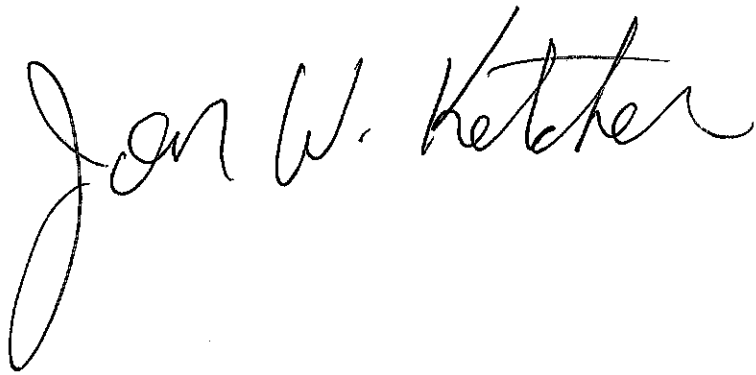


TO: The Mayor, City Council, and Citizens of Pryor Creek

FROM: Jon W. Ketcher, Councilman Ward 1

This letter is my resignation from my Ward One seat effective 12/01/22. My wife and I have sold our house and will be residing outside of ward one. It has been an honor and a privilege representing and serving the citizens of Pryor Creek.

A handwritten signature in black ink that reads "Jon W. Ketcher". The signature is written in a cursive style with a large, looping initial "J".

## Terry Dean Lamar

124 S. Vann, Pryor, OK 74361

Phone: 918-857-2530 | E-Mail: tdlamar62@hotmail.com

### Career Experience

**United States Air Force/Oklahoma Air National Guard (SMSgt Retired)** 1980-2022  
Intelligence Superintendent GS-11/E-8

### Community Involvement

**Pryor City Council** 1988-1992

- Police Committee-Chairman
- Insurance Committee-Member
- Building Maintenance Committee-Member
- Collective Bargaining/Negotiations Committee-Member
- Park Board Liaison
- MUB Liaison

**City of Pryor Library Board** 2001-2003

- Member and Chairman

**City of Pryor Recreation Center Board**

- Member 2022-Present

**PHS All-School Reunion** 2010-Present

- Board/Committee Member

**Pryor Main Street** 2013-2019

- Board Member

**Mayes County Historical Society**

- Vice President 1992-1993
- Vice President 2022-Present

**Senior Citizens Nutrition Center**

- Board Member 2022-Present

**First United Methodist Church**

- Sunday School Superintendent 1988-1993

### Education

- **Northeastern State University** 1997  
Bachelor of Arts (BA), History Education
- **Rogers State College** 1987  
Associate of Arts (AA), History 1986  
Associate of Arts (AA), Criminal Justice





**ECONOMIC DEVELOPMENT TRUST AUTHORITY  
PRYOR CREEK, OKLAHOMA**

Date: December 6, 2022  
To: City of Pryor Creek Council  
From: Adam Anderson, Chairman Pryor Economic Development Trust Authority (EDTA)  
RE: Request from Fund 68, Downtown Development Funds

---

On January 13, 2020, the City of Pryor Creek created a Trust Indenture (EDTA). The Trust has one Beneficiary, the City of Pryor Creek. The purpose of that Trust, among other things, is:

- Economic and Community Development
  - Conduct Studies and Prepare Comprehensive Plans related to the economic growth and development of the Beneficiary (City of Pryor Creek)
  - Promote, finance, and undertake the redevelopment of blighted areas or elimination of the blighted conditions within the boundaries of the Beneficiary
  - Promoting, financing, and developing any and all public works projects
  - Promoting, financing, and developing commercial and industrial projects
  - Promoting the development of industry within and without the territorial limits of the Beneficiary
  - Promoting, financing, and developing recreational, sports, cultural, tourism, entertainment and communication projects or facilities

On March 5, 2019, the citizens of the City of Pryor Creek voted in favor of Proposition No 1, which created a one twentieth of one percent (.05%), representing a portion of proceeds of an existing one-half of one percent (.50%) sales tax to be made available to create new jobs and retain existing jobs in the Main Street Corridor of the City by paying the costs incidental to and/or debt service on obligations issued to assist in the establishment of business and/or commercial facilities. To amend Ordinance No 2011-1 and extend the stated termination date of the levy of said tax to September 30, 2034.

The revenue generated from Proposition No 1 is held in a separate fund, noted as Fund 68. As of October 31, 2022, the fund balance was \$271,636.92. These funds are not part of the City of Pryor Creek's general fund, they are funds that were voted on by the citizens for the specific use in the Downtown Corridor (Highway 69 to Elliott Street and 1<sup>st</sup> Street to 1<sup>st</sup> Street).

For the last several months, the EDTA has been working to establish a framework in which to accomplish its obligations for Economic Development. Consideration was given to what other entities within Pryor were doing and if any partnerships could be beneficial. The concept became to not reinvent the wheel but to provide power and direction to those wheels that were already established. In doing so, the EDTA reached out to Pryor Main Street and requested a presentation by Jennie LaFave on the Pryor Main Street organization. Mrs. LaFave provided the EDTA with a detailed overview of the Main Street organization, where the program had been, and where the program was going.

The presentation included a breakdown of design elements that Main Street has completed over the last few years, façade grants, downtown planters and greenery, and seasonal light pole banners. The most

*12 North Rowe Street  
Post Office Box 1167  
Pryor Oklahoma 74362*



ECONOMIC DEVELOPMENT TRUST AUTHORITY
PRYOR CREEK, OKLAHOMA

impressive was the listing of events and promotions that Main Street has undertaken that directly impact the downtown corridor, including 10 major community events.

They provide services to write and manage downtown development grants, provide architecture expertise through the greater Main Street network, and facilitates the recording and reporting of statistics on downtown corridor properties (vacancies, average rental price, and ownership).

Through the Main Street organization their staff attends trainings annually on preservation, revitalization, community relations, beautification, fundraising, tourism, grant writing, and more.

That same organization allows for Main Street's membership to obtain FREE architect design, interior design, merchandising, window design, board training, grant assistance, historical preservation, and many more services.

Those points were great and provide needed services but what has this really meant for Pryor economically?

The numbers provided in the presentation showed a massive economic impact on Pryor

Table with 4 columns: Item, Value, Program to Date, Total Value. Rows include 2021 Private Reinvestment (\$16,548), Building Rehabilitations (4), New Businesses (3), and Volunteer Hours (608).

Main Street has also been THE driving force for the Streetscape and has raised \$206,182.84 for the Streetscape and just recently submitted a TAP (Transportation Alternative Program) Grant Application for \$668,561.21. This funding will represent a real investment in the downtown corridor.

What this meant to the EDTA was that we had an established entity within the Downtown Corridor (69 to Elliott and 1st Street to 1st Street) that understood economic development, had a track record of positive results, had procedures for reviewing grant applications, and managing events. They also had a strong support system with the overall Main Street program guidelines and accreditation process. This entity could provide a large portion of what the EDTA needed and it was ready to go. The alternative would be for the EDTA to engage individuals or third-party vendors to provide the services we need. Primarily those services are grant writing, program administration, and data gathering.

In September 2022, the EDTA began working with Main Street and the City Attorney to develop a Memorandum of Agreement (MOA) between the EDTA and Main Street. The MOA lists the duties that Main Street will perform on behalf of the EDTA. Those duties include:

- Grant Writing
Data Gathering and Reporting
Community Development Reporting
Main Street Corridor Project Coordination and Oversight
EDTA Loan and Grant Program Coordination

12 North Rowe Street
Post Office Box 1167
Pryor Oklahoma 74362



**ECONOMIC DEVELOPMENT TRUST AUTHORITY**

**PRYOR CREEK, OKLAHOMA**

All of the above bullet points will be limited to occurring within the downtown corridor as directed by the ballot and ordinance language for Fund 68, Downtown Development Funds.

In exchange for these services the EDTA will pay Main Street a \$25,000 retainer and \$5,000 per month, as well as compensate Main Street for grants written and grants received. The initial term of the MOA will be from January 1, 2023 to June 30, 2023, at which time it will be reviewed for renewal. This will allow subsequent renewals to coincide with the fiscal year utilized by the EDTA.

To fund this MOA, the EDTA is requesting \$55,000 from the Downtown Development Fund. This fund was established by a vote of the citizens as a dedicated fund for use in the downtown corridor, defined as Highway 69 to Elliott and North 1<sup>st</sup> Street to South 1<sup>st</sup> Street. The MOA and Main Streets bylaws state that the services provided by Main Street to the EDTA are to be used for activities within the confines of the downtown corridor.

The EDTA believes that the services to be provided by Main Street will be invaluable in the EDTA's mission to provide for economic development for the benefit of the City of Pryor Creek. We know that \$55,000 for the remainder of the fiscal year is a substantial amount. However, we also realize that contracting for the reporting services, data gathering services, and oversight services through a third party, possibly outside of the City, would be more expensive and would not have the local knowledge that Main Street's staff provides. Requesting \$55,000 for the MOA will, obviously, reduce the fund balance by that \$55,000. However, that fund gains approximately \$10,000 per month, from sales tax appropriated via the 2019 bond election. So, over the term of the initial MOA the fund will more than replenish itself.

Main Street will be required to make report to the EDTA on a frequent basis and the EDTA will make report to the City Council on the effectiveness of the MOA. The EDTA is taking steps to fulfill its role as an economic driver for the city. This is an important step in that direction and while the EDTA can operate anywhere within the boundaries of the City of Pryor Creek, we believe our first non-sports endeavor should be this partnership with Main Street and a focus on the downtown corridor. Our downtown is coveted by other areas, it has daily activity, the buildings are in good shape and attractive, and Main Street has worked hard to open opportunities for more growth and activity in the evening. If approved this funding will help ensure the EDTA is fulfilling its role and our downtown flourishes.

