

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, FEBRUARY 10TH, 2020
12:00 P.M.**

THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY MET IN SPECIAL SESSION IN CITY COUNCIL CHAMBERS, 12 NORTH ROWE STREET, PRYOR, OKLAHOMA AT THE ABOVE DATE AND TIME.

TRUSTEES: **FRED SORDAHL, ARIANNA DERR, DARRELL MOORE, DON BERGER, SCOTT MILLER, GENE DILLARD,
LARRY WILLIAMS
EX-OFFICIO TRUSTEES: JARED CRISP - MUNICIPAL UTILITY BOARD GENERAL MANAGER, LARRY LEES - MAYOR

3. BRIEF LUNCH - CONFERENCE ROOM.

No action.

1. CALL MEETING TO ORDER

The meeting was called to order by Fred Sordahl at 12:20 p.m.

2. ROLL CALL

Roll call was conducted by Darla Coats. Trustees present included: Arianna Derr, Darrell Moore, Fred Sordahl, Don Berger, Scott Miller, Gene Dillard, Larry Williams, Jared Crisp and Larry Lees. Trustees absent: none.

Others present: City Attorney Kim Ritchie, Diana Reeves, Bill Kannegiesser, Heather Baucom, Mark Marsh, Jimmy Tramel, Jason Sloan, John Hawkins, Sean Pendley, Barbara Hawkins, Terry Aylward, Eva Smith.

4. APPROVE MINUTES FROM THE JANUARY 13, 2020 MEETING.

Motion was made by Moore, second by Miller to approve minutes from the January 13, 2020 meeting. Voting yes: Williams, Derr, Moore, Berger, Miller, Dillard, Sordahl. Voting no: none.

5. PETITIONS FROM THE AUDIENCE:

Mayor Lees explained that each petitioner will be given the opportunity to share the needs of their organization.

Sordahl stated that no decisions would be made at this meeting, and there is no particular order in which projects will be chosen at this point. He also stated that, until we have hard and soft costs from Graber & Associates on the Police / Fire and Library projects, we have no idea how much money we will have to go toward other projects.

a. Bill Chupp or other representing the Pryor Sertoma Club

No action. Mr. Chupp shared some history of the Sertoma Club and made an appeal to be kept on the list for improvements and City support.

b. Sean Pendley or other representing Castle Theater/Pryor Youth Organization

No action. Mr. Pendley shared some information on the building and stated that he feels it is worth keeping for the historical value. It was stated that this is City property. Berger asked what the square footage is, to which it was answered 8,800 sq. ft. A plan has been made for flood mitigation in this area.

c. Jason Sloan or other representing Pryor Youth Baseball

No action. Mr. Sloan handed out an updated list of needs. It was stated that this is City property. They have four fields and work with teams from tee-ball age through 12-and-under. Crisp reminded Sloan to keep areas ADA compliant as they work on designs and updates.

d. Keith Shelby or other representing Mayes County Soccer

No action. Mark Marsh represented Mayes County Soccer. He stated that they need lights and drainage work. Williams asked if the Street Department would be able to help with the drainage issue. It was reported that the drainage study being performed by Meshek and Associates addresses this area. It was stated that this is also City property.

e. Heather Baucom or other representing Lake Area Softball

No action. Baucom stated that the softball fields need new concession area and bathrooms. The bathrooms are rotting and are not ADA compliant. Windows are leaking. The light poles are unsafe to climb, and MUB has stated they will not climb them. They have to utilize a bucket truck to work on the lights, and when the ground is wet, they cannot drive the trucks onto the fields.

f. Diana Reeves or other representing Graham Community Center

No action. Reeves spoke regarding the Graham Community Center and old City Hall building. A number of photographs were provided for viewing of all the areas of concern. New lighting is needed. It was stated that LED lights would be much more cost-effective. The inside walls are not insulated and the paneling is beginning to come off. Reeves also stated that, if it is determined that renovations will be done, she would like them to consider adding an audio/visual system. Berger asked Tramel if mold remediation was included when estimates were first sought, to which he replied it was. This, too, is City property.

g. Barbara Hawkins or other representing Bike Trail

No action. Derr spoke regarding the bike trail. She stated that they want the trail to extend out to Carbide Road and to connect to Salina. This will be located along state, county and city rights-of-way. A grant is available for this project, but their request from the bond is for the matching funds required to receive the grant.

h. Dennis Bowman or other representing Pryor Creek Golf Club

No action. Bill Kannegiesser, Park Board Chairman, represented the Pryor Creek Golf Club. He stated that the golf course is in need of a new maintenance building approximately 50' x 120' in size to house all their equipment. This land is owned by the Corps of Engineers and leased to the City for use.

i. Frank Powell or other representing Pryor Parks Department

No action. Coats stated that Powell was unable to attend due to a family emergency. Powell had shared the need for new bathrooms at Whitaker Park, but now discussions have begun for a new public pool, which may alter the original plans.

