

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, JANUARY 13TH, 2020
12:00 P.M.**

THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY MET IN SPECIAL SESSION AT HILLCREST HOSPITAL PRYOR, 111 NORTH BAILEY STREET, PRYOR, OKLAHOMA AT THE ABOVE DATE AND TIME.

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

1. CALL MEETING TO ORDER

The meeting was called to order by Mayor Larry Lees at 12:17 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, Economic Development Consultant Rickey Hayes, Tim Lawson, Terry Aylward and Zac Doyle.

3. OATH OF OFFICE, ALL MEMBERS

City Attorney Kim Ritchie administered the Oaths of Office to all members.

Mayor moved to Item 5.

5. ELECTION OF OFFICERS

**A. Nominations, Chairman (2-year term, Article VI Sec. E)
(Chairman officiates the remainder of the meeting)**

Motion was made by Williams, second by Derr to nominate Fred Sordahl as Chairman (2-year term, Article VI Sec. E). All voted yes.

B. Nominations, Vice Chairman (2-year term, Article VI Sec. E)

Motion was made by Berger, second by Moore to nominate Larry Williams as Vice Chairman (2-year term Article VI Sec. E). All voted yes.

Chairman Sordahl took charge of the meeting and moved back to Item 4.

4. SIGNING OF THE TRUST INDENTURE - MEMBERS

All members signed the Trust Indenture.

6. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF DARLA COATS AS SECRETARY FOR THE PEDTA (2-YEAR TERM, ARTICLE VI, SEC. F).

Motion was made by Moore, second by Derr to approve appointment of Darla Coats as Secretary for the PEDTA (2-year term, Article VI, Sec. F). All voted yes.

7. DISCUSSION AND POSSIBLE ACTION REGARDING NAMING HILLCREST HOSPITAL PRYOR OR ANOTHER LOCATION AS THE REGULAR MEETING PLACE FOR THE PEDTA. (ARTICLE VI SEC. E)

Motion was made by Moore, second by Derr to name Hillcrest Hospital Pryor as the regular meeting place for the PEDTA. (Article VI Sec. E). After some discussion, it was agreed that it would be better to hold the meetings at City Hall in the Council Chambers, in the same manner as all other board and committee meetings.

Motion and second were amended by Moore and Derr to name City Hall Council Chambers as the regular meeting place for the PEDTA. (Article VI Sec. E). All Voted yes.

8. DISCUSSION AND POSSIBLE ACTION REGARDING NAMING 12:00 PM, THE SECOND MONDAY OF EACH MONTH STARTING JANUARY 2020 OR ANOTHER TIME AS THE REGULARLY SCHEDULED MEETING TIME FOR THE PEDTA. (ARTICLE VI, SEC. E)

Motion was made by Moore, second by Miller to name 12:00 PM, the second Monday of each month starting January 2020 as the regularly scheduled meeting time for the PEDTA. (Article VI, Sec. E). All voted yes.

9. DISCUSSION AND POSSIBLE ACTION REGARDING CREATION AND ADOPTION OF BYLAWS FOR THE PEDTA (ARTICLE IX, SEC. A).

No action. Ritchie stated that he will pull a set together for the trustees to work from.

It was stated that Ritchie will need to be named the attorney for the Trust going forward. That will be addressed at a future meeting.

10. DISCUSSION AND POSSIBLE ACTION REGARDING ADOPTION OF A PEDTA CONFLICT OF INTEREST FORM.

Motion was made by Moore, second by Miller to adopt the PEDTA Conflict of interest form.

Crisp passed out the Conflict of Interest forms to all the trustees to fill out and sign.

All voted yes.

11. CHARTING THE COURSE - MAYOR LEES
A. Comprehensive Plan

No action. Mayor Lees stated that the Comprehensive Plan is our guide. He stated he would get each Trustee a digital copy. A few members requested a hard copy, as well.

B. Proposition No. 2, of the 2011-1, amended bond ordinance (2019) regarding .05% of the .50% sales tax for creating new jobs and retaining existing jobs in our Main Street Corridor.

No action. It was estimated that the .05% of .50% is around \$60,000.00.

C. Development of multifamily and single-family dwellings

No action. Population growth was discussed. Rickey Hayes and Mayor Lees have been talking to developers about coming to Pryor Creek.

Dillard expressed his concern about a conflict of interest on his part as a banker. It was discussed in detail explaining that this can be handled as situations arise, and it will be handled appropriately. These situations will be few and far between, and Mr. Dillard is considered a valued member of this Trust.

D. PROPOSED GREEN SPACE / TRAIL HEAD / STORM SHELTER

No action. Derr spoke regarding the Bike Trail plan. The advantages are tourism and quality of life. There is a complete difference between a park and how this area would be used. It would be a green space for events and a place for people to congregate near downtown. The grant writer is working on the grant application. As soon as it is submitted, there is a 60-day turnaround. If we do not receive this grant, it will be important to find another funding source. The grant is 80/20. Some of the partners are Grand Gateway, Mayes County Trails Alliance, Hope Coalition, Park, GRDA, MUB and Mayes County.

E. ECONOMIC DEVELOPMENT CONSULTANT

No action. Rickey Hayes stated that this is an historic day for the City of Pryor Creek. He also stated that everything that is healthy grows. He reported that not one week has gone by since he began working with the City that he has not been able to bring back information to Mayor about people interested in coming to Pryor Creek.

F. NONEXCLUSIVE BOND FUNDED PROJECTS

No action. Mayor stated that the demolition of the Homeland property will begin early in the second quarter. The Library project will begin around the same time. There are many other projects listed that the bond will fund down the road.

It was asked if the Library plans are available for viewing. It was stated that this is public information. Derr and others stated they would like to see the drawings. Coats stated she would send the latest drawings to the Trustees.

Mayor stated that they would be going out for bid for the demolition late in the first quarter.

Items for future agendas were discussed, such as:

Who are we?

What authority do we have?

What direction are we going?

The Trust needs to be fine-tuned, and they would like to hear from others, including Council members. Williams would like the goal and mission statement of the Trust to be determined.

Ritchie pointed out that this authority has not been tasked with any of the items discussed. Right now we are just kicking the tires. He stated that the Trust can incur debt, among other things. City Council will give direction on items the Trust will work on.

12. UNFORESEEABLE BUSINESS.

There was no unforeseeable business; however, Derr stated that there is a group of OU architectural students coming to Pryor, who are working with the Institute of Quality Communities. More information to come.

13. ADJOURN.

Motion was made by Moore, second by Miller to adjourn at 1:20 p.m. All voted yes.

MAYOR'S PRIORITY PROJECTS

2019 BOND BUDGET					
PROJECT	\$ 11,000,000		GRABER	GRABER	PROJECT DETAILS
			NEW	REMODEL	
			6.50%	5.50%	
POLICE/FIRE EMERGENCY SERVICES CENTER	\$ 6,500,000	6.5%	\$ 422,500		Purchase of old Homeland property and demolish old building; Build new facility housing both Police and Fire; Police station to meet needs of city allowing for growth in services and staff. Fire station to meet needs of city for allowing for growth. Combine both departments in one building so they can share some savings in space and services such as dispatch, etc.
CITY LIBRARY ADDITIONS AND RENOVATIONS	\$ 1,000,000	6.5%	\$ 65,000		Add meeting room on East end of building. Renovate existing spaces, toilets, offices, small meeting room, etc. Construct patios for outdoor use both North and South sides of building. Add sign on South side near street. New carpeting if budget permits. Consider new sloped roofs over old flat roofs if budget permits.
SERTOMA CLUB BUILDING REMODEL	\$ 350,000	5.5%		\$ 19,250	New look to entry canopy; new front doors in entry; renovation of entry lobby; painting of main hall; added lighting in main hall; renovation of bathrooms; new flooring; removal of some walls; additional glass windows; expansion of kitchen and improvements.
OLD CITY HALL COMMUNITY CENTER REMODEL	\$ 750,000	5.5%		\$ 41,250	Renovate existing facility to include: Lighting Ceiling treatments, new flooring, renovated and/or new kitchen, improved restrooms, entry hall remodel, painting.
GOLF COURSE - NEW MAINTENANCE BUILDING	\$ 500,000	6.5%	\$ 32,500		Construct a 25 x 75 metal building with three overhead doors for equipment maintenance and storage.
SOCCER	\$ 500,000				Lighting for complex, new roof, build four additional soccer fields, fill and fix u14 field. It holds a lot of water and may need to check into drainage; new heating and air unit for clubhouse, remove trees next to u12 practice fields, add fence around 5th St. and add parking lot, catch net across the West end of complex to catch balls; two new outside water faucets (we have only one and doesn't work properly); pour concrete beside shelter to store dirt for repairs to playing field, new toilets in men's and women's bathrooms.
PRYOR YOUTH ORGANIZATION BUILDING	\$ 600,000	5.5%		\$ 33,000	
PRYOR YOUTH BASEBALL ORGANIZATION IMPROVEMENTS	\$ 275,000				New fencing throughout the complex; concrete work under grandstands; new bleachers; new dugouts and metal roofs on grandstands; water supply to each field; safety netting between high school field and complex; additional restroom/storage facilitiy; scoreboards.
GIRLS' SOFTBALL	\$ 100,000				
PARK RESTROOMS	\$ 225,000	6.5%	\$ 14,625		New restrooms in Whitaker Park
PARK POOL	\$ 100,000	5.5%		\$ 5,500	Upgrade restrooms
BIKE TRAIL	\$ 100,000				Phase 2 TAP Grant
INTERNET	\$ 150,000				North Side of Pryor (Ward 2)
POCKET PARK	\$ 100,000				Downtown
GRABER 6.5% NEW	\$ 534,625				
GRABER 5.5% REMODEL	\$ 99,000				
TOTAL	\$ 11,883,625				

GRABER AND ASSOCIATES

PRYOR PROJECTS

IN ADDITION TO THE LIBRARY AND EMERGENCY SERVICES PROJECTS THERE ARE TWO MORE THAT WERE DISCUSSED.

SERTOMA CLUB BUILDING

Remodel the front entry canopy to give it a more inviting appearance.

Lobby, change the colors floor and walls to lighter tones .

Replace lighting to brighten up the space.

Replace the front doors and add glass to sides.

Dining room, repaint and change lighting, possibly flooring,

Rooms to side, reconfigure to make more useful spaces.

Enlarge and renovate kitchen

Renovate restrooms.

OLD CITY HALL MEETING ROOM

Renovate main entry hall to make it more appealing.

Renovate restrooms.