Today, exclusive of salaries, Main Street is budgeted to spend approximately \$12,350 on grants, downtown beautification, downtown promotions, special events (Third Thursday, Shop Small Saturday, Cruise Nights, etc), and conferences. All of those items tie directly to community development. By partnering with Main Street in this manner EDTA will be able to increase the grant opportunities which is currently only \$9,000 and expand the events and the impact they have.

For example, Third Thursday is an event that many think of as only a street closing event. However, it brings in people to our main street corridor at a time that people otherwise would not be downtown. The importance of events in the evening hours when downtowns across the state are typically vacant is imperative for businesses looking to locate in any area. When businesses look to locate or relocate, as



**ECONOMIC DEVELOPMENT TRUST AUTHORITY**

**PRYOR CREEK, OKLAHOMA**

important as incentives to the business can be, the quality of life for their employees are just as important or in some cases more important.

Locating a business in an area isn't just about the available space, it is about what workers you can get, will your management team live in the community, will you have high turnover for people. Executives leaving a site and driving through an active downtown at 7 PM vs an empty downtown could be the deciding factor in building in Pryor or not building in Pryor. Why does the EDTA want to support these activities:

- Attraction of New Businesses
- Generating Revenue
  - Food trucks pay sales tax
  - Street Vendors pay sales tax
  - Brick and Mortar sites report higher sales during events, paying more sales tax

It would be easy to say that Main Street can raise funds for these events on their own, and they do and have done a good job of it. What we are proposing is that EDTA partner with Main Street to not only help fund these events that directly impact Community Development, but to help EDTA make good on our responsibility to the beneficiary of the trust, the City of Pryor Creek, allowing Main Street to become our boots on the ground and reporting partner, and utilizing the expertise they already have.

This request from the EDTA is to utilize funds held in Fund 68, which was created by the passage of Proposition No 1 as a dedicated fund for the Downtown Corridor, to fund an agreement between the EDTA and Main Street for an initial term of six (6) months. At the end of that six-month period the reporting will be in place, the initial results will have been documented, and I will make a presentation to the City Council on the status of the agreement and what the benefits have been. If given this opportunity, I will accept the responsibility to manage the relationship and expectations of the agreement between EDTA and Main Street and to provide documentation to the City Council on the impact of the arrangement. Should at any time the arrangement not provide the results that EDTA expects, it can be terminated. If the arrangement does not provide positive impact to Community Development, that is documentable and accountable, as Chairman of the EDTA I will act and terminate the MOA at the renewal in June 2023. However, if it is a success, I will be here to champion the results and request funding for the renewal of the MOA.

Sincerely,

Adam C. Anderson  
EDTA Chairman

*12 North Rowe Street  
Post Office Box 1167  
Pryor Oklahoma 74362*

Provided as an attachment to EDTA Request from Fund 68 - Memo for December 6, 2022 City Council Meeting

**MEMORANDUM OF AGREEMENT  
CONCERNING  
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY, A Public Trust  
AND  
PRYOR MAIN STREET, INC, A Not For Profit Corporation**

**THIS AGREEMENT** is made and entered into on the \_\_\_\_ day of \_\_\_\_\_, 2022 by and between **PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY**, a Public Trust, (hereinafter referred to as the “**EDTA**”) and **PRYOR MAIN STREET, INC.**, a Not For Profit Oklahoma Corporation, (hereinafter referred to as “**Main Street**”).

**WHEREAS**, Main Street is a not for profit Oklahoma corporation which is part of the Oklahoma Main Street Program, and

**WHEREAS**, Main Street’s purpose is the promotion of the economic development of the Pryor downtown area, and

**WHEREAS**, the EDTA is an Oklahoma Public Trust having as its sole beneficiary, the City of Pryor Creek, Oklahoma, and

**WHEREAS**, the purpose of the EDTA, among other things as set forth in its Trust Indenture, is to foster and promote an improved economic climate within the City of Pryor Creek, Oklahoma and to otherwise promote the general welfare and prosperity of the Beneficiary (Pryor Creek), and

**WHEREAS**, the EDTA and Main Street find that it would be mutually beneficial to coordinate their operations to achieve their common purposes, realize efficiencies in staffing required of each entity and efficiencies in the expenditure of resources available to them, and

**WHEREAS**, Main Street, through their bylaws, is focused on preserving the City of Pryor’s historic downtown (Highway 69 to Elliott Street and NE 1<sup>st</sup> to SE 1<sup>st</sup>).

**NOW THEREFORE**, the EDTA and Main Street agree as follows:

**1. GRANT WRITING:**

Main Street is possessed of staff with experience and training in the subject of grant writing. A broad range of grants are periodically made available to local communities for purposes aligned with the purposes of either or both Main Street and the EDTA. By utilizing Main Street staff for grant writing projects, the EDTA would realize the benefit of having ready and local access to grant writing services by those already familiar with, and engaged in the local community. Grants potentially awarded to the EDTA for local community development, likewise contributes to the achievement of the purposes of Main Street for the economic development of downtown areas. To these ends Main Street agrees to serve as grant writer, as needed and requested, by the EDTA during the term of this agreement. The EDTA agrees to compensate Main Street for the grant writing services as follows:

- A. **Grant Applications:** An annual lump sum payment of \$100 for each \$10,000 in completed grant applications. The basis for the lump sum shall be calculated by adding the cumulative amount of all grant applications completed during each term of this MOA. Local or other matching portion of grants shall not be included in the calculation of the \$10,000 increments



of completed grant applications. As a condition of payment under this paragraph Main Street shall be obligated to obtain advance authorization from the Board of Trustees of the EDTA for the drafting and completion of particular grant applications. Payment under this paragraph shall occur within a reasonable time period following the completion of the preceding year in which the payment was earned.

- B. **Awarded Grants:** An annual lump sum payment of \$500 for each \$10,000 in awarded grants. The basis for the lump sum will be calculated by adding the cumulative amount of all grants awarded during each term of this MOA. The local or other matching portion of grants shall not be included in the calculation of the \$10,000 increments in awarded grants. Payment under this paragraph shall occur within a reasonable time period following the receipt by the grant recipient of the grant funds awarded.

**2. DATA GATHERING AND REPORTING:**

Main Street is consistently engaged in the process of gathering local, regional and statewide data and information relevant to the subject of downtown main street economic conditions, quality of life matters, development and revitalization of downtown areas and programs. This information is valuable and of benefit to the EDTA in the pursuit of EDTA's function and purpose. Main Street agrees to provide services to the EDTA in the form of periodic reporting and updates on a schedule of a minimum of biannual updates on these topics. Main Street shall be compensated by the EDTA for these services under paragraph 5 hereof.

**3. COMMUNITY DEVELOPMENT REPORTING:**

Main Street is consistently engaged in the development progress, plans, projects and expressed needs concerning the Main Street Corridor in Pryor Creek. As such, Main Street is knowledgeable and possessed of valuable information which would aid EDTA in identifying and meeting its purpose to promotion of the economic development of the Pryor downtown area. Main Street agrees to provide biannual reporting to the EDTA of development progress, plans, projects and expressed needs concerning the Main Street Corridor. Main Street shall be compensated by the EDTA for these services under paragraph 5 hereof.

**4. MAIN STREET CORRIDOR PROJECT COORDINATION AND OVERSIGHT:**

The EDTA will from time to time engage in projects in the Main Street Corridor involving the enhancement of esthetic appearance and quality of life matters which may include, but not be limited to such things as grants, loans or other incentive programs to Main Street Corridor businesses and property owners. In such endeavors Main Street agrees to serve in the capacity of consultant and project facilitator for the design and implementation of such projects. Main Street shall be compensated by the EDTA for these services under paragraph 5 hereof.

**5. EDTA LOAN AND GRANT PROGRAM:**

The EDTA has the ability to create and administer a loan or grant program to assist in the creation and retention of existing jobs and to assist in the establishment of business and/or commercial facilities in the City of Pryor Creek. Main Street has the knowledge, expertise, and contacts within the Main Street Corridor to administer such a program. EDTA will engage Main Street to make available the application for EDTA grants or loans, review grant or loan applications, and make recommendation to the EDTA on awarding those grants or loans. Reports on the progress made with grants or loans shall be included in the Community Development Reporting defined under paragraph 3. The amount of Grant or loan pool, specific details of the application form, terms of the grant or loan, and awarding of the grants or loans shall be approved by the EDTA

**6. COMPENSATION FOR SERVICES:**

In consideration of the services rendered by Main Street to the EDTA under paragraphs 2, 3, 4, and 5 hereof EDTA agrees to pay to Main Street: (A) an initial retainer fee in the amount of Twenty-Five Thousand Dollars (\$25,000) and (B) an annual fee in the amount of \$60,000 to be paid monthly to Main Street in equal installments of \$5,000 per month. Payment of the initial retainer shall be made within 30 days of the effective date of this agreement. Monthly payments specified herein shall be made on or before the last day of each month during the effective term of this agreement. The annual fee specified in this paragraph shall be reduced in the initial term as specified in paragraph 8 hereof from \$60,000 to a prorated amount based on \$5,000 per month from the effective date of this agreement through June 30, 2023.

**7. YEARLY RETAINER PAYMENT UPON RENEWAL OF AGREEMENT:**

Upon renewal of this agreement as hereinafter provided in paragraph 8 the EDTA shall pay to Main Street an additional yearly retainer in such sum as the parties shall mutually agree in writing.

**8. TERM OF THE AGREEMENT/CANCELLATION:**

The initial term of this agreement shall commence on the first day of the month following the month of full execution hereof by Main Street and the EDTA and shall terminate on June 30, 2023. The agreement shall automatically renew upon the same terms and conditions as herein stated on July 1, 2023 for a twelve-month term ending on June 30, 2024. The agreement shall further automatically renew annually thereafter for like terms of July 1 to June 30 in each succeeding year for 3 additional renewal periods. Either party may terminate this agreement upon ninety (90) days written notice to the non-terminating party.

