 138,675	1,849	23-0830-X
12025 E 108 St N	Capital Homes	PV/RS3	\$ 138,675	1,849	23-0831-X
12005 E 108 St N	Capital Homes	PV/RS3	\$ 149,625	1,995	23-0832-X
12026 E 108 PI N	Capital Homes	PV/RS3	\$ 142,125	1,895	23-0833-X
12403 N 132 E Ave	Simmons Homes	MPII/RS3	\$ 146,550	1,954	23-0834-X
9405 N 144 E Ave	Old School Construction	NH/RS3	\$ 270,750	3,610	23-0835-X
9203 N 103 E PI	Galaxy Pool Construction	FWIII/RS3	\$ 76,688	429	23-0836-P
15918 E 74 St N	Shaw Homes	SC/RS3	\$ 164,100	2,188	23-0837-X
12504 E 82 PI N	Carolina Carports	ECE/RS3	\$ 1,600	324	23-0838-X
7402 N 159 E Ave	Shaw Homes	SC/RS3	\$ 190,275	2,537	23-0839-X
15914 E 74 St N	Shaw Homes	SC/RS3	\$ 173,550	2,314	23-0840-X
7210 N Hawthorne Ln	Shaw Homes	SC/RS3	\$ 204,300	2,724	23-0841-X
13813 E 87 PI N	Sundown Pools	BWE/RS3	\$ 40,000	200	23-0842-P
8703 N Owasso Exp #P	Michael Sutton	OW/CS	\$ 17,000	1,534	23-0843-C



## PERMITS APPLIED FOR IN AUGUST 2023

9100 N Garnett Rd	Crown Neon Signs	AC/CS	\$ 3,500	55	23-0844-S
507 E 19 St	Thompson Construction	AH3A/CG	\$ 1,400,000	7,192	23-0845-C

<b>23 Single Family</b>	<b>\$ 4,227,375</b>	<b>56,338 SqFt</b>
<b>1 Multi Family</b>	<b>\$ 9,000,000</b>	<b>92,808 SqFt</b>
<b>2 Residential Remodel</b>	<b>\$ 208,200</b>	<b>2,985 SqFt</b>
<b>1 Accessory</b>	<b>\$ 1,600</b>	<b>324 SqFt</b>
<b>2 New Commercial</b>	<b>\$ 3,200,000</b>	<b>11,259 SqFt</b>
<b>5 Commercial Remodel</b>	<b>\$ 186,880</b>	<b>11,809 SqFt</b>
<b>6 Signs</b>	<b>\$ 27,249</b>	<b>227 SqFt</b>
<b>5 Pool</b>	<b>\$ 276,688</b>	<b>1,890 SqFt</b>
<b>45 Total Building Permits</b>	<b>\$ 17,127,992</b>	<b>177,640 SqFt</b>

City of Owasso Public Work Department  
STATUS REPORT  
September 14, 2023

- **Garnett Road Widening (E 106 St N to E 116 St N)**
  - Engineering design is 95% complete.
  - Land acquisition is complete.
  - **Utility relocation commenced in July 2022, with completion by June 2024; followed by roadway construction.**
- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
  - On February 21, 2023, City Council approved construction contract with Crossland Heavy Construction.
  - **Construction commenced on May 15, 2023, with completion expected by August 2024.**
  - **Sanitary sewer improvements are complete and in service.**
  - **Contractor continues to install the new stormwater piping and water lines. In addition, traffic has been shifted to the temporary lanes as the westbound section of subgrade preparation is underway.**
  - **On September 7, 2023, the south leg of the intersection will be closed for approximately 30-days to install underground utilities and construct the inside lanes.**
- **E 116 St N from Garnett to N 129 E Ave Improvements**
  - On April 19, 2022, City Council approved the roadway improvement contract with Crossland Heavy Construction.
  - **Construction commenced in July 2022, with completion scheduled by September 2023.**
  - **Substantial completion has been met as all concrete work on the driving lanes and driveway approaches are complete.**
  - **Contractor continues work in the medians as well as sidewalk installation.**
  - **Final completion is expected to occur within 30-45 days.**
- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
  - Engineering design is approximately 95% complete.
  - **Utility Relocation is expected to be complete by September 2023.**
  - **Bid advertisement for construction is scheduled in October 2023, with bid opening in November 2023.**
  - **Construction is scheduled to commence in January 2024.**
- **Wastewater Treatment Plant Expansion**
  - In December 2020, OPWA approved the construction contract with Crossland Heavy Construction.
  - **Construction commenced in March 2021, with final completion scheduled for September 2023.**