Main Hall, remodel with reconfigured ceiling and improved lighting, colors and flooring.

Renovate and reconfigure kitchen, add new equipment as needed.

Add speaker and sound equipment as requested for programs and events.

February 1, 2019

City of Pryor Creek
Attn: Mayor's Office
12 N. Rowe St.
Pryor, OK 74361



TO WHOM IT MAY CONCERN:

Following is the list of board members for Pryor Youth Baseball Organization for the 2019 year:

Tim McCullough, President
Kim Lary, Secretary
Travis Lary, Board Member
Travis Pathkiller, Board Member

Jason Sloan, Board Member
Chris Taylor, Board Member
Travis Whitenack, Board Member

Please note that we have the complex completely locked up now. We've had major work done to the fields over the winter. We hired an excavation company to come in and level all the fields and hauled new dirt in, etc. We've replaced some fencing and some other minor projects as well. We still have some projects to complete before the start of this season. We made the decision to lock up the complex to protect the investment that we've made because it's work that has needed to be done for several years. We appreciate the City's support to us and allowing us to lock up the complex to protect this investment. We do have signs posted on the gates stating that the complex is locked and no practices are being allowed at this time.

You have an amazing board of people representing PYBO and we are all working very hard to improve the facility & fields for years to come. Youth baseball is very important for the quality of life of the youth in our community and we are striving to bring back baseball for the kids of Pryor Creek.

Thank you for your support as we continue to make improvements to the complex.

Regards,

Kim Lary, Secretary
Pryor Youth Baseball Organization

Follow us on Facebook to keep up with what's going on at PYBO



Pryor Youth Baseball Organization - PYBO



January 2019

Mayor Jimmy Trammel
12 North Rowe
Pryor, Ok. 74361

Mr. Trammel,

Per your request please find a breakdown of the improvements we would like to make at the PYBO complex.

Items funded via 2019 bond

- New fencing throughout the complex
- Concrete work under grandstands
- New bleachers
- New dugouts and metal roofs on grandstands
- Water supply to each field
- Safety Netting between High School field and complex
- Additional restroom/storage facility
- Scoreboards

Thank you for meeting with me. Please don't hesitate to contact me with any questions at 918-830-5581.

Tim McCollough

Board Member/PYBO



Pryor Youth
Baseball
Organization -
PYBO



Mayor Jimmy Trammel
Cc: City Council Members
12 North Rowe
Pryor, Ok. 74361

Over the past two months we have been expediting our plan to spend funds to improve the playing conditions of our (4) field youth baseball complex. Dirt work on all fields, along with some fencing repairs/replacement, have been completed.

The benefits of these efforts will be short lived without the appropriate equipment to properly maintain the improved field conditions throughout the year, not just during the playing season.

In addition to providing our local kids a quality playing experience, we want to provide their families and friends quality accommodations. Our goal is to improve the overall perception and condition of the entire complex. Each year, PYBO loses 30-40 local kids to other organizations in other cities due in part to the conditions within our complex. New board members were voted into place last spring and things are looking up for the organization.

Last summer we brought back the Frank Hair tournament and are planning to host an additional four tournaments next season. These three day events bring hundreds of visitors to our city spending money with our local businesses. We had (24) teams, including Grove and Stillwell travel to Pryor to participate in the tournament.

For consideration, the PYBO would like to request improvement funds in the amount of \$300,000.00.

Items funded as priority \$150,000.00

- Commercial 6' Reel mower
- Commercial 27" Reel mower
- 30 HP tractor with tiller, bucket and box blade
- Commercial Field Drag machine
- Bases, portable pitching mounds, field dressing and new chain link fencing as needed

Items funded for growth management \$150,000.00

- Concrete work under grandstands
- New roofs on existing stands and dugouts
- New bleachers on (2) fields
- Additional restroom facility

Thank you for considering our request. Please don't hesitate to contact me with any questions at 918-830-5581.

Tim McCollough

Board Member/PYBO

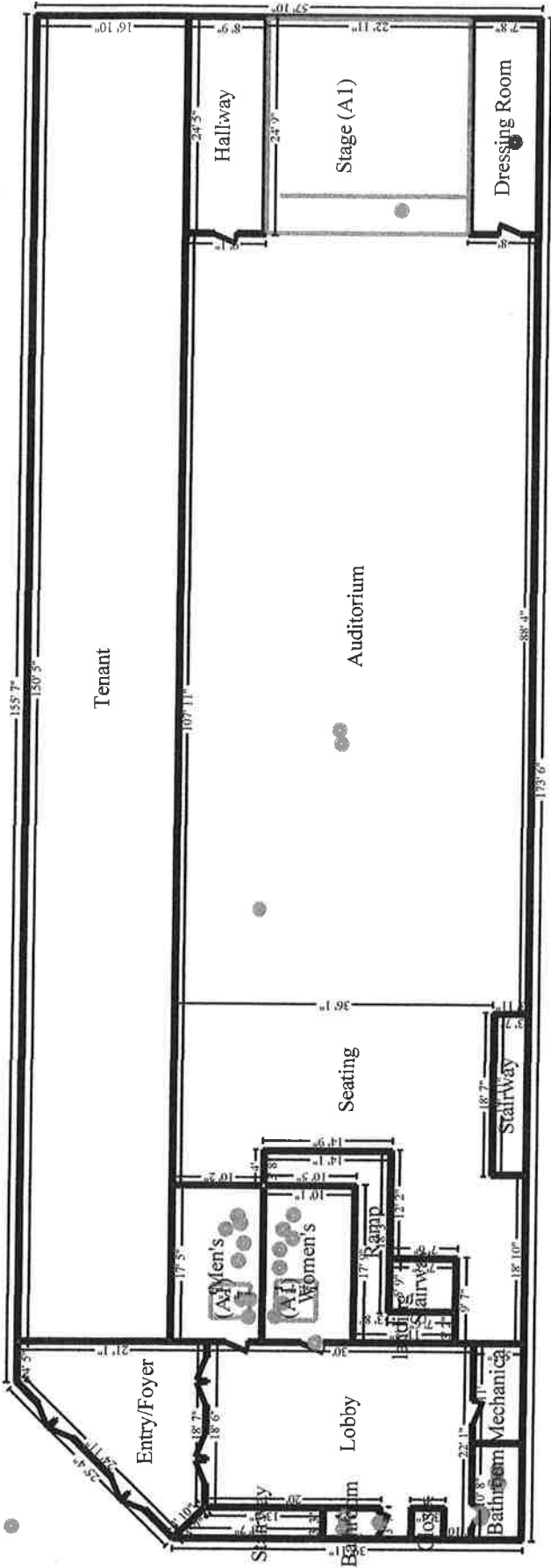
Project Description

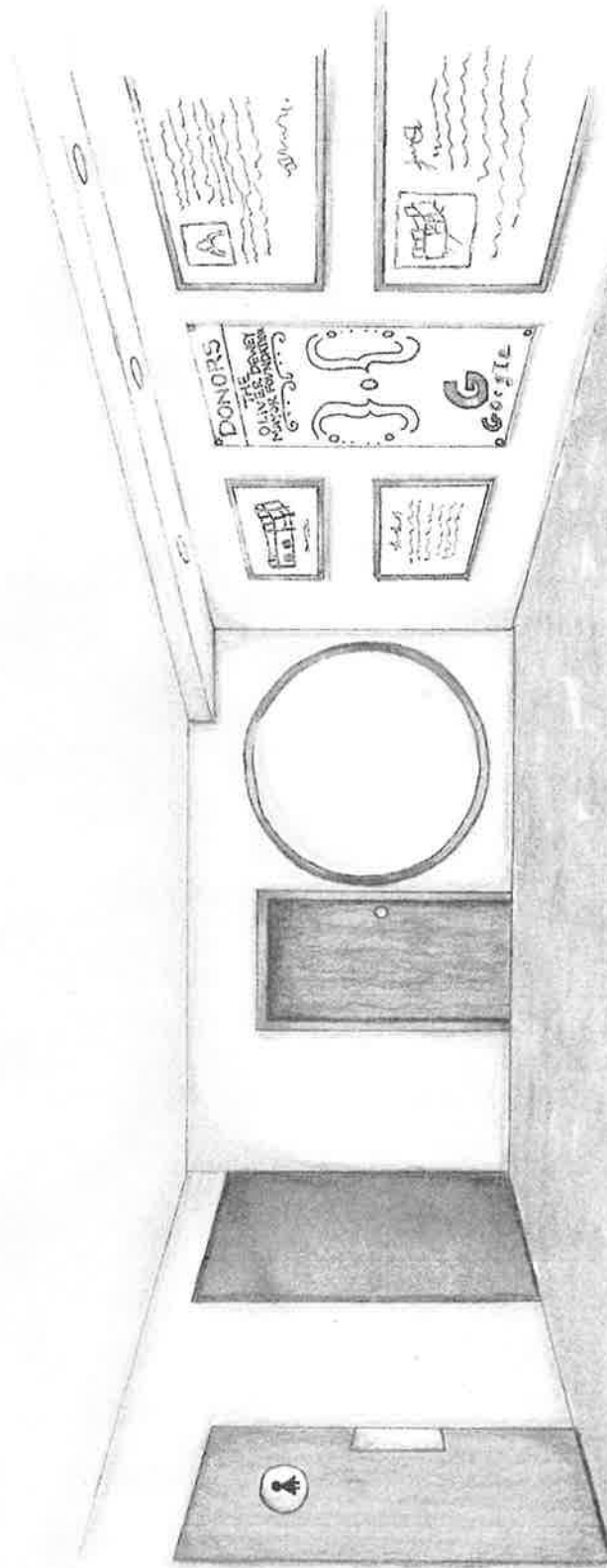
The Castle Theatre Renovation Project ("Project") seeks to renovate the Castle Theatre building, an abandoned historically significant structure located in Pryor, Oklahoma. After being closed by the City of Pryor in 2016, Mayes County was left with no affordable, safe venue for events and activities for the area's youth and no reasonably priced community venue for meetings, receptions, reunions, educational programs, performing arts presentations, concerts and local events. Memories bind a community together, and this building holds sentimental and nostalgic value for many in Mayes County. Pryor Main Street and many adults and children in the community want to see this building used and enjoyed once again.

The Castle Theatre, built in 1941, was built to endure time. Professionals, after inspecting the structure, have determined that the building itself remains basically sound and can be renovated to once again become a safe, affordable venue for the area's youth and for the Mayes County community.