**9. FUNDING CONTINGENCY:**

This agreement and all extensions hereof shall be subject to the receipt by the EDTA of funding from the City of Pryor Creek on an annual basis in such an amount as sufficient to satisfy the EDTA obligations to pay specified herein. A Portion of the funding coming to the EDTA from the City of Pryor Creek is anticipated to be from the City's Fund #68, however funding from the City is not anticipated to be limited to the City's Fund #68.

**10. NOTICES:**

Any notice given under this agreement shall be effective delivered to:

Main Street: The then serving director or chair or secretary of the Board for said entity.

EDTA: The then serving chair or secretary of the EDTA.

**11. TERMINATION ON DISSOLUTION/INSOLVANCY:**

This agreement shall be terminated and be deemed null and void upon the dissolution, insolvency or other termination of existence or operations of either party.

**12. FULLY INTEGRATED AGREEMENT/MODIFICATION OF AGREEMENT:**

This agreement is a fully integrated agreement governed by the express terms hereof and there are no side agreements or understandings. This agreement may only be modified by written amendment upon the mutual agreement of the parties hereto.

**PRYOR ECONOMIC DEVELOPMENT  
TRUST AUTHORITY, an Oklahoma  
Public Trust.**

\_\_\_\_\_  
Adam Anderson, Chairman/Trustee

\_\_\_\_\_  
Signature Date

This agreement approved by majority vote of the trustees for the Pryor Economic Development Trust Authority in open meeting on the 22<sup>nd</sup> day of November 2022.

Attest:

\_\_\_\_\_  
Darla Coats, Trust Secretary

**PRYOR MAIN STREET, INC., an  
Oklahoma Not For Profit Corporation**

\_\_\_\_\_  
President

\_\_\_\_\_  
Signature Date

This agreement approved by majority vote of the board of directors for Pryor Main Street, Inc. in regular or special meeting conducted on the \_\_\_\_ day of \_\_\_\_\_, 2022.

Attest:

\_\_\_\_\_  
Secretary

TO VOTE:  
FILL IN THE BOX NEXT TO  
YOUR CHOICE(S) LIKE THIS:



Correct



Incorrect

PROPOSITIONS

PROPOSITION NO. 1

Shall the City of Pryor Creek, State of Oklahoma, be authorized to amend Ordinance No. 2011-1 of the City, by modifying Ordinance No. 2011-1, in order that nine twentieths of one percent (.45%) which represents a portion of the proceeds of an existing one-half of one percent (0.50%) excise tax (sales tax) be made available for certain capital expenditures to include, but not be limited to police and firefighting facilities and such other capital expenditures as determined by the Mayor and City Council of the City of Pryor Creek, Oklahoma, all for the use and benefit of the City, or any public trust with the City as beneficiary and/or for debt service in connection with obligations issued to finance said capital expenditures, and by modifying Ordinance No. 2011-1, in order to extend the stated termination date for the levy of said tax to September 30, 2034, all as more specifically set forth in Ordinance No. 2018-18 of the City?

FOR THE  
PROPOSITION - YES

AGAINST THE  
PROPOSITION - NO

PROPOSITION NO. 2

Shall the City of Pryor Creek, State of Oklahoma, be authorized to amend Ordinance No. 2011-1 of the City, by modifying Ordinance No. 2011-1, in order that one twentieth of one percent (.05%) which represents a portion of the proceeds of an existing one-half of one percent (0.50%) excise tax (sales tax) be made available to create new jobs and retain existing jobs in the Main Street Corridor of the City by paying the costs incidental to and/or debt service on obligations issued to assist in the establishment of business and/or commercial facilities, and by modifying Ordinance No. 2011-1, in order to extend the stated termination date for the levy of said tax to September 30, 2034, all as more specifically set forth in Ordinance No. 2018-19 of the City?

FOR THE  
PROPOSITION - YES

AGAINST THE  
PROPOSITION - NO



# Mayes

Data provided by YOLANDA THOMPSON County Assessor

Property Information - Date 11/17/2022

The Mayes County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Mayes County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Assessment Data			Primary Image				
Account	490016576						
Parcel ID	1001-00-061-005-0-001-00						
Cadastral ID	1001-061-005-00-0-001-00						
Property Type	REAL - Real Property						
Property Class	E						
Tax Area	14 - Pryor City I-1						
Lot Size	4.00 - Lots						
Owners Name	PRYOR, CITY OF PO BOX 1167 PRYOR OK 74362-0000						
Parcel Location							
Situs	S MILL						
Subdivision	PRYOR ORIGINAL						
Lot/Block	0005 / 0061						
Sec/Twn/Rng	- - -						
Neighborhood	107000 - PRYOR COMMERCIAL						
Legal Description			Image Date	3/23/2020			
PRYOR ORIG BLK 61 LOTS 5,6,7,8							
Valuation	2022	2021	Tax Detail (Millages)		%	Mills	Dollars
Land Value	87,696	87,696	T001	Pryor City			
Improvements	0	0	C001	Mayes County			
Mobile Home	0	0		General Fund	12.4	10.33	.00
Fair Market Value	87,696	87,696		Health Fund	1.9	1.55	.00
Taxable Value - Capped	0	0		Common Fund	4.9	4.13	.00
Assement Ratio	11.2%	11.2%	SI01	Pryor School			
Gross Assessed	0	0		General Fund	42.8	35.79	.00
Exemptions	0	0		Building Fund	6.1	5.11	.00
Net Assessed	0	0		Sinking Fund	18.4	15.34	.00
Tax Rate	83.5800	84.4200	V001	Vo Tech - 1			
Estimated Taxes	0.00	0.00		General Fund	12.4	10.33	.00
				Building Fund	1.2	1.00	.00



# Mayes

Data provided by YOLANDA THOMPSON County Assessor

Property Information - Date 11/17/2022

### Billed History

Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2021	PRYOR, CITY OF	14	87,696	0	0	0.00
2020	PRYOR, CITY OF	14	87,696	0	0	0.00
2019	PRYOR, CITY OF	14	84,564	0	0	0.00
2018	PRYOR, CITY OF	14	84,564	0	0	0.00
2017	PRYOR, CITY OF	14	84,564	0	0	0.00
2016	PRYOR, CITY OF	14	0	0	0	0.00
2015	PRYOR, CITY OF	14	0	0	0	0.00
2014	PRYOR, CITY OF	14	0		0	1.00
2013	PRYOR, CITY OF	14	0		0	1.00
2012	PRYOR, CITY OF	14	0		0	1.00
2011	PRYOR, CITY OF	14	0		0	1.00
2010	PRYOR, CITY OF	14	0		0	1.00
2009	PRYOR, CITY OF	14	0		0	1.00

### Attached Images

Image ID 6874  
 Image Date 11/1/2015



\\192.168.10.3\PICTURES\1001-00-061-005-0-001-00.JPG

Image ID 39960  
 Image Date 11/1/2015



\\192.168.10.3\PICTURES\1001-00-061-005-0-001-00-1.JPG

**Prepared for:**

City of Pryor Creek  
P.O. Box 1167  
Pryor, Oklahoma, 74362

Attn: Ms. Darla Coats



**APPRAISAL REPORT**

**SPECIAL PURPOSE POLICE STATION  
(Pryor Creek Police Department)**

214 South Mill Street  
Pryor, Oklahoma, 74361

File No. NA

Effective Date of Value  
November 4, 2022

Date of Report  
November 15, 2022



Prepared by:

HINKLE & ASSOCIATES, INC.  
7733 West Britton Road  
Oklahoma City, OK 73132

Tel: 405-721-1734

Fax: 405-721-1327

Email: [appraiser@hinkleandassociates.com](mailto:appraiser@hinkleandassociates.com)

Website: [hinkleandassociates.com](http://hinkleandassociates.com)



November 15, 2022

Ms. Darla Coats  
City of Pryor Creek  
P.O. Box 1167  
Pryor, Oklahoma, 74362

Re: Special Purpose Police Station  
(Pryor Creek Police Department)  
214 South Mill Street  
Pryor, Oklahoma, 74362

Dear Ms. Coats:


In fulfillment of the agreement outlined in the letter of engagement dated October 20, 2022, I am pleased to present the attached Appraisal Report of the Fee Simple Estate of the subject's "As-Is" Market Value as of the Effective Date of November 4, 2022. The report sets forth my opinion of the market value along with statements of supporting data and reasoning which form the basis of my opinion.

The value opinion reported is qualified by certain definitions, limiting conditions, and certifications which are set forth within the following report. This report was prepared for and my professional fee billed to The City of Pryor Creek. It is intended only for use by your internal management, your auditor, and appropriate regulatory authorities. It may not be distributed to or relied upon by other persons or entities without my written permission.

The property was inspected by Lindsey Conant and the report was developed by our firm. I am an Oklahoma Certified General Appraiser. Finally, economic conditions appear to be continually changing due to the COVID-19 health crisis. The client is cautioned to fully evaluate the current economic and market conditions when relying upon the conclusions set forth in our valuation of the above referenced property. If you have any questions concerning the report, please contact Ms. Conant at 405-721-1734.

**Respectfully submitted,**

**HINKLE & ASSOCIATES, INC.**

  
**Lindsey Conant, Senior Associate**  
*Candidate for Designation of the Appraisal Institute*  
*Oklahoma Certified General Appraiser No. 13105CGA*



## CERTIFICATION STATEMENTS

I certify that, to the best of my knowledge and belief. . .