6. DISCUSSION AND POSSIBLE ACTION REGARDING CONSIDERATION AND APPROVAL OF PROPOSED EDTA BY-LAWS. - RITCHIE.

Motion was made by Moore, second by Derr to approve proposed EDTA by-laws. Voting yes: Derr, Moore, Berger, Miller, Dillard, Sordahl, Williams. Voting no: none.

7. DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDING PRYOR CREEK DOWNTOWN CORRIDOR ECONOMIC IMPROVEMENT PROJECTS.

No action. Main Street and the HOPE Coalition will be visited by a group of OU architectural students on March 3 and 4. They will do a study of the downtown corridor and make recommendations. The bond funds designated to Main Street are approximately \$60,000.00 per year and are under the City's control. City Council has requested input from the EDTA regarding use of these funds. Some ideas mentioned were parking, store fronts and pocket park.

Moore had to leave at 1:52 p.m.

8. UNFORESEEN BUSINESS.

There was no unforeseeable business; however, Sordahl stated that he would like to hear presentations from Mayor, Council members and EDTA trustees regarding what they want to see happen with the Trust Authority.

9. ADJOURN.

Motion was made by Williams, second by Miller to adjourn at 1:56 p.m. All voted yes.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF PRYOR CREEK, OKLAHOMA CONCERNING GUIDANCE PROVIDED FROM THE CITY COUNCIL TO THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY TO PROVIDE DEFINITION TO THE PRYOR EDTA AT THE PRESENT TIME OF THIS RESOLUTION.

WHEREAS, the Pryor EDTA has been newly formed and discussed in its initial meetings the desire for guidance from the Pryor Creek City Council to provide definition to the Pryor EDTA of the Council's requests of the EDTA assistance to the City at the present time; and

WHEREAS, the City Council finds it proper, expedient and in the best interest of the City to provide such definition to the EDTA at the present time of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PRYOR CREEK, OKLAHOMA:

1. Pursuant to the EDTA Trust Indenture and overall intentions of the City for creation of the EDTA the purpose and function of the EDTA can be broadly stated as:
 - a. To serve as a mechanism for funding of projects determined by the City Council as appropriate and in the best interest of the City to be carried out through use of the EDTA as that funding mechanism.
 - b. To serve as the owner, manager and operator of projects, enterprises and properties for the benefit of the City over such projects, enterprises and properties as may be from time to time entrusted to it by the City Council for the best interest of the City.
 - c. To serve in an advisory capacity to the City Council to assist the City Council in the identification and evaluation of municipal projects and municipal enterprises which would advance the economic development and quality of life standards in our City.
2. In 2019 the citizens voted to approve the amendment and extension of a certain sales tax which at present time is projected to produce approximately \$60,000 per year in revenues. This portion of the sales tax, pursuant to the vote, is to be devoted to the development of the Main Street Corridor towards the goals of creating new jobs and retaining existing jobs. The City Council requests at present of the Pryor EDTA that it undertake a task to identify and evaluate projects or enterprises which it would recommend to the City Council for the Council's consideration as being most beneficial at this time in accordance with the objectives of this portion of the sales tax revenues.
3. In 2019 as part of the City's amendment and extension of a certain sales tax the City Council adopted Resolution No. 2019-3 which identified a non-exclusive list

of projects to receive priority consideration of the Council in the expenditure of funds to accomplish. The City Council requests of the Pryor EDTA that it undertake a task to provide its input for the Council's consideration of the projects, apart from the Police/Fire and Library, listed as follows:

- a. Input on the issue of the projects providing the greatest opportunity for receiving an economic return on the investment;
- b. Input on the issue of the projects providing the greatest opportunity to most immediately impact the economic development of the community;
- c. Input on the issue of which projects would have the greatest positive impact on the quality of life for the greatest number of citizens.

In providing this input the Council is not asking you to evaluate the cost involved in performing a given project and funds available to accomplish a given project. As the Council later works through the evaluations with your assistance that particular analysis will obviously have to occur. However, at the present time those issues will be reserved for later examination.

APPROVED, this ____ day _____, 2020.

Larry Lees, Mayor

ATTEST:

Eva Smith, City Clerk

APPROVED AS TO FORM AND LEGALITY:

K. Ellis Ritchie, City Attorney

Dated: _____