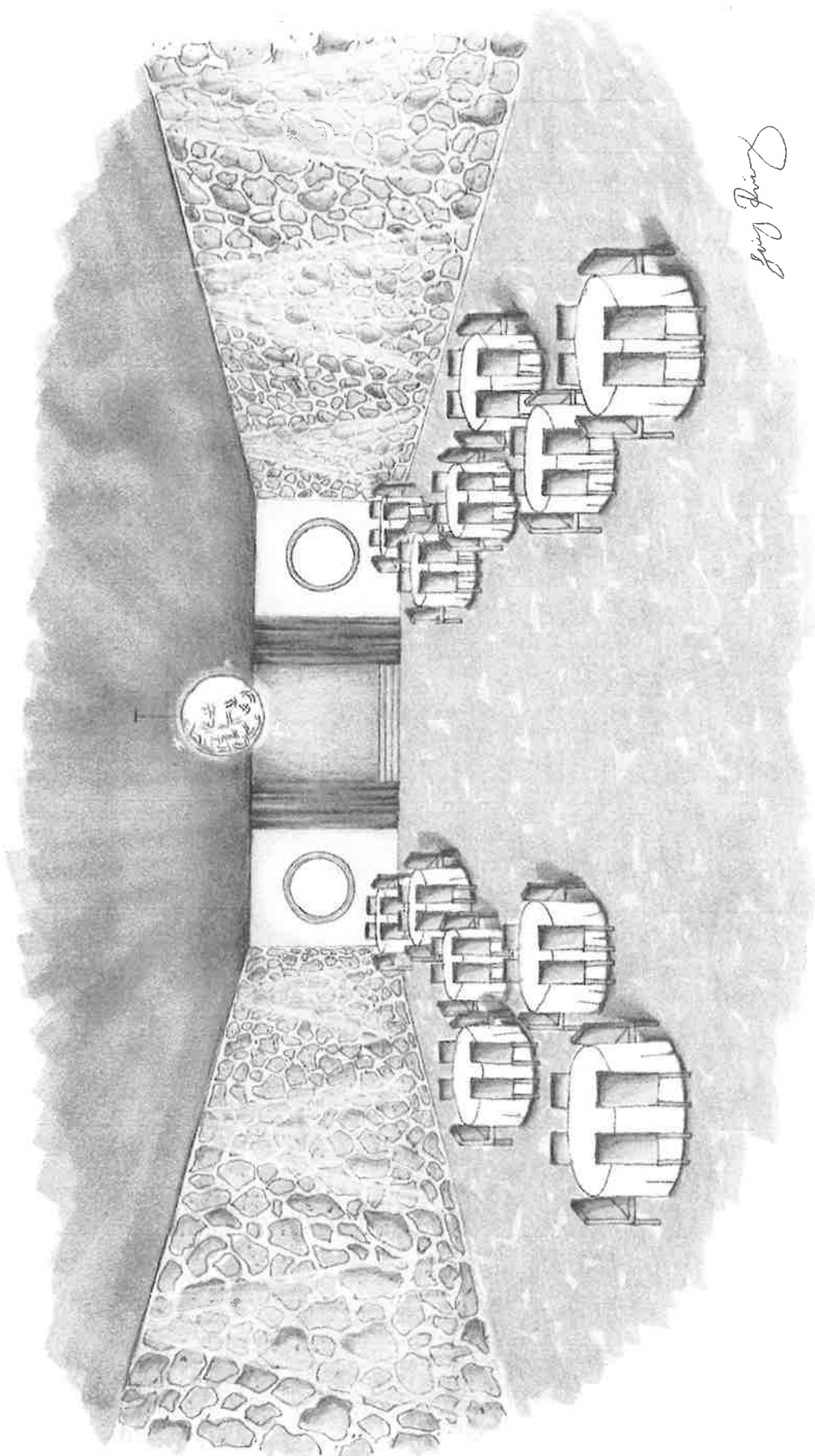
The Project will include the following scopes of work:

- **Roof Restoration:** The roofing on the "barrel" portion of the roof has a lifetime guarantee, only necessitating minimal warrantee repairs. However, the TPO membrane roof troughs that create the drainage area for the roof have deteriorated resulting in water leakage. It's Pryor Main Street's hope that the Pryor City Council will approve this repair in the next several months. If not, the roof troughs will be included in this Project.
- **General Facility Cleaning:** Area youth groups and interested citizens in the community are willing to volunteer their time to assist with this portion of the project.
- **Interior/Exterior Renovation:** Reworking demising walls between spaces; reconfiguring existing ramps and stairs; replacing existing windows and storefronts with new energy efficient units; adding new restrooms to better accommodate users; remodeling the main building entry to allow foyers for both floors; replacing the existing stage; and reconfiguring the associated exits.
- **Plumbing:** Replacing existing sinks and toilets; adding a new fire suppression systems and associated fire lines; and adding toilets and sinks for new restrooms spaces.
- **HVAC:** Replace existing air handlers, condensing units and copper lines with new energy efficient systems including coils and condensers. Repair two existing gas furnaces and add two new gas furnaces. Replace HVAC units in north side rental spaces with new mini-split multi-zone high efficiency unit.
- **Electrical/Lighting:** The existing electrical systems while older are up to code and fully functional, therefore a complete system overhaul will not be necessary. Work includes replacing all existing incandescent/florescent lighting with new energy efficient LED lighting including low voltage controls. Add new stage lighting, exterior lighting and accent lighting throughout the facility.





Long Ping



FOR IMMEDIATE RELEASE

Contact:

Cayla Lewis, Executive Director
Preservation Oklahoma, Inc.
(405) 525-5325
director@preservationok.org

Oklahoma's 2018 Most Endangered Historic Places Announced

Preservation Oklahoma, Inc. (POK) announced the 2018 list of Oklahoma's Most Endangered Historic Places at the Page Woodson Community Room, on Monday, May 7. Since 1993, Preservation Oklahoma has recognized historic sites across the state at risk of demolition or deterioration, raising awareness of the need to protect Oklahoma's historic resources. This exhibit is presented by Kirkpatrick Foundation and Cherokee Nation. While inclusion on the list does not guarantee protection or funding, it can be a key component in mobilizing support for the preservation of historic sites.

"We hope to raise awareness about the historic sites and preservation issues addressed in this list, which has historically been a powerful mechanism for saving significant buildings and structures," says Cayla Lewis, Executive Director. "This year, we are also sharing success stories through this list, as a way to showcase the preservation efforts made by many across the state. We hope that the sites on this list will have a positive impact from inclusion."

This list was selected by a group of preservation professionals from nominations submitted by the public. An exhibit of the 2018 List will travel to numerous locations across the state to continue the discussion about the need to preserve these historic buildings. The Kirkpatrick Foundation and the Cherokee Nation generously funded the event and traveling exhibit.

The 2018 List of Oklahoma's Most Endangered Historic Places are:

Edwards Store, Red Oak: Edwards Store, established in 1850, is one of the few remaining original structures that were stage stops on the Butterfield Overland mail and stage line from St. Louis to San Francisco from 1858 to 1861. Stage passengers were served meals at this location. Thomas Edwards established the trading post on the Fort Smith-Boggy Depot Road, and it later became the original post office and site of the town of Red Oak. The structure is of "dog trot" design typical of the 19th Century and built from hewn logs. Edwards Store is listed on the National Register of Historic Places. Edwards Store was on the Most Endangered Places list in 2013.

Drown Family Farm, Baum: This property provides a unique look at early settlement life in Oklahoma, during the period of Indian Territory, before statehood and after and has

been in the Drown Family since 1939, located in the unincorporated community of Baum in Carter County. The early history of the property is centered on notable Chickasaw citizen, John Thomas, who was believed to have received the property as his allotment for being a Chickasaw citizen. This area that became Oklahoma was a part of the French Empire between 1682 and 1763 and again in 1800. The United States acquired the territory in 1803 as part of the Louisiana Purchase, and many of the structures on this property date between the periods of 1820 and 1840. The property has been vacant for the past 15 years and nature has begun reclaiming the grounds and structures. The impact to the community is to preserve a piece of early history that not only affects Oklahoma but also the Chickasaw and Choctaw Nations and the United States.

Esslinger Home, Broken Arrow: Home of J. Houston and Dora Esslinger, this home was built in 1911 on the western edge of the new Haskell State School of Agriculture campus. W.R. Sullivan, who owned a local brick company, handpicked bricks for this house. Esslinger was the first president of the college. In 1916, The President's home served as a dorm for about 30 girls as well as the president and his family. This house resides on College Street, originally named for the college and is now the only remaining property related to the school. Community leaders hope that with the inclusion of this list, they can build community support and preserve their heritage.

Haskell County Courthouse, Stigler: The Haskell County Courthouse was built in the Art Deco style in Stigler, Oklahoma. It is currently the hub for local county government but has lost its original majesty and may be subject to closure due to its outdated heating and cooling system. This structure also has historical significance for its controversial move of the Ten Commandments monument, originally on the lawn of the courthouse but was thought to conflict with Separation of Church and State, so was moved 600 feet east to private property.

Haskell County Courthouse was listed on the National Register of Historic Places in 1984.

Founders National Bank, Oklahoma City: The Founders Bank building is one of Oklahoma City's best examples of mid-century modern architecture, and it's the only known design of the architect and former Bruce Goff student, Bob Bowlby, in the area. Although the building was expanded in the 1990s, it remains a beloved local icon and an incredibly fresh design today.

The Bank of America that was a long-term tenant in the former Founders National Bank building moved out of the space in 2017, and the property was listed for sale that October. The structure sits in the middle of a large undeveloped lot and, the fear is that a developer will buy the building and demolish it in favor of new development.

WestHope, Tulsa: Westhope is one of only three Frank Lloyd Wright designed buildings in Oklahoma. Built in 1929 for his cousin, Richard Lloyd Jones, Westhope is larger than most Frank Lloyd Wright designed houses, containing over 8,000 square feet of floor

space. WestHope was added to the National Register of Historic Places in 1975. WestHope was also on the Most Endangered Places list in 2014.

Route 66 Signs, Statewide: Route 66, the Mother Road, has many historic structures along its nearly 375-mile route across Oklahoma. Tourists from all over the United States and beyond travel along Route 66 hoping to catch a glimpse of yesteryear and feed their nostalgic dreams of simpler times. Many Route 66 signs are well cared for by thoughtful owners, but so many others are being neglected or are poorly maintained by owners who may not realize the joy they bring to passing motorists. Route 66 structures and sites have been on our Most Endangered Places lists multiple times.