- ◆ The statements of fact contained in this report are true and correct.
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ◆ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- ◆ I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ◆ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ◆ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ◆ This report conforms to Title XI Regulations and the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.
- ◆ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP 2020-2022). Additionally, this report has been prepared in conformity with the Code of Professional Ethics and Standards of Valuation Practice as promulgated by the Appraisal Institute and the Certification Standard of the Appraisal Institute as of the Effective Date of January 1, 2019.
- ◆ Lindsey Conant has made a personal inspection of the property that is the subject of this report.
- ◆ No one other than the undersigned provided significant real property appraisal assistance to the person signing this certification.

**Certification Statements** - continued

- ◆ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- ◆ As of the date of this report, Lindsey Conant has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Candidates for Designation.

I do certify that I have analyzed the property described as:

Lots, Five (5), Six (6), Seven (7) and Eight (8) in Block Numbered 61 in the Incorporated Town of Pryor Creek, Mayes County, Oklahoma, according to the recorded plat thereof.

  
**Lindsey Conant, Senior Associate**  
*Candidate for Designation of the Appraisal Institute*  
*Oklahoma Certified General Appraiser No. 13105CGA*

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

### APPRAISAL DATES

Effective Date of Appraisal: November 4, 2022  
Date Prepared: November 4, 2022  
Date of Transmittal: November 15, 2022

### SUBJECT

Name: Pryor Creek Police Department  
Location: NW/C of S. Mill Street (US-69) and S.W. 3<sup>rd</sup> Street  
Address: 214 South Mill Street  
Pryor, Oklahoma, 74362  
Legal Description: Lots, Five (5), Six (6), Seven (7) and Eight (8) in Block Numbered 61 in the Incorporated Town of Pryor Creek, Mayes County, Oklahoma, according to the recorded plat thereof.

### PHYSICAL DATA

Property Rights Appraised: Fee Simple Estate  
Property Type: Special Purpose Police Station  
Number of Buildings: 1  
Building Sizes:  
Office/Jail: 6,525 square feet  
Storage Warehouse/Shop: 4,991 square feet  
Gross Building Area (GBA): 11,516 square feet  
Construction Type: Concrete Block  
Year Built/Renovated: 1950/1983, 1987 and 2000's  
Gross Land Area: 32,000 square feet or 0.73 acres, more or less

**Summary of Salient Facts and Conclusions** - continued

Land-to-Building Ratio:	2.78-to-1
Coverage Ratio:	36%
Shape:	Rectangular
Frontage (FF):	320.00 FF - W/S of South Mill Street (US-69) 100.00 FF - N/S of S.W. 3 <sup>rd</sup> Street
Topography:	At street grade to slightly sloping, allowing for natural drainage.
Wetlands:	None observed
Flood Zone:	Zone X
Community Panel No.:	40097C0237E
Dated:	September 16, 2011
Environmental Hazards:	None noted.
Endangered Species:	None known
Zoning:	“CAR,” Commercial Automotive Recreation District
Easements:	The appraiser was not provided with a survey. Typical street right-of-way, cross-over easements, building setback and utility easements were recognized.
Encroachments:	None noted
Site Improvements:	Asphalt pavement, concrete sidewalks and ramp, chainlink fence with barbed wire and metal panels, swing gates, a double-sided, lighted sign and natural vegetation.
Utilities:	
Water & Sewer:	Municipal Utility Board
Gas:	Oklahoma Natural Gas (ONG)
Electricity:	Municipal Utility Board
Telephone:	AT&T

**Summary of Salient Facts and Conclusions** - continued

Mayes County Account Number: 490016576 - Exempt

**HIGHEST AND BEST USE**

As Vacant: Hold for speculative commercial development or an end user is likely

As Improved: As currently improved as a special purpose police station

**VALUE INDICATIONS**

**Cost Approach: \$920,000**

**Sales Comparison Approach: \$920,000**

**FINAL VALUE INDICATION**

**“AS-IS” MARKET VALUE \$920,000**  
**Price Per Square Foot: \$79.89/PSF**

## TABLE OF CONTENTS

	<u>Page</u>
Letter of Transmittal .....	ii
Certification Statements .....	iii
Summary of Salient Facts and Conclusions .....	v
Table of Contents .....	viii

### PART TWO - PREMISES OF THE APPRAISAL

Purpose of the Appraisal .....	1
Intended User .....	1
Date of Value and Property Inspection .....	1
Property Rights Appraised .....	1
Scope of Work .....	2
Definitions of Value .....	4

### PART THREE - PRESENTATION OF DATA

Market Area Analysis .....	5
Identification of the Subject Property .....	10
Property Ownership and Recent History .....	10
Site Analysis .....	11
Description of Improvements .....	15
Subject Photographs .....	18
Highest and Best Use	
As Vacant .....	20
As Improved .....	22
The Sales Comparison Approach - Vacant Land .....	23
The Cost Approach .....	25
Cost Schedule .....	31
The Sales Comparison Approach .....	32
Improved Sales Adjustment Grid .....	37

### PART FOUR - CONCLUSIONS

Reconciliation .....	38
Exposure Time .....	39
Assumptions and Limiting Condition .....	40
Appraiser Qualifications	

### ADDENDA

## INTENDED USE OF THE APPRAISAL

The term "Intended Use" is defined as the use or uses of an appraiser's reported appraisal and conclusions, as defined by the appraiser based on communication with the client. The intended use of this appraisal is to estimate the "As-Is" Market Value for the client. This appraisal report is for the intended use of The City of Pryor Creek for their use in commercial underwriting and/or mortgage lending purposes. This report is not intended for any other use.

## INTENDED USER

The term "Intended User" is defined as the client and any other party as identified, by name or type, as users of the appraisal report by the appraiser on the basis of communication with the client. The only intended user of this appraisal report is The City of Pryor Creek. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does it result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser. As reference in USPAP, 2020-2022 Edition.

## DATE OF VALUE AND PROPERTY INSPECTION

Effective Value Date:	November 4, 2022
Date of Property Inspection:	November 4, 2022
Date of Transmittal:	November 15, 2022

## PROPERTY RIGHTS APPRAISED

The property rights of the subject that are being appraised in this report, consists of Fee Simple Estate and Leased Fee Estate. Fee Simple Estate is defined by the Appraisal Institute as follows:

*Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.*

## SCOPE OF WORK

Before accepting the assignment, the appraiser conversed with the client. During the conversations, the client made the following statements, or inferences, which have bearing on the scope of work decision.

Subject Matter		USPAP Reference
Prior Engagement of Appraisal Services:	No	Ethics Rule - Conduct
Intended Users:	Listed Clients Only	SR 2-2 (a, b, c)-(I), Stmt. 9
Ethics Rule (Conduct, Management and Confidentiality):	Yes	Definition Page U-7
Record Keeping Rule:	Yes	Ethics Rule - Management
Compliance with Competency Rule:	Yes	Definition Page U-11
Scope of Work Rule:	Yes	Definition Page U-13
Jurisdictional Exception(s) that apply:	None	Definition Page U-15
Supplemental Standard(s) that apply:	None	Definition Page U-16

In the course of this assignment, I visited the subject site. The visit included inspecting the site to determine general attributes such as topography, access, and the overall utility in relation to the surrounding sites. In addition:

- ◆ The appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. Search parameters such as dates of sales, leases, locations, sizes, types of properties, and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimate market value, or until the appraiser believes that he has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers, or agents. At the appraiser's discretion, some data will be used without personal verification if, in the appraiser's opinion, the data appear to be correct.
- ◆ The appraiser will consider any appropriate listings or properties found through observation during appraiser's data collection process. The appraiser will report only the data deemed to be pertinent to the valuation problem;
- ◆ will investigate and analyze any pertinent easements or restrictions, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, the appraiser will rely on a visual on-site inspection and identify any readily apparent easements or restrictions;



**Scope of Work** - continued

- ◆ will analyze the data found and reach conclusions regarding the market value, as defined in the report, of the subject property as of the date of value using appropriate valuation approach(es) identified above;
- ◆ will prepare the appraisal in compliance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics
- ◆ will not be responsible for ascertaining the existence of any toxic waste or other contamination present on or off the site. The appraiser will, however, report any indications of toxic waste or contaminants that may affect value if they are readily apparent during appraiser's investigation. The appraiser cautions the user of the report that the appraiser is not an expert in such matters and that the appraiser may overlook contamination that might be readily apparent to parties who are experts in such matters.
- ◆ Review publications with information specific to and about the State of Oklahoma, the City of Pryor Creek and Mayes County. With regard to the market overview, the historical supply and demand were derived from surveys by local appraisers and interviews with Real Estate Brokers.

Highest and best use analysis can be categorized into two groups, inferred and fundamental. In this analysis, the appraiser has used an inferred analysis. This type analysis uses trends and patterns to infer a general highest and best use for the subject property. Market dynamics that could be considered are prices, marketing times, rents, vacancy, and listings of similar real estate. Subject specific studies related to market dynamics were not made during this appraisal process.

Appraisal development signifies the extent of the reasoning and analysis that culminates in an estimate of value. It is presumed this appraisal report is sufficient for the specific need of the client and any other intended users specifically identified herein. The five steps listed below are taken in developing the appraisal.

- ◆ Consideration of influential market area, physical, economic, and governmental factors
- ◆ Determination of the subject's highest and best use
- ◆ Development of two or more applicable approaches to value
- ◆ Reconciliation of value indications
- ◆ Preparation of this report

According to USPAP, SR 1-4, there are three (3) valuation approaches that are applicable to the interest being appraised and necessary to produce credible results. Applicable and necessary approaches were selected for development after consideration of available market data and the client's intended use. An approach considered not applicable may be omitted if the valuation methodology is determined to be inappropriate for the property being appraised or if sufficient data to properly develop the approach is not available. The relevance and development of each approach is listed below.