- **The project is 99% complete.**
- **Contractor continues working on the punch list items and should be complete within 30-days.**
  
- **E 106 St N and N 129 E Ave Intersection Improvements**
  - Engineering design is approximately 80% complete.
  - Right-of-way negotiations continue with 3 out of the 17 property owners.
  - Utility relocation will commence as soon as right-of-way is acquired.
  
- **Ranch Creek Interceptor Improvements from E 96 St N to E 116 St N**
  - In October 2019, Owasso Public Works Authority approved an engineering agreement with Greely and Hansen, LLC.
  - Engineering design is approximately 95% complete.
  - Easement acquisition was completed in May 2023.
  - **Bid advertisement for construction is scheduled in October 2023, with bid opening in December 2023.**
  - **Construction is expected to commence in February 2024.**
  
- **2022 Street Rehabilitation Project**
  - The street rehab project is separated into two phases as shown below:
    - First Phase - Various street improvements in Baptist Retirement Center, Elm Creek Estates, Three Lakes II and Coffee Creek subdivisions are complete.
    - **Second Phase – N 97 E Ave (Mingo Rd) from E 96 St N to E 116 St N – Cooperative effort between Tulsa County and City of Owasso to do full depth reclamation of the asphalt roadway. Construction is scheduled to commence in the fall of 2023.**
  
- **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 90% complete.**
  - **Land acquisition commenced in July 2023; followed by utility relocation.**
  - **On August 3, 2023, Public meeting was held to discuss project scope and right-of-way needs.**
  
- **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.**
  - **Work is proceeding on the last phase of the bridge deck.**
  - **Additional work along the northbound lanes of the access road are underway as well as subgrade preparation on the final legs of the roadway.**

- **E 96 St N from N 134 E Ave to N 145 E Ave Improvements**
  - In July 2022, City Council approved an engineering agreement with Garver Engineering.
  - **Engineering design is approximately 80% complete, with completion scheduled to occur in October 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.
  - **Engineering design is complete.**
  - **Bid opening administered by ODOT is scheduled for November 2023.**
  - **Construction is expected to commence in January 2024.**
  
- **Public Works and Vehicle Maintenance Facility**
  - In October 2022, OPWA approved an architectural/engineering agreement with Beck Design.
  - **The schematic design is complete.**
  - **Presentation to City Council is scheduled to occur September 12, 2023, at the regular scheduled worksession meeting.**
  
- **Recycle Center Expansion**
  - In March 2023, OPWA approved construction contract with Daris Contractors, LLC of Catoosa, Oklahoma.
  - **Construction commenced in late April 2023, with completion expected by September 2023.**
  - **Concrete work is complete.**
  - **Installation of the facility lights is upcoming as well as sod work and cleanup.**
  
- **Original Elm Creek Interceptor Rehabilitation**
  - In November 2022, OPWA approved an engineering agreement with Greely and Hansen, LLC.
  - **Engineering design is approximately 90% complete.**
  - **Bid advertisement for construction is scheduled in October 2023, with bid opening in December 2023.**
  - **Construction is expected to commence in February 2024.**
  
- **117<sup>th</sup> Force Main Replacement**
  - In March 2021, OPWA approved an engineering agreement with Kellogg Engineering, Inc.
  - **Engineering design is approximately 90% complete.**
  - **Easement obtainment is scheduled to commence in September 2023; followed by construction.**