19th-Century Military Sites, Statewide: Oklahoma was home to a wide variety of 19th-century military sites, from early frontier forts to Civil War battlefields to late 19th-century cavalry outposts. These sites can provide valuable information about life in the military that is not otherwise captured in historical records. Military sites have long been the targets of metal detector hobbyists, who have taken a massive toll on the archaeological integrity of sites by removing artifacts from their original context, thus compromising our ability to reconstruct the sites and learn about the activities that created them. By contrast, controlled archaeological investigations at sites such as Fort Gibson, Fort Towson, and Honey Springs Battlefield have provided valuable information about daily life at these sites.

Schools, Statewide:

900 N Klein , Oklahoma City: In 2017, the Oklahoma City Public School Board voted to designate this building, formerly the administration building, as surplus property. This 97-year-old building in the core of Oklahoma City had served as the district's administrative offices since 1955. This building currently had major mechanical and structural issues and was in disrepair. Before it became the administration building, its roots began as Roosevelt Junior High.

Saved: Page Woodson, Oklahoma City: Page Woodson serves as a success story for redevelopment and is now home to affordable housing and apartments. Page Woodson, former Douglass High School, was purchased in 2013 by a development group led by Ron and Jason Bradshaw, after being vacant for 20 years. The Bradshaws garnered community support, working closely with the JFK neighborhood where the building is located in Oklahoma City. Page Woodson was originally Lowell School in 1910, an all-white school, before turning into Douglass High School, an all-black school, in 1934.

Theatres, Statewide:

Riverside Studio, Tulsa: Riverside Studio in Tulsa, also known as Tulsa Spotlight Club or Spotlight Theatre was built in 1928, designed by architect Bruce Goff in the Art Deco International Styles. The Riverside Studio was listed in the National Register for Historic Places in 2001 and was included in the Most Endangered Places list in 2015.

Ralston Opera House, Ralston: Ralston Opera House was built in 1902 out of native sandstone by A.M. Harry. Ralston is home to just over 300 people and 16 miles from Pawnee. It was once the home of a hardware store, as well as the opera house on the second floor. Ralston Opera House was added to the National Register of Historic Places in 1987. It is currently in disrepair and its future uncertain.

Castle Theatre, Pryor: Construction of the Castle Theatre was started in the fall of 1941. The building was to be a 1000 seat theater, made of Mayes County native stone and designed to resemble a castle. The building withstood the damage of the destructive Pryor Tornado of April 27th, 1942. In May 1958 the building was remodeled and donated to the City of Pryor. For almost 60 years, the facility was used for proms, school & family reunions, weddings, and teen recreational activities. In 2016, the theatre suffered major leak damage and had an uncertain future.

Saved: Tower Theatre, Oklahoma City: Tower Theatre opened in 1937 and is one of Oklahoma City's last original movie houses, with an auditorium and its neon marquee shining over Uptown 23rd Street district in Oklahoma City. Tower Theatre was an active theatre up until 1989. Marty and Mike Dillon who began renovations purchased the building in 2005. In 2014, Oklahoma City development group Pivot Project stepped in to complete the project. In 2017, Tower Theatre returned as a live music and event venue.

About Preservation Oklahoma, Inc.:

Preservation Oklahoma, Incorporated, is the state's only private, nonprofit membership organization that is dedicated to promoting, supporting, and coordinating historic preservation activities throughout the state. Preservation Oklahoma's mission is to promote preservation statewide. Founded in 1992, Preservation Oklahoma is a Statewide Partner with the National Trust for Historic Preservation and works on joint projects with the Oklahoma Historical Society, State Historic Preservation Office (SHPO).

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CAT		Total
ACT	ACOUSTICAL TREATMENTS	12,611.40
CLN	CLEANING	8,047.28
CNC	CONCRETE & ASPHALT	14,639.47
DMO	GENERAL DEMOLITION	29,952.41
DOR	DOORS	3,630.62
DRY	DRYWALL	19,027.31
ELE	ELECTRICAL	25,777.54
EQU	HEAVY EQUIPMENT	4,030.00
FCC	FLOOR COVERING - CARPET	12,025.41
FCR	FLOOR COVERING - RESILIENT	1,362.86
FNH	FINISH HARDWARE	3,723.24
FPS	FIRE PROTECTION SYSTEMS	34,657.22
FRM	FRAMING & ROUGH CARPENTRY	15,365.26
GLS	GLASS, GLAZING, & STOREFRONTS	45,982.88
HVC	HEAT, VENT & AIR CONDITIONING	33,500.00
INS	INSULATION	4,909.43
LIT	LIGHT FIXTURES	95,227.24
PLM	PLUMBING	85,379.62
PNT	PAINTING	21,861.41
STR	STAIRS	1,879.14
TBA	TOILET & BATH ACCESSORIES	7,420.57
WDW	WINDOWS - WOOD	2,516.50
Subtotal		483,526.81
	Material Sales Tax	10,869.66
	Overhead	49,439.98
	Profit	49,439.98
Total		593,276.43

AHS
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128 S TAYLOR ST, PRYOR OK 74361 * (918) 825-5100 * ABRADSHAW@AIRHEATSYSTEMS.COM

QUOTE

DATE: DECEMBER 14, 2017

CONTACT PERSON: SEAN PENLEY

LOCATION: PYO OLD CASTE THEATER

PURPOSE TO RENOVATE SPACE

SCOPE OF WORK HVAC

- REMOVE EXISTING AIR HANDLERS APPROXIMATELY 30 YEARS OLD
- REMOVE EXISTING 4 CONDENSING UNITS AND ALL COPPER LINE APPROXIMATELY 20 YEARS OLD
- REMOVE 2 EXISTING 95% GAS FURNACES AND SAVE AND REUSE IN GOOD CONDITION
- ADD 2-95% GAS FURNACES
- ADD 4-5 TON EVAP COILS AND 4- 5 TON CONDENSING UNITS
- USE EXISTING ELECTRICAL PANEL, HUMIDITY CONTROL THERMOSTATS
- RUN 2- EXPOSED DUCT FROM EACH SYSTEM (2- 10 TON ON EACH SIDE)

TOTAL BUDGET PRICE \$30,400.00

- NORTH SIDE RENT SPACE
- REMOVE ALL EXISTING HVAC ITEMS PATCH ROOF IF NECESSARY
- ADD MINI SPLIT UNITS AS SPACE IS NEEDED
- NORTH SIDE RENT FOR RENT EACH SPACE BUDGET PRICE \$3,100.00

Guaranty: all equipment is to be as specified. All work is to be completed in a workmanlike manner, according to standard practice. Any alterations or deviations from above specification involving extra cost will be executed only upon written instructions from owner and will become an extra charge over and above estimate. Owner to carry all necessary insurance. Our workmen are fully covered by workers compensation insurance.

PRICES GOOD FOR 10 DAYS. OFFER MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 10 DAYS

PROPOSAL BY Richard Bradshaw Richard Bradshaw, Title:
Owner (OKLIC#03032)

PROPOSAL ACCEPTED BY: _____



Integrity Lighting
 3525 E 36th St N
 Tulsa, OK 74115
 Phone: 918-425-4446
 Fax: 918-425-4448
 www.integritylighting.com

Sales Quote

Number: 18-0018



18-0018

Castle Theater lights only

Client

Castle Theater
 700 East Graham Ave
 Pryor, OK 74361

Ship To

Integrity Lighting
 3525 E 36th St N
 Tulsa, OK 74115
 Phone: 918-425-4446
 Fax: 918-425-4448

Sales Person	Customer PO	Terms	Sales Tax
Pete Dawson		In Advance	Sales Tax (Combined rate)
Due Date	Shipping Method	Discount	Valid Until
	Freight Carrier		

Resource Type	Qty.	Description	Notes	Time	Rate	Price	Amount
Retail	1	Jands Stage CL Lighting Console 512 channel, Edison Power Lead	control				
Retail	4	CHROMA-Q COLOR FORCE II 48	stage battons				
Retail	4	BORDER LIGHT LENS FORCE	stage battons				
Retail	12	PROLIGHTS Eclipse-FS Full Color LED Ellipsoidal, RGB+L,	stage wash/specials				
Retail	6	Eclipse-FS 19 Degree Lens Tube w/HQ Glass Optics	stage wash/specials				
Retail	6	Eclipse-FS 26 Degree Lens Tube w/HQ Glass Optics	stage wash/specials				
Retail	6	Eclipse-FS 36 Degree Lens Tube w/HQ Glass Optics	stage wash/specials				

X

Authorized Signature

Date

Subtotal:	\$33,672.00
Delivery:	\$0.00
Sales Tax:	\$2,867.84
Total:	\$36,539.84
Applied Payment:	\$0.00
Balance Due	\$36,539.84



1204 SW 1st Street, Pryor OK 74361
*(Phone) 918-825-3000 *(Fax) 918-825-1342
Oklahoma State License #62272

PYO BUILDING
Plumbing Budget Number

This estimate includes the following:

- Install plumbing drains and vents for a new bathroom.
- Install plumbing waterlines for the new bathroom.
- Install plumbing fixtures.
- Install a new sewer line from the building to the sewer main.
- Install a new 2" domestic waterline from the water main to the building.
- Install a new 6" fire waterline from the water main to the building.
- Misc. plumbing improvements in each of the tenant spaces.