Valuation Methodology	Applicable and Necessary (Developed)	Applicable Yet Unnecessary	Not Applicable	Not Applicable Yet Included At Client's Request
Cost Approach:	X			
Sales Comparison Approach:	X			
Income Approach:		X		

Given the subject's small town location, properties similar to the subject are typically not leased, but owner-user, therefore comparable rental data is limited. Consequently, the Cost and Sales Comparison Approaches are judged to provide the most reliable indications of value.

### DEFINITION OF VALUE

The value definition used in the appraisal is quoted from The Office of the Comptroller of Currency, 12 C.F.R., Section 34, as follows: **Market Value** is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- ◆ buyer and seller are typically motivated;
- ◆ both parties are well informed or well advised, and acting in what they consider their own best interests;
- ◆ a reasonable time is allowed for exposure in the open market;
- ◆ payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ◆ the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

## MARKET AREA ANALYSIS

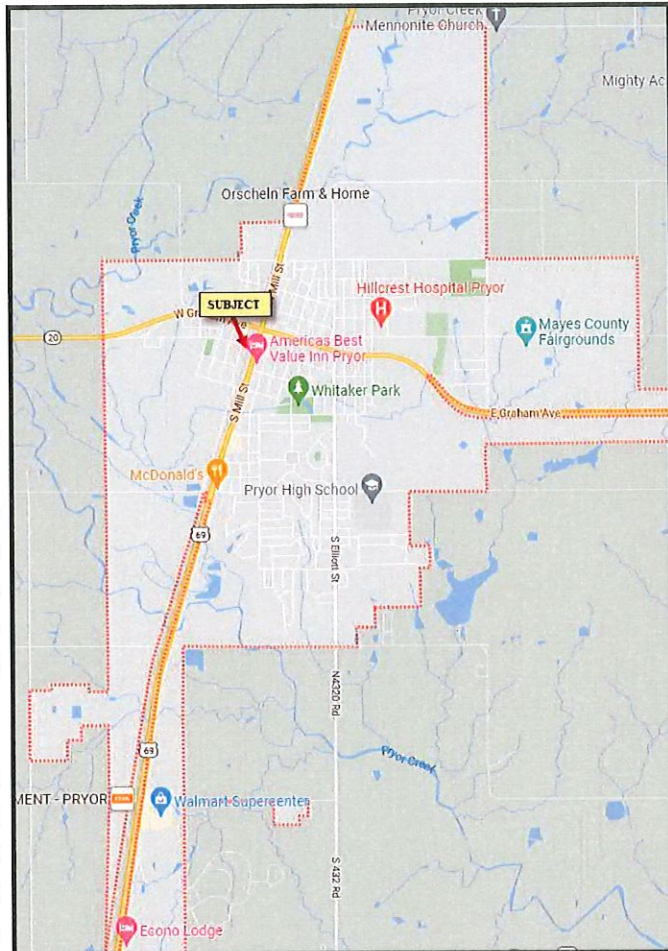
### Location/Access

Pryor Creek is the county seat and the largest town in Mayes County. It lies in the northeastern corner of the state, about an hour's drive northeast of Tulsa. U.S. Highway 69 as well as State Highway 20 and the Union Pacific Railroad (formerly Missouri, Kansas and Texas Railway) run through the town.

Pryor grew as a cattle town, but in the early 1900s area residents turned to farming. Wheat was the primary cash crop for farmers during the first half of the twentieth century. At one time there were three grain elevators and a flour mill in the town. During the 1930's, soil conservation practices became the norm, and many farmers changed from planting crops to operating cattle farms, both beef and dairy.

Construction workers on the Pensacola Dam helped raise the town's population to 2,503 in 1940. That year the Grand River Dam Authority completed their Pensacola Dam electric power plant on the Grand River. This abundance of electric power was one of the reasons that the federal government built the Oklahoma Ordnance Works, a multimillion-dollar munitions plant, four miles south of town during World War II. At its peak the plant employed nearly ten thousand workers. By 1950 Pryor's population jumped to 4,486. An increase of 2,571 between 1950 and 1970 was the community's largest twenty-year increase during the twentieth century. In 1980 and 1990 the town had 8,483 and 8,327 residents, respectively. At the turn of the twenty-first century Pryor Creek counted 8,659 citizens, and ten years later the population stood at 9,539.

Pryor Creek is home to one of Oklahoma's largest industrial parks. MidAmerica Industrial Park is located about 4 miles south of Pryor. It houses more than 80 companies, including Fortune 500 leaders such as Google, DuPont and Nordam. The facility includes its own airfield, the MidAmerica Industrial Park Airport, featuring a 5,000 foot runway refurbished in 2016.



In May 2007 Google announced its plans to build a large Internet data center at the Mid-America Industrial Park. The \$600 million facility is now open and employs around 400 people. It is currently Google's second largest data center in the world. Google shut the worksite down in 2008 because of the status of the United States economy and work on its overseas projects and affairs, then restarted the project in October 2010 and opened at the end of September 2011.

In February 2018, Google announced a \$600 million expansion to their data center in Pryor. The investment was to build a new four-story data center, which brought Pryor to be Google's second largest data center in their operations. This brings their total investment in the Pryor community to \$2.5 billion.

On June 17, 2021, electric vehicle manufacturer, Canoo, announced plans to build its first electric vehicle factory in a 400-acre site in the MidAmerica Industrial Park in Pryor.

According to the Encyclopedia of Oklahoma History and Culture, manufacturing employs about 40 percent of the city's workforce. It is the seventh largest manufacturing center in the state. The main industries that it serves are: machinery, metals, electronics and transportation equipment. At the beginning of the twenty-first century a manufacturing register reported that Pryor led the state of Oklahoma in the percentage increase of new manufacturing jobs. The growth positions Pryor as the seventh largest manufacturing location in Oklahoma.

A novel program, the Thunderbird Youth Academy, funded by the federal government and operated by the Oklahoma National Guard is located on the campus of the former Whitaker State Orphans Home. This program is designed to provide youths with an opportunity to restructure their lives. The program is open to Oklahoma residents, sixteen to eighteen years of age, men or women, who are high school dropouts. The academy is a twenty-two-week residential course at no cost to the cadet.

At the beginning of the twenty-first century there were approximately forty churches in Pryor. The city supports four elementary schools, one middle school, and one senior high school, serving 2,364 students in the area. The physical plant includes an auditorium with a seating capacity of twelve hundred. It is available for civic activities in addition to school functions. The Mayes County Museum is located in the former Pryor Katy Depot. It has exhibits of the area's history and its American Indian populations in particular. The Mayes County Fairgrounds has facilities where Future Farmers of America and 4-H students exhibit their prize animals and their school projects during their annual county fair. At the same time home demonstration clubs exhibit their handiwork.

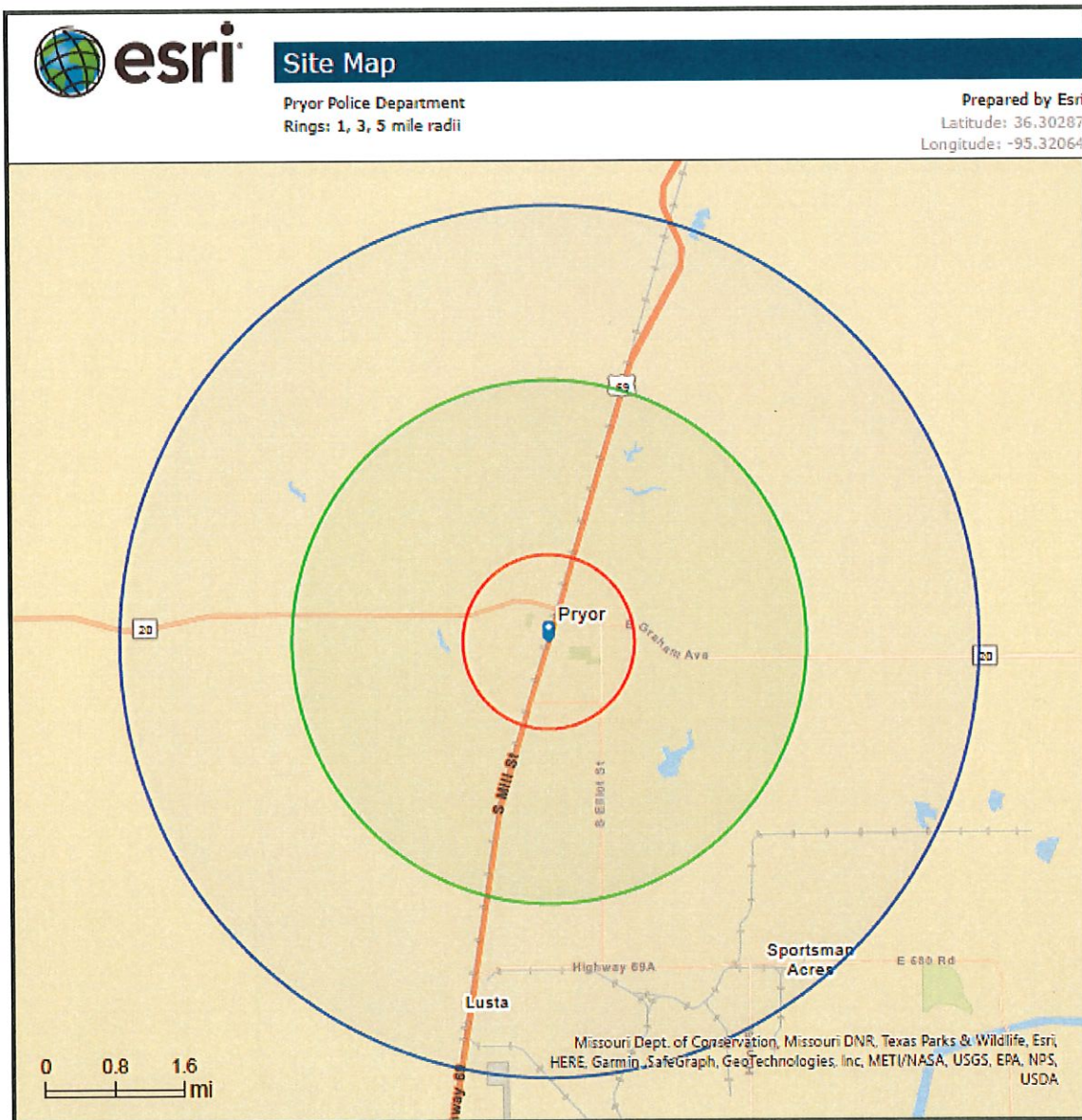
### **Conclusion**

The southern portion of the subject neighborhood is a growing commercial and residential area. All necessary support services are found nearby. The accessibility of the neighborhood is considered good given the proximity of US-69 and SH-20.