TOTAL ESTIMATED COST: \$ 85,000

North wall

Window Frames

○ Rusting &
cracks in window
sill causing
moisture leaks
in inside walls



North wall up stairs

Window Frames
Rusting - Can't
open



Kitchen

Moisture
getting inside
down walls

○ West side of
Building



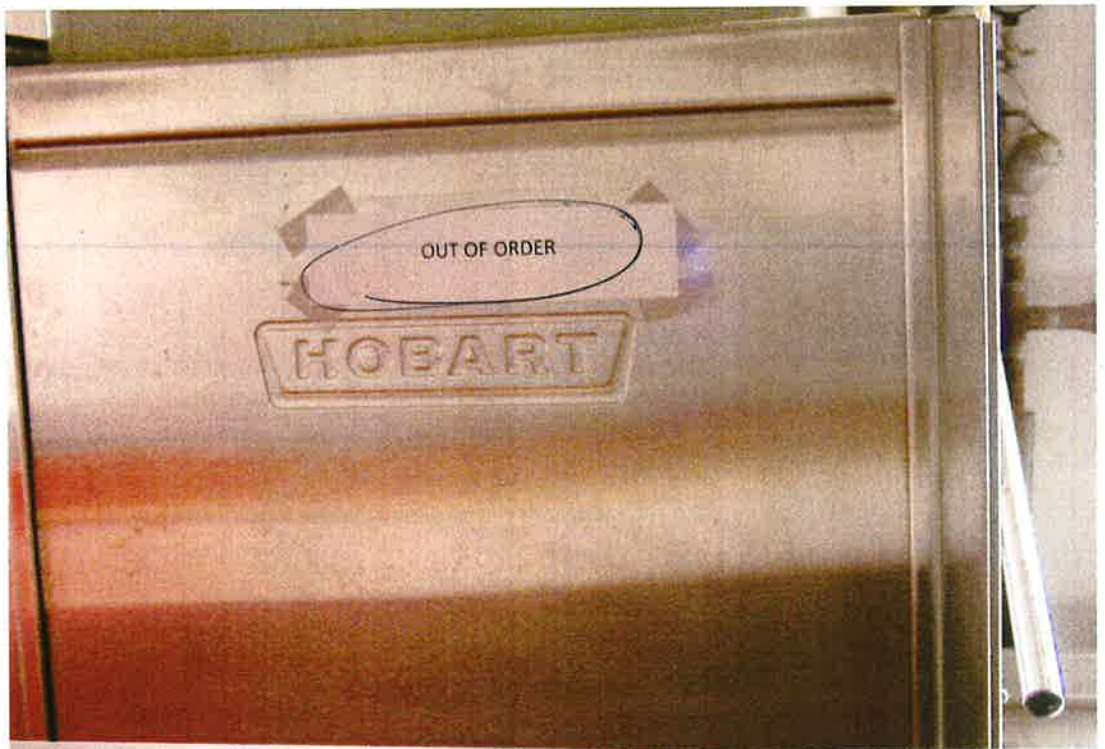


Kitchen
Window Sill



GALLERY
Hall
moisture from
window sills
causing walls
to crumble
North
side

Kitchen
Dishwasher



Dishwasher
Pressure
Gauges Rusted
Through

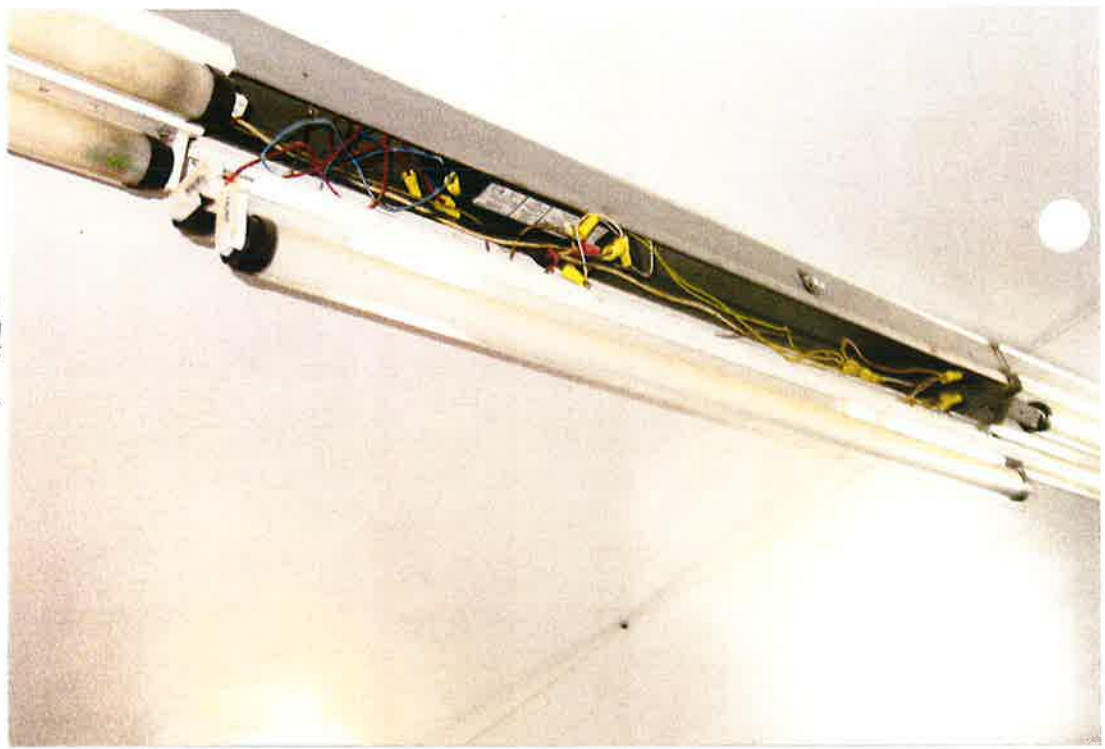


Bottom of
Refrigerator
Rusted
Through -
Leaking
Water



Kitchen

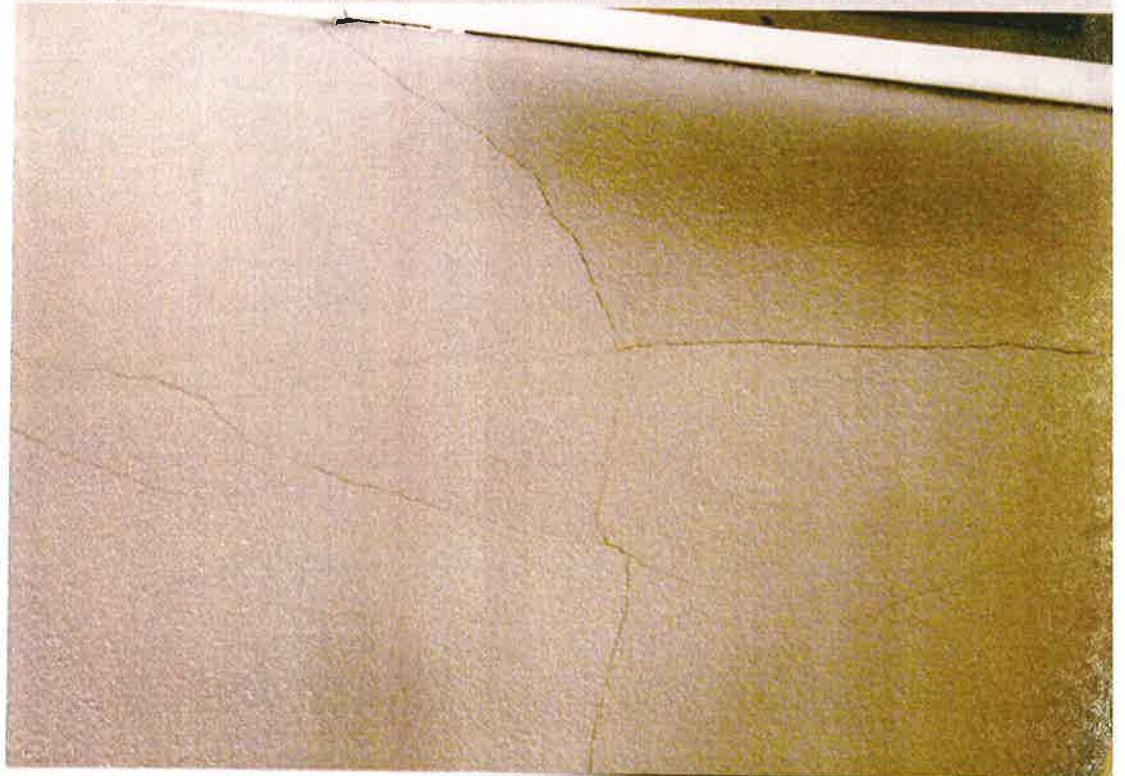
Light Fixtures
coming apart.
Because Ceiling
plaster damaged
by Broken water
Lines



Temporary
Ceiling Patch
from Broken
Water Lines
Kitchen



Cracks in
Ceiling from
Moisture
Kitchen

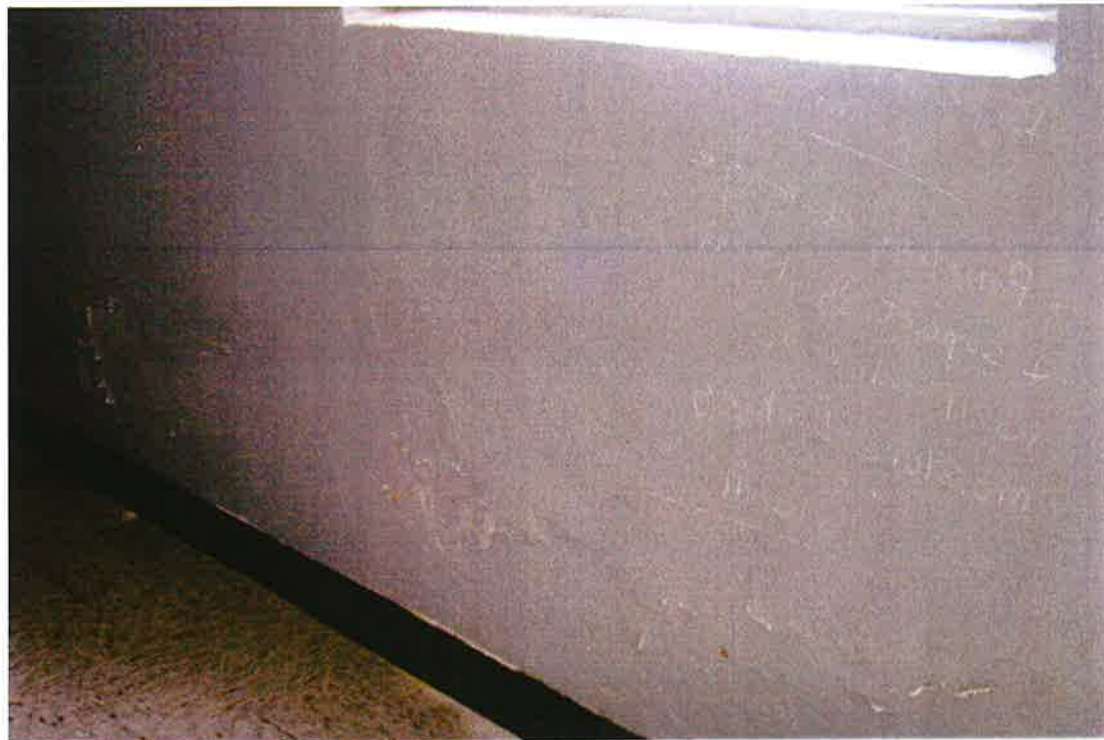


Kitchen
Ceiling Cracks



North Wall

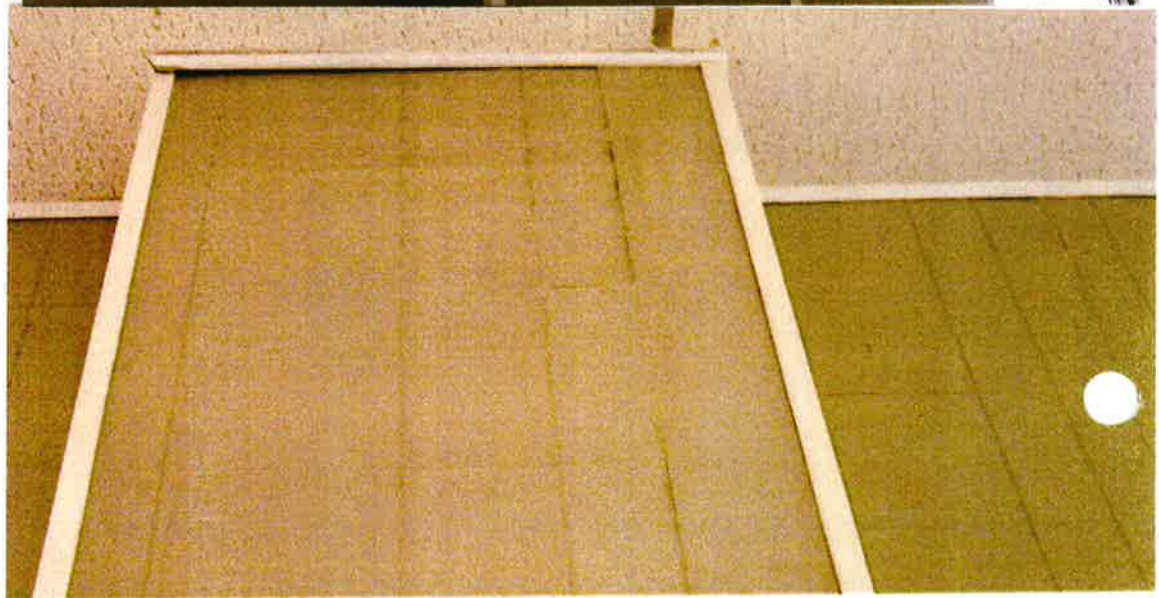
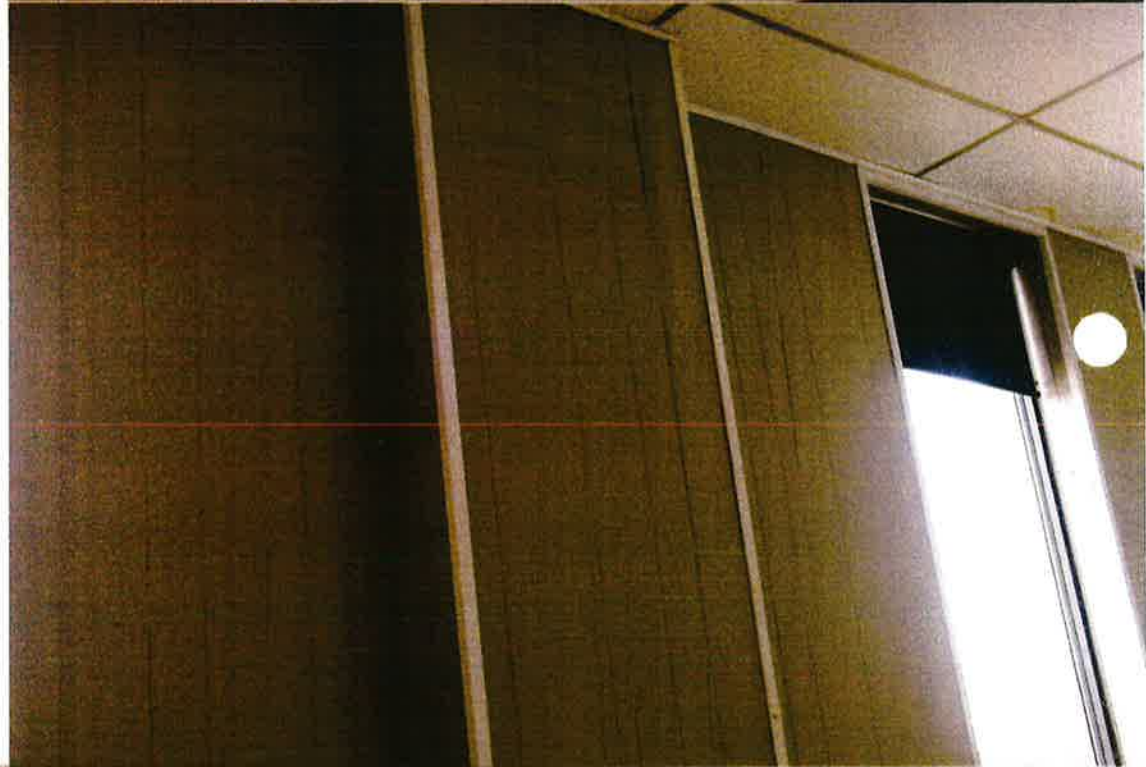
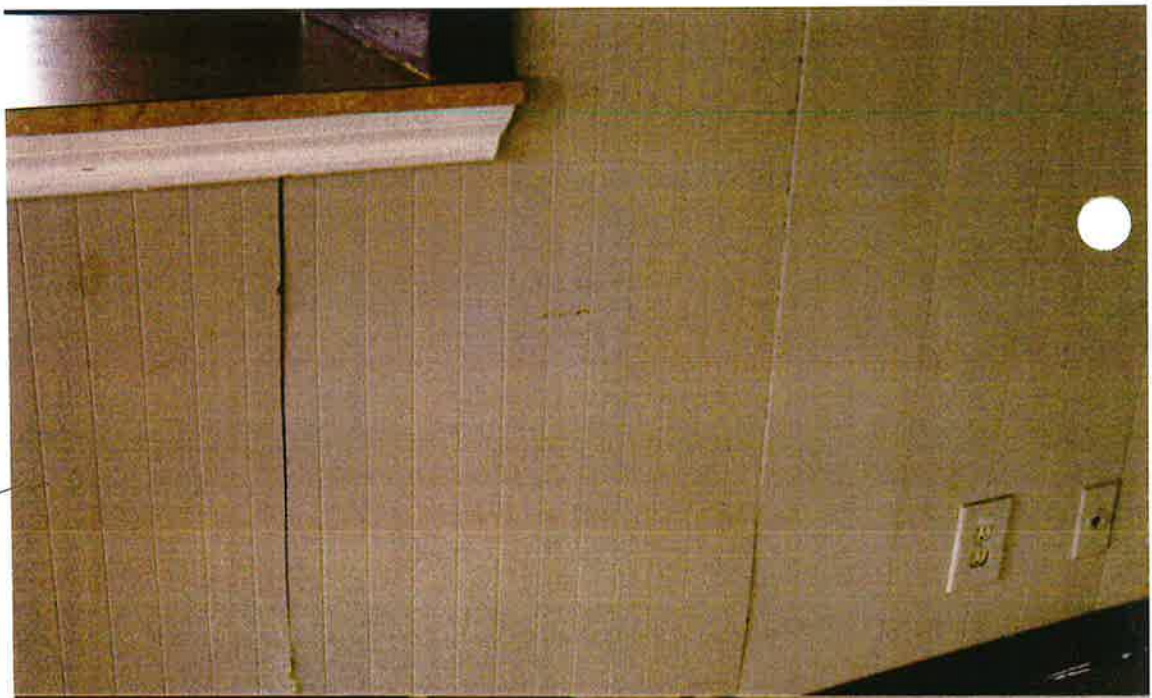
Moisture damage
From windows



Hallway
Graham Bld
Return Vent
Moisture
damage



Banquet Room
Paneling damage
& separating from
wall - due to
moisture leaking
South wall





Kitchen Pantry
ceiling Falling



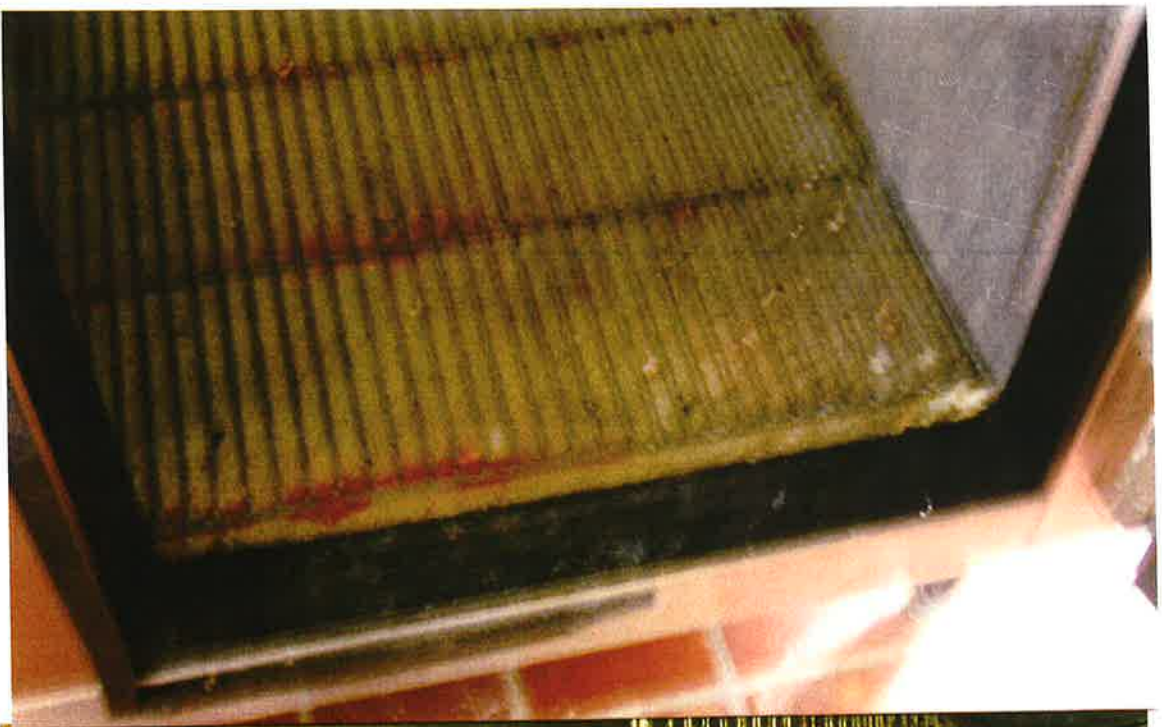
Maintenance Room
Ceiling Tile
Falling apart