Pryor should remain fairly stable with the possibility of growth as the industrial sector continues to grow and expand. Property values should remain stable and possibly appreciate over the near term depending on the continued growth of the economy and local employment.

### Demographic Overview

The tables on the following pages identify some brief demographic and income information within a 1, 3, and 5 mile radius of the subject neighborhood.





## Executive Summary

Pryor Police Department  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.30287  
Longitude: -95.32064

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,936	10,526	12,916
2020 Population	4,663	10,703	13,343
2022 Population	4,568	10,396	13,035
2027 Population	4,445	10,107	12,749
2010-2020 Annual Rate	-0.57%	0.17%	0.33%
2020-2022 Annual Rate	-0.91%	-1.29%	-1.03%
2022-2027 Annual Rate	-0.54%	-0.56%	-0.44%
2022 Male Population	49.5%	49.0%	49.1%
2022 Female Population	50.5%	51.0%	50.9%
2022 Median Age	36.5	37.5	38.9

In the identified area, the current year population is 13,035. In 2020, the Census count in the area was 13,343. The rate of change since 2020 was -1.03% annually. The five-year projection for the population in the area is 12,749 representing a change of -0.44% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2022 White Alone	60.6%	61.7%	61.9%
2022 Black Alone	0.7%	0.9%	0.7%
2022 American Indian/Alaska Native Alone	17.8%	17.1%	17.3%
2022 Asian Alone	0.8%	0.9%	0.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	2.7%	2.0%	1.8%
2022 Two or More Races	17.1%	17.3%	17.4%
2022 Hispanic Origin (Any Race)	7.1%	5.8%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.1 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2022 Wealth Index	39	47	52
2010 Households	2,013	4,154	5,047
2020 Households	1,871	4,139	5,101
2022 Households	1,806	3,989	4,948
2027 Households	1,750	3,865	4,825
2010-2020 Annual Rate	-0.73%	-0.04%	0.11%
2020-2022 Annual Rate	-1.56%	-1.63%	-1.34%
2022-2027 Annual Rate	-0.63%	-0.63%	-0.50%
2022 Average Household Size	2.47	2.54	2.58

The household count in this area has changed from 5,101 in 2020 to 4,948 in the current year; a change of -1.34% annually. The five-year projection of households is 4,825, a change of -0.50% annually from the current year total. Average household size is currently 2.58, compared to 2.56 in the year 2020. The number of families in the current year is 3,328 in the specified area.



## Executive Summary

Pryor Police Department  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.30287  
Longitude: -95.32064

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	12.2%	12.9%	13.5%
<b>Median Household Income</b>			
2022 Median Household Income	\$43,121	\$50,918	\$53,348
2027 Median Household Income	\$46,101	\$51,300	\$53,821
2022-2027 Annual Rate	1.35%	0.15%	0.18%
<b>Average Household Income</b>			
2022 Average Household Income	\$55,897	\$64,942	\$68,442
2027 Average Household Income	\$60,033	\$69,033	\$73,416
2022-2027 Annual Rate	1.44%	1.23%	1.41%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$21,217	\$25,226	\$26,345
2027 Per Capita Income	\$22,627	\$26,740	\$28,194
2022-2027 Annual Rate	1.30%	1.17%	1.37%
<b>Households by Income</b>			
Current median household income is \$53,348 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$53,821 in five years, compared to \$84,445 for all U.S. households			
Current average household income is \$68,442 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$73,416 in five years, compared to \$122,155 for all U.S. households			
Current per capita income is \$26,345 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$28,194 in five years, compared to \$47,064 for all U.S. households			
<b>Housing</b>			
2022 Housing Affordability Index:	202	191	182
2010 Total Housing Units	2,273	4,678	5,662
2010 Owner Occupied Housing Units	1,210	2,571	3,319
2010 Renter Occupied Housing Units	803	1,583	1,729
2010 Vacant Housing Units	260	524	615
2020 Total Housing Units	2,229	4,737	5,773
2020 Vacant Housing Units	358	598	672
2022 Total Housing Units	2,168	4,608	5,652
2022 Owner Occupied Housing Units	1,093	2,388	3,198
2022 Renter Occupied Housing Units	713	1,601	1,750
2022 Vacant Housing Units	362	619	704
2027 Total Housing Units	2,107	4,478	5,526
2027 Owner Occupied Housing Units	1,066	2,343	3,154
2027 Renter Occupied Housing Units	684	1,521	1,671
2027 Vacant Housing Units	357	613	701
Currently, 56.6% of the 5,652 housing units in the area are owner occupied; 31.0%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.6% are renter occupied; and 10.0% are vacant. In 2020, there were 5,773 housing units in the area and 11.6% vacant housing units. The annual rate of change in housing units since 2020 is -0.94%. Median home value in the area is \$137,099, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.88% annually to \$150,448.			

## **IDENTIFICATION OF THE SUBJECT PROPERTY**

The subject property contain a gross land area of 32,000 square feet or 0.73 acres, more or less, and is located on the northwest corner (NW/C) of South Mill Street (US-69) and S.W. 3<sup>rd</sup> Street. It is identified with a physical address of 214 South Mill Street, Pryor, Oklahoma, 74362. Said site is legally as follows:

Lots, Five (5), Six (6), Seven (7) and Eight (8) in Block Numbered 61 in the Incorporated Town of Pryor Creek, Mayes County, Oklahoma, according to the recorded plat thereof.

The subject property is improved with a single-story, special purpose police station that contain a gross building area of 11,516 square feet that was originally constructed in the 1950's for use by the Grand River Dam Authority. The building was acquired by the Pryor Creek Police Department in 1983 and renovated in 1987 and in the 2000's.

## **PROPERTY OWNERSHIP AND RECENT HISTORY**

According to USPAP Standards Rule 1-5(b), an appraiser must consider and analyze any sales of the appraised real property that have occurred within the past three years.

According to the Mayes County Assessors Office, the subject property has been under the ownership of the City of Pryor since 1983 when it was acquired from the Grand River Dam Authority.

The appraiser is not aware of any other pending contracts, leases and/or offers for the subject property.



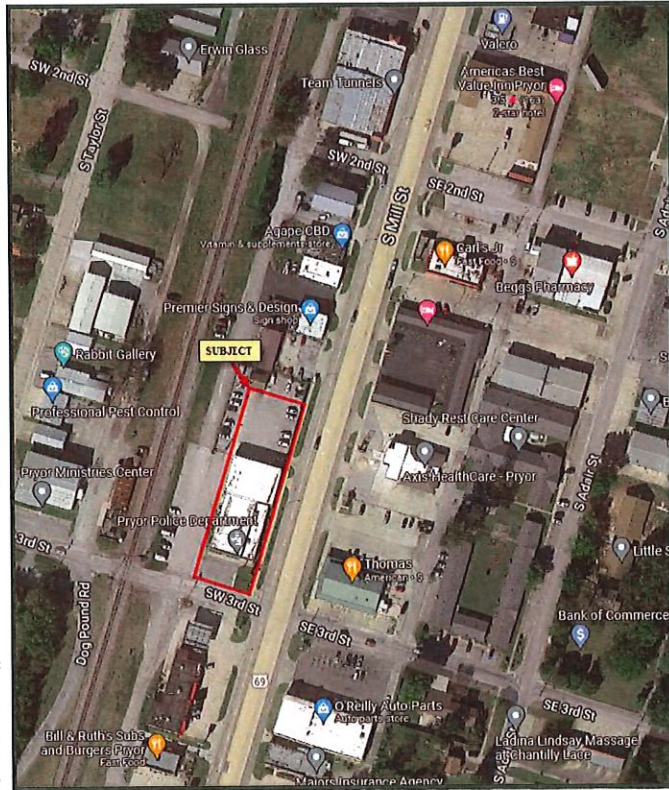
## SITE ANALYSIS

### Location/Area/Frontage

Information regarding the subject site was taken from the appraiser's physical inspection, the Mayes County Assessor's Office and other on-line data sources and conversations with the Chief of Police. The subject property contains a gross land area of 32,000 square feet or 0.73 acres, more or less, and is located on the northwest corner (NW/C) of South Mill Street (US-69) and S.W. 3<sup>rd</sup> Street. It is identified with a physical address of 214 South Mill Street, Pryor, Oklahoma, 74362.

Said site legally described as follows:

*Lots, Five (5), Six (6), Seven (7) and Eight (8) in Block Numbered 61 in the Incorporated Town of Pryor Creek, Mayes County, Oklahoma, according to the recorded plat thereof.*



### Accessibility

Access to the subject site is provided via one approach along the north-side of S.W. 3<sup>rd</sup> Street. S.W. 3<sup>rd</sup> Street is a two-lane, east/west traversing roadway through Pryor Creek that links with South Mill Street (US-69) to the east at the subject site. South Mill Street (US-69) is a four-lane, north/south traversing roadway throughout Pryor Creek. Overall, access to the subject property is considered good for the area.