Old MVB Room
A/c unit Not
Working

○ Kitchen
Refrigerator

Rusting through
Bottom
Leaking



Kitchen
Warming Table
Needs Replacing



Warming Table
Electrical
Hazard



Old City Hall
Men's Bathroom
upstairs URNal
Leaking

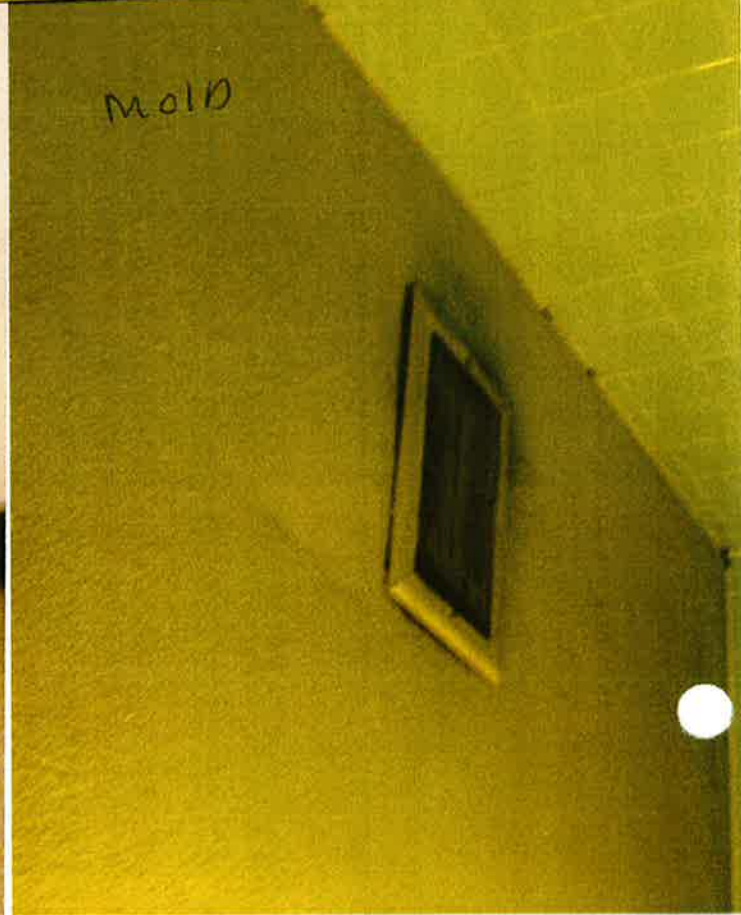


URNal won't
Flush properly

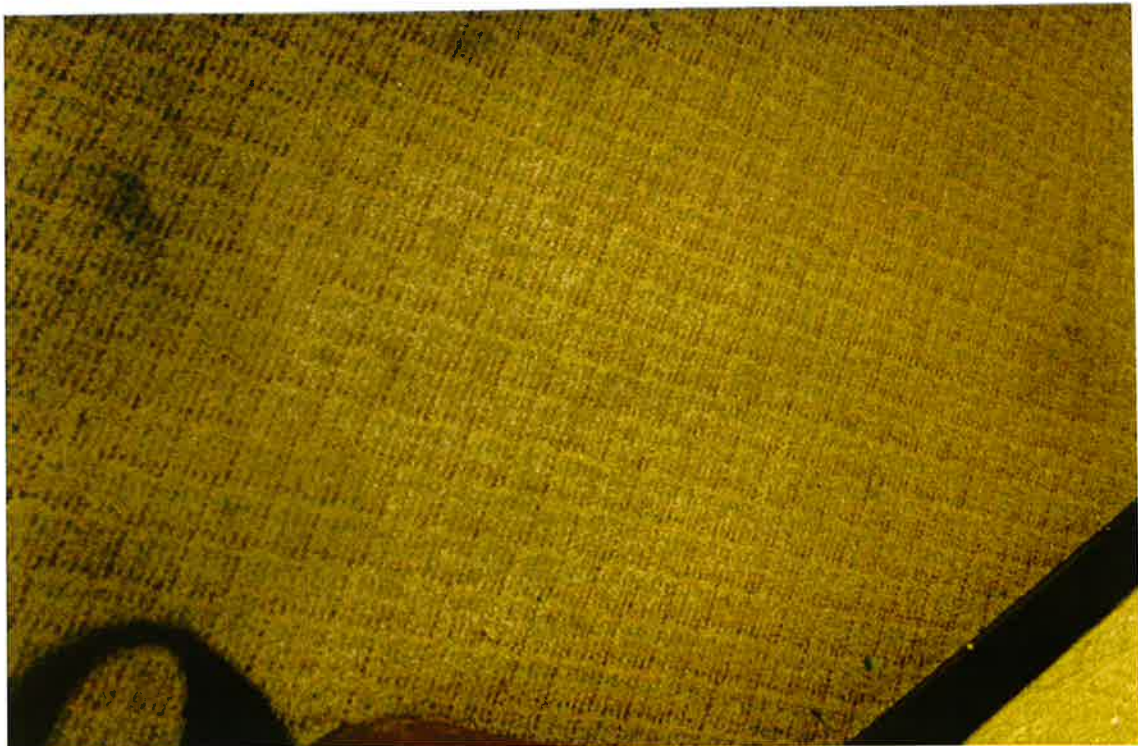


Banquet Room
Men's Bathroom
Bad odor From
Floor Drain &
Tile Damage





Carpet. Needs
Replacing

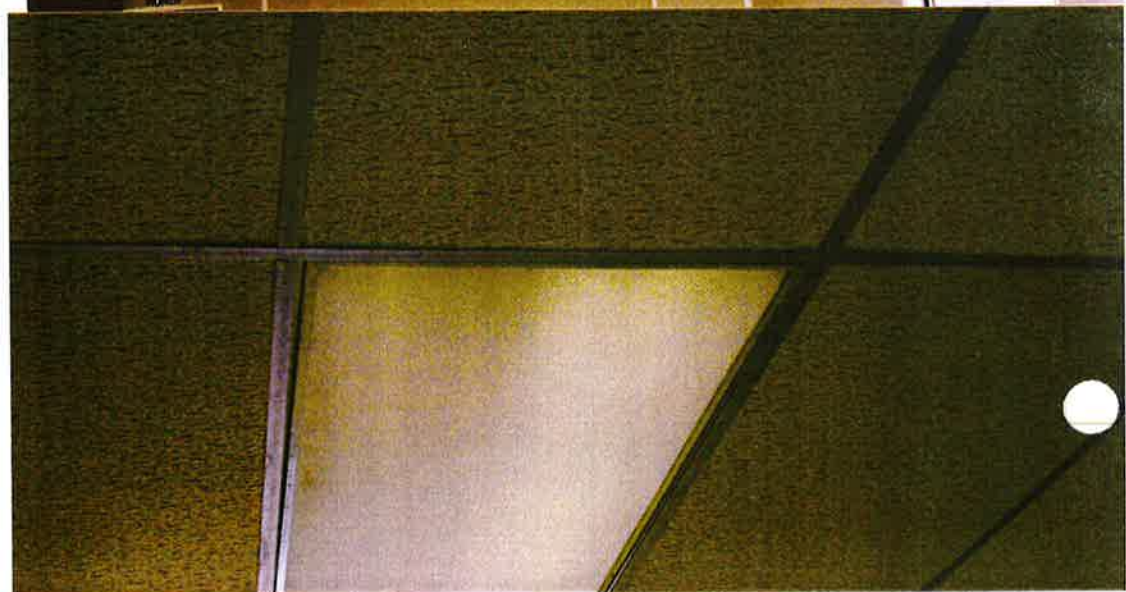
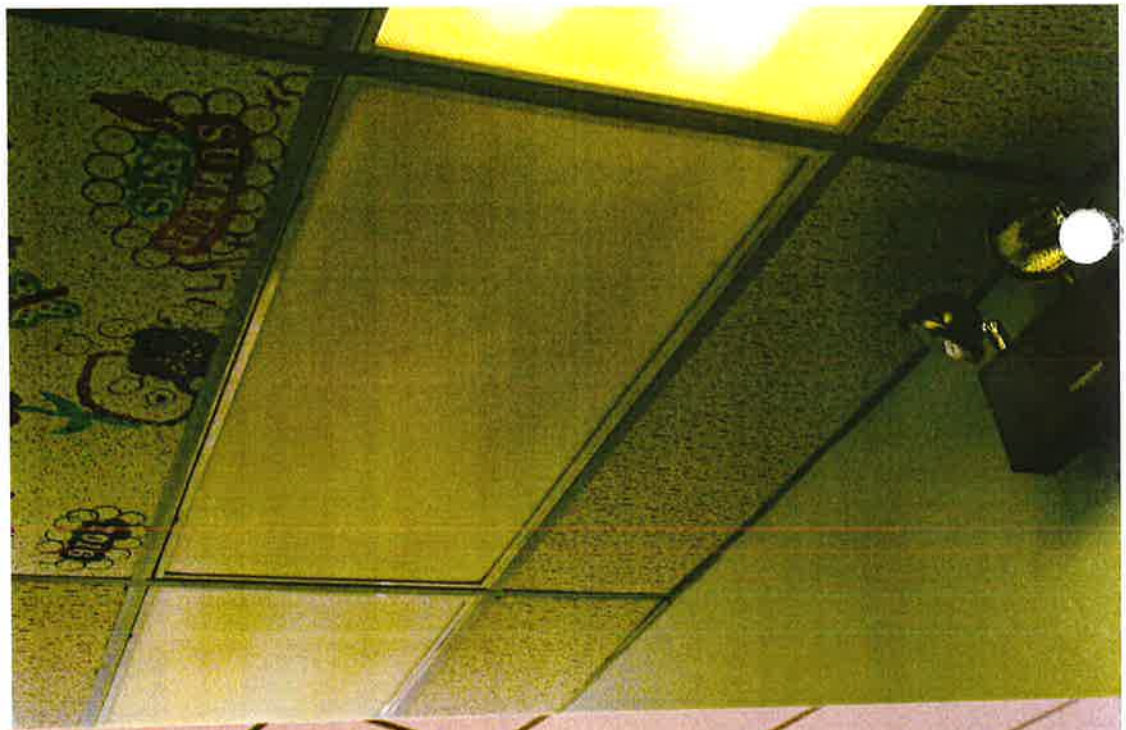


NEED LIGHT FIXTURES REPLACED THROUGHTOUT THE BUILDING

The old ballast are getting very hot and leaking
A black oil material causing a fire hazard. We
Have had a incident already. Luckily, we smelled
the smoke and turned the power off. The fuse
that was on the ballast failed and the breaker
did not flip off. The ballast wirers started to
burn.