### Utilities

The Municipal Utility Board provides water, sewer and electric services to the site. Other utilities available to the site includes natural gas from Oklahoma Natural Gas and telephone service from AT&T.

### Police & Fire Protection

Police protection is provided by the City of Pryor Creek and the Mayes County Sheriffs Department. Fire protection is provided by the City of Pryor Creek.

## Topography/Floodplain/Drainage

The topography of the site is above street grade, to sloping to the west. According to FEMA Map Number 40097C0237E, dated September 16, 2011, the subject site is located just north of a designated floodway and is identified as being in Unshaded Zone X flood hazard area. This area is determined to be outside the 500-year flood and protected by levee from 100-year flood. (See Flood Map to the right.)



## Soil Conditions

No soil report was provided to the appraiser. Based on the conditions of the site's existing and surrounding improvements, it appears that the soil conditions are quite adequate for development.

## Environmental Conditions

The appraiser has not been provided with an environmental study of the site. The existence of one or more environmental conditions can reduce the value of the property or site or create a negative value. It should also be stated that the appraiser is not qualified to identify such or to make such determinations. Through experience, the appraiser has learned to recognize some signs of possible hazardous conditions. Other hazards are not as obvious and can only be identified by experts of the respective fields. Based on the appraisers walk through of the subject site, no environmental issues were noted.

## Endangered Species and Habitat

No endangered species or habitats were noted upon the appraiser's inspection of the site. This does not necessarily mean that none exists as the appraiser is not a qualified biologist or horticulturist. Therefore, the potential for the appraiser to identify either would be extremely limited. If a specific identification of such items is required, it is suggested that a qualified individual be retained to assess whether such conditions exist.

## Easements and Encroachments

The appraiser was not provided a survey on the subject property. There would appear to be typical highway right-of-way, utility easements and building set-back requirements. No other adverse encroachments were recognized.

## **Wetlands**

None noted

## **Zoning**

The subject property is located in the City of Pryor Creek and is zoned “CAR,” Commercial Automotive Recreation District. This district is primarily intended to accommodate higher intensity commercial uses that are oriented to motorists or that require access to major streets and highways. According to local zoning officials, the subject’s current use is legally conforming.

## **Site Improvements**

The subject site is improved with a single-story, special purpose police station that contain a gross building area of 11,516 square feet. The site improvements includes asphalt pavement, concrete sidewalks and ramp, chainlink fence with barbed wire and metal panels, swing gates, a double-sided, lighted sign and natural vegetation.

## **Assessments and Taxes**

The subject is located in the community of Pryor Creek, Pryor Public School District and within Mayes County. The subject is owned by the City of Pryor Creek and is therefore, tax exempt.

## **Detrimental Influence**

None noted.

## **Street and Surrounding Land Uses**

South Mill Street (US-69) is a primary roadway that is developed with a mixture of mostly commercial type properties such as fast-food and sit down restaurants, a carwash, banks, retail, shopping centers and other special purpose properties. The interior roadways are predominantly single-family residential properties. Most of these properties are in average to good condition with some in fair condition.

## **Conclusion**

Overall, the location and access of the site is considered to be good. This site has good road frontage along a primary highway. All of the public and private utility services are located at or near the subject site. The subject building is located a Zone X flood hazard area, which does not appear to negatively impact the development potential of the site.

In addition, said site is zoned CAR, Commercial Automotive Recreation District, and is a legally conforming use under this zoning designation.

For additional information regarding the subject site, please refer to the ADDENDA for additional maps and other exhibits.

## DESCRIPTION OF IMPROVEMENTS

The subject is improved with an 11,516 square foot, single-story, masonry, special purpose police station that was originally constructed in the 1950's for use by the Grand River Dam Authority. In 1983, the City of Pryor Creek acquired the property for use as the police station. In 1987, renovations were completed and then again in the 2000's. The floor plan indicates approximately 6,525 square feet for use as the office and jail with the remaining 4,991 square feet for the service garage. The office area consists of a lobby with a restroom, dispatch, copy room, records room, five offices, an evidence room, squad room, interview room, computer room, kitchen and a five cell jail with office. The storage warehouse/shop consists of two areas, a large, open service garage with a long, concrete ramp and a smaller inmate transfer area with concrete staircase to office area.

The following narrative is a brief description of the subject's improvements:

### **Structural Description**

Site Work:	Normal site work for a project of this size includes excavation, soil stabilization and grading for proper drainage and compaction in order to provide a sound foundation for the building. It is assumed that proper attention was given to the site preparation.
Foundation:	Concrete slab on grade.
Exterior:	Concrete block
Roofing:	Flat roof with a rubber TPO cover

### **Interior Description**

Wall Covers:	The office and jail areas have painted concrete block and painted and textured sheetrock, the storage warehouse/shop areas have painted concrete block walls
Flooring:	The office and jail areas have wood laminate and painted concrete flooring. The storage warehouse/shop areas have exposed concrete floors.
Ceilings:	2' x 4' acoustic ceiling tiles in a metal drop grid system, exposed concrete "T" beams
Doors:	Pedestrian doors are metal in metal frame and wood in metal frame with two, 14 foot metal overhead doors.

Windows: Single pane glass in metal frames.

Lighting: The building has recessed and ceiling mounted fluorescent and LED lights.

### **Mechanical Details**

HVAC: The building is equipped with a ground mounted HVAC units. It is assumed that they are adequate and to code for existing unit use.

Plumbing: The building is equipped with three restrooms with typical commercial grade fixtures one with a functional shower. One restroom appears to be in ADA compliance. Each of the five jail cells are plumbed with a toilet and sink.

Electrical Services: Each building is equipped with typical electric. Assumed to be adequate and to code for its existing uses.

### **Site Improvements**

Other site improvements consists of asphalt pavement, concrete sidewalks and ramp, chainlink fence with barbed wire and metal panels, swing gates, a double-sided, lighted sign and natural vegetation.

### **Deferred Maintenance**

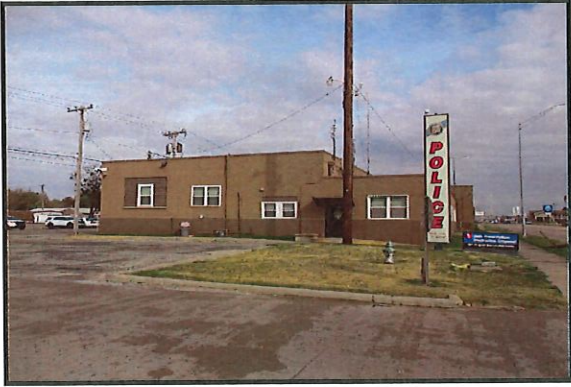
Overall, the subject property appears to have been adequately maintained. According to the Chief of Police, the building received new windows, the roof was recoated and the lights are being updated to LED from fluorescent as needed. Therefore, for the purpose of this report, no items of deferred maintenance is recognized or projected.

### **Actual Age/Effective Age and Remaining Economic Life**

The subject property was originally constructed in the 1950's indicating an actual age of approximately 72-years. The subject property received renovations in 1987 and upgrades and renovations in the 2000's and is judged to have an effective age of 30 years. Typically, Average Class "C" properties such as the subject have an estimated economic life of 45-years when new. Therefore, using the age/life method of depreciation, physical incurable depreciation is estimated at 67% (30/45).

## **Conclusion**

The design and curb appeal of the subject building is considered to be average and consistent with the neighborhood and functional as a special purpose police station. Professional management and proper maintenance, will allow this property to be occupied into the foreseeable future.