The acrylic diffusers have yellowed & are very
Brittle.





Mayes County Soccer Club

- **New Roof on Club House**
- **New Toilets in both Men's/Women (2)**
- **Remove Trees by U-12 Practice field**
- **Fix U-14/U-19 Practice field Holds water and the drainage needs to be figured out**
- **Pour concrete beside Shelter to store dirt for repairs of playing fields**
- **Lighting for complex**
- **Catch net across the west end of the complex to catch balls.**
- **Put fence around the 5th street and add parking area**
- **Build (4) more soccer fields for practice**
- **Figure out water run off from Gather road it washes out our fields**

Mayes County Soccer Tournament Economic Impact Analysis 2018-2019

Teams	100	
Players	1,600	16 players on average per team
Family/Friends	3,424	2.14 family members for every player
Total visitors	5,024	This does NOT include referees

Total teams outside Pryor	65	65% come from outside Tulsa
Total players outside Pryor	1,040	
Players staying in hotels	884	85% stay in hotels
Hotel room nights	1,503	1.7 room nights on average

Average room night cost	\$106	This does not include taxes or fees
Total spent on hotels	\$159,318.00	

Activities and spending

Restaurants		85.7%
Gasoline		79.5%
Groceries		53.0%
Visited downtown		53.0%
Shopped at 1 or more retail		50.1%
Paid for entertainment (i.e. movies)		17.0%
Visited one or more shopping malls		14.8%
Visited medical facilities		1.0%

Average spent

Hotels	\$180.20
Restaurant meals	\$ 185.00
Groceries	\$ 62.00
Concessions or other food	\$41.00
Fuel	\$89.00
Other (sporting goods, entertainment, etc.)	\$169.00
Total	\$726.20

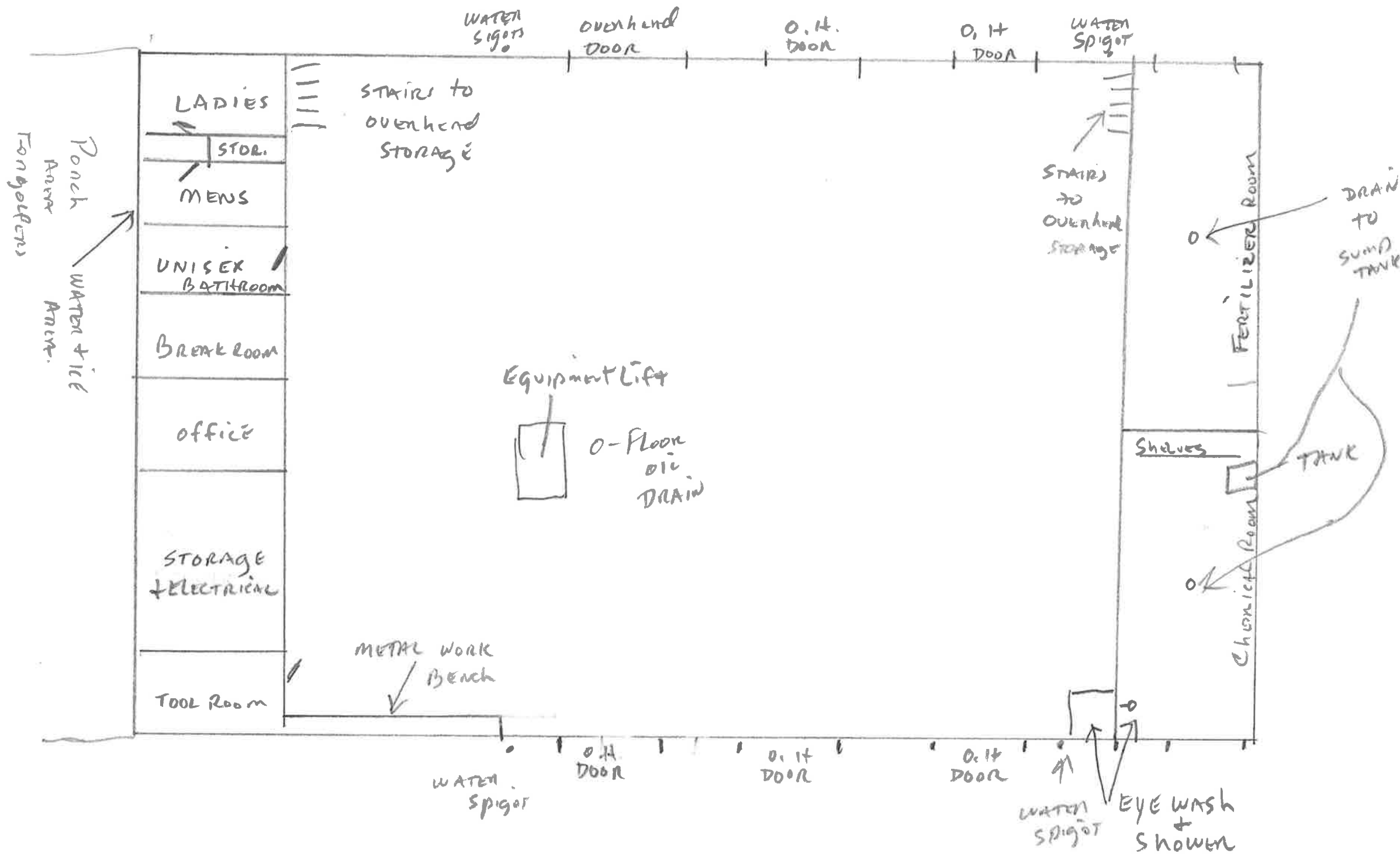
Source: Pryor chamber
of commerce

Total Direct Spending from outside visitors	\$755,248.00
Pryor area residents	\$406,672.00
Total Direct Spending	\$1,161,920.00
Total Economic w/ Indirect spending	\$2,055,704.62

Used standard 1.3 factor to reflect indirect results of visitor spending.

West
Approx 50' x 120'

↑ NORTH



SOUTH

150' →

✓ FENCE

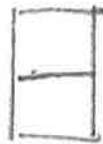
TOP
SOIL

SAND

30'

MAINTENANCE BUILDING

30'



EXISTING FUEL TANK

GATES

GATES

NORTH

WEST

EAST

Golf Course Proposal Oct 2018

The Golf Course Sub Committee, which is under the supervision of the Park Board, submits the following to the Mayor and City Council for consideration. In all areas of consideration, we are asking areas to be fully *ADA compliant which is not the case currently.^ Symbol indicates these bathrooms/buildings need extensive repairs, old & need to be torn down and totally re-built.

**1. New Maintenance Building to include *bathrooms
(approx cost \$400,000)**

^The existing building is very old, probably out of code compliance, chemicals and small equipment stored, small office area with breakroom not fit/suitable for eating. Replace with metal building with bathrooms (similar to the Park Dept bldg. at Elliott & Park St)

2. Combining three projects (approx. cost \$500,000)

a. One large Cart building with bathrooms approx. size 140 x 70 to replace the current three cart buildings that house privately owned electric golf carts, chargers, and supplies.^ Wooded buildings are very old, rotting wood, mice ridden; suggest tear down and replace with metal pre-fab structures; *will need paths from parking lot to each building.

b. Parking Lot including front entrance

Needs complete resurfacing and expanding further East; *will need several paths leading from parking lot to bathroom and leading to Pro Shop. New signage at front entrance.

c. Fence Along Front of Property

Complete replacement for security and safety.

**3. One On-Course bathroom to replace the present two
(approx. cost \$50,000)**

a. Tear down & replace current two bathrooms with new
Location TBD.

*b. ^Wood building, rotting wood, mice ridden, old rusty stool/plumbing.

4. Complete renovation of residence House (approx. cost \$80,000)

*Three small bedrooms/2 baths. ^Wood structure, probably out of code compliance;
*will need path between parking lot and front entrance. Corps of Engineers requires a person, Director of Golf/other, to live in residence for safety and security.

5. Widen concrete bridges on holes 7, 8, 10, 18 (approx. cost \$20,000)

These bridges are narrow barely accommodating the older and newer golf carts. There has been one incident a few years ago and many close-calls.

6. Club House/Pro Shop & Pro's office (approx. cost \$200,000)

Original wooden structure approx. needs complete renovation; front of Club House is ADA compliant.

The Park Board along with citizens, Jr and HS golf programs, many Corporate individuals realize the many benefits a well-maintained golf course brings to the community, citizens, business associates to have a lifetime of healthy quality of life activities. The Pryor Creek Golf Course is an enterprise entity and receives no sales tax money from the City or County. The golf course revenue is generated from Memberships, cart stall fees, daily green fees, and golf cart rentals only. During inclement rainy weather and winter, play declines and much less revenue is generated.

The Park Board's vision is to have a steady stream of financial support, similar to the Recreation Center, to be able to maintain the golf course and make other necessary improvements, eg: tee boxes, greens, equipment, mowers, cart paths and other unforeseen repairs.

Allowing the Pryor Creek Golf Course to be included in a future Bond proposal will ensure the life and longevity of the course, entire community, county, young and older adults, our children and grandchildren. Additionally, the Corporate attractions, the many Junior and HS tournaments that attract young golfers from all over the state and the multiple charitable golf tournaments speak volumes. By hosting the many charitable events, approximately \$80,000 is raised for local charities. The economic impact continues and will continue to grow. Corporate Mid America understands and values the priceless gift a well maintained golf course brings to its community.

Pryor Creek Golf Course Maintenance Building

- Office
- Break Room
- Tool Room
- Bathroom accessible from inside
- Bathroom accessible from outside
- Awning over outside bathrooms for golfers to park golf cart under
- Chemical Room
- Fertilizer Room
- Storage above office, break room, bathroom, etc.
- Would like building to face north or south running east-west
- Restrooms for golfers on west end
- Sky lights in shop area
- Vents in roof
- Exhaust fans
- Gas heaters in shop
- Eye wash and shower station
- Washing and drying machine area
- Floor drains – to separate oil
- Toro golf course equipment lift
- Sink area for mechanic to wash hands
- Covered shed
- Gas line from road
- Outside water spigot
- Outside electric
- Light on building (security purpose)