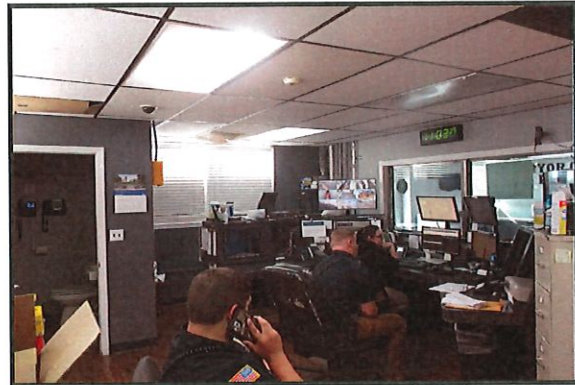
**Subject's South Elevation**



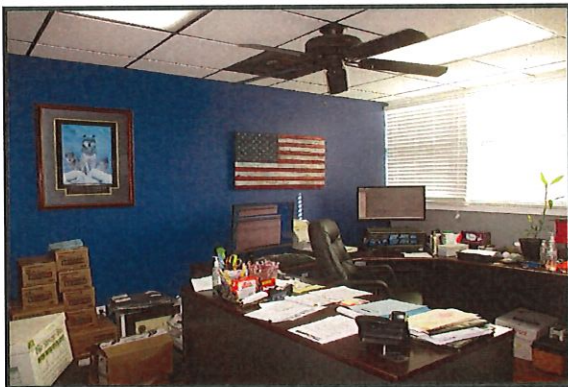
**Subject's South and West Elevations**



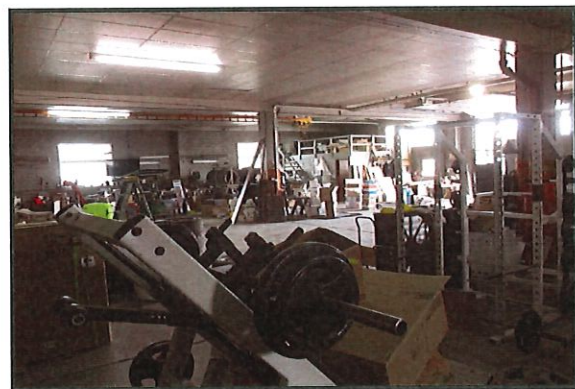
**Subject's North Elevations**



**Dispatch**

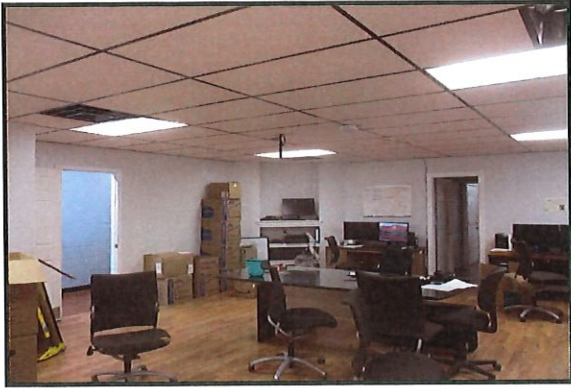


**Office**

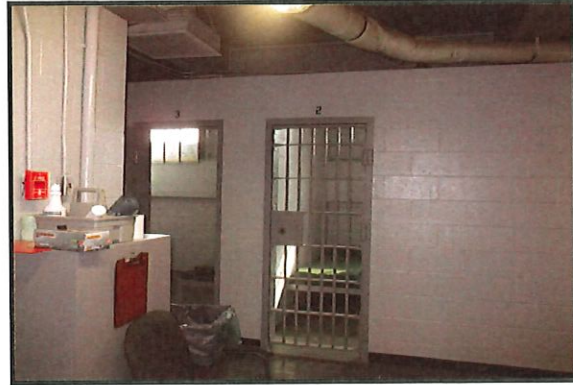


**Storage Warehouse/Shop**





**Squad Room**



**Jail Area**



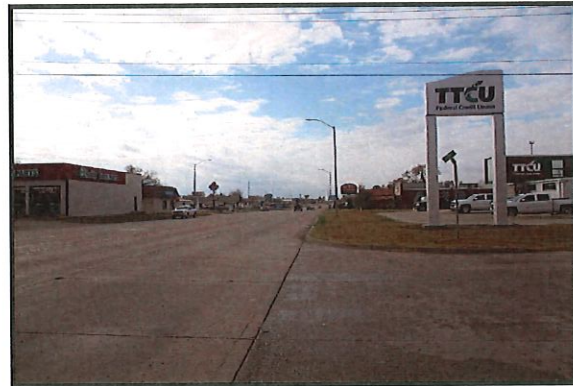
**Looking West on S.W. 3<sup>rd</sup> Street**



**Looking East on S.W. 3<sup>rd</sup> Street towards South Mill Street (US-69)**



**Looking North on South Mill Street (US-69)**



**Looking South on South Mill Street (US-69)**

## HIGHEST AND BEST USE ANALYSIS

The purpose of studying the Highest and Best Use of a property is to determine the improvements that will generate the greatest residual income to the land. The Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The highest and best use may be determined to be different from the existing use and in such cases, the existing use will continue, until the land value, in its highest and best use, exceeds the total value of the property in its existing use.

In order to form an opinion of the highest and best use of the site, several factors have to be considered. The Highest and Best Use of land must be:

- 1) physically possible,
- 2) legally permissible,
- 3) financially feasible and
- 4) exhibit maximum profitability.

### AS VACANT

#### **Physically Possible**

The subject is located on the northwest corner (NW/C) of South Mill Street (US-69) and S.W. 3<sup>rd</sup> Street in Pryor, Oklahoma.

- ◆ **Accessibility** - Access to the site is provided along the north-side of S.W. 3<sup>rd</sup> Street. S.W. 3<sup>rd</sup> Street is a two-lane, east/west roadway that links with South Mill Street (US-69) to the east at the subject site. South Mill Street (US-69) is a four-lane, north/south roadway throughout Pryor. Overall access is considered good.
- ◆ **Floodplain** - The site's location may be found on the FEMA Map Number 40097C0237E, dated September 16, 2011. The subject is located just north of a designated floodway and is identified as being in Unshaded Zone X flood hazard area. This area is determined to be outside the 500-year flood and protected by levee from 100-year flood. There are also no known negative effects from high winds, seismic or other detrimental, physical impairments.
- ◆ **Shape** - The site a rectangular tract of land and is judged to be functional for several types of residential, small commercial or small industrial uses.

- ◆ **Area Land Use** - The site is located in an area where the frontage tracts are primarily commercial or industrial properties with residential properties located on the secondary roadways. The most consistent use of the site, as vacant, would be to develop for some type of similar development.
- ◆ **Size** - The site contains a gross land area of 32,000 square feet or 0.73 acres, more or less and is of sufficient size for residential, commercial and/or industrial use.
- ◆ **Topography and Soil Conditions** - The site is at street grade to sloping. There appears to be no adverse soil conditions as evidenced by surrounding sites.
- ◆ **Utilities** - All private and public utility services are located at or near the subject site.

From a physical standpoint, the most likely development of the site (as vacant) would be for some type of residential, commercial and/or industrial development based on the surrounding neighborhood.

### **Legally Permissible**

The second factor considered is the legally permitted uses.

- ◆ **Zoning** - The site is zoned “CAR,” Commercial Automotive Recreation District which allows for a variety of uses.
- ◆ **Easements/Encroachments** - The subject is affected by typical right-of-way, building set back, and utility easements. No adverse encroachments were noted.

### **Financially Feasible**

In order for a development to be financially feasible, it must produce income or a return great enough to satisfy operating expenses, financial expenses, capital amortization and provide a satisfactory economic return to the investor. The legal and physical characteristics of the subject point to its use for some type of commercial development.

### **Maximally Profitable Conclusion**

After considering the current economic climate and the financial feasibility of possible land uses, the maximally profitable use of the land as vacant, is to hold for future commercial development or an end user is likely.

## AS IMPROVED

### **Physically Possible**

The subject site is improved with an 11,516 square foot special purpose police station that was originally constructed in the 1950's and renovated in 1987 and again in the 2000. The building was constructed on a 32,000 square foot tract of land, indicating a land-to-building ratio of 2.78-to-1 or a coverage ratio of 36%. From the transactions researched within the Sales Comparison Approach, buildings such as the subject property are identified as having coverage ratios ranging from 8% to 62% or on average about 34%. The subject's coverage ratio of 36%, falls near the average of the range of the comparables utilized. Therefore, the subject's current use as a special purpose police station is the highest and best use for the subject property, with the physical limitations considered.

### **Legally Permissible**

The 2<sup>nd</sup> factor considered the legally permitted uses. As noted in the Highest and Best Use, as vacant, the site is zoned for commercial use. According to local zoning officials, the subject's current use as is legally conforming.

### **Financially Feasible and Maximally Profitable Conclusion**

Typically, in order for a development to be financially feasible, it must produce income or a return great enough to satisfy operating expenses, financial expenses, capital amortization and provide a satisfactory economic return to the investor.

Given the subject's current use as a special purpose police station, it would appear that no other use would generate as much income. Therefore, the most financially feasible and maximally profitable highest and best use of the subject, as improved, is as currently improved as a special purpose police station.

## **SALES COMPARISON APPROACH - VACANT LAND ONLY**

The application of this approach produces an estimate of value by comparing the subject with properties which recently sold or which are currently offered for sale in the same or competing areas. This approach is most viable when an adequate number of similar properties have recently sold. The sales comparison approach is essential to almost every appraisal of real property. In applying the sales comparison approach, the appraiser must:

1. Seek out similar properties for which pertinent sales, listings, offerings, and/or rental data are available.
2. Ascertain the nature of the conditions of sale, including the price, terms, motivating forces, and its bona fide nature.
3. Analyze each of the comparable properties' important attributes with the corresponding ones of the property being appraised, under the general divisions of conditions of sale, financing terms, market conditions (time), location, physical characteristics and income characteristics.
4. Consider the dissimilarities in the characteristics disclosed in Step 3, in terms of their probable effect on the sale price.
5. Formulate, in light of the comparison thus made, an opinion of the relative value of the subject property as a whole, or where appropriate, by applicable units, compared with each of the similar properties.

The sales presented represent the best available market data. The next step is to investigate and verify the data. Then the data is analyzed and compared to the subject for similar and dissimilar characteristics. Adjustments are made to the comparable sales in order to reach the value estimate by the Sales Comparison Approach.

The table on the following page identifies the comparable land sales selected.

<b>Sales Comparison Approach - Land Sales</b>					
<b>Pryor, Mayes County, Oklahoma</b>					
<b>Sale No.</b>	<b>Location</b>	<b>Sale Date</b>	<b>Size Sq. Ft.</b>	<b>Sale Price</b>	<b>Price/Per Sq. Ft.</b>
1	SW/C of S.W. 3rd Street and South Mill Street	10/1/2021	20,000	\$520,000	\$26.00
2	W/S of South Mill Street; North of S.W. 5th Street	4/21/2021	39,150	\$500,000	\$12.77
3	S. of W 520 Road; E/S of South Mill Street	9/3/2019	47,260	\$428,000	\$9.06
		<b>Low:</b>	20,000	\$428,000	\$9.06
		<b>High:</b>	47,260	\$520,000	\$26.00
		<b>Mean:</b>	35,470	\$482,667	\$15.94
<b>Subject NW/C of S.W 3rd Street and South Mill Street</b>		<b>NA</b>	<b>32,000</b>	<b>NA</b>	<b>NA</b>

The three land sales represent recent market transactions within the City of Pryor, along South Mill Street. The land sales range in sales prices from \$9.06 to \$26.00 per square foot, with an indicated mean estimated at \$15.94 per square foot and range in sizes from 20,000 to 47,260 square feet, with the subject falling near the mean of the range of the range at 32,000 square feet.

Sales One and Two are judged to be most similar to the subject in size and location. Land Sale One is located across the street from the subject and is also a corner location, but is approximately 60% smaller than the subject. Land Sale Two is located approximately two blocks south of the subject and is approximately 20% larger than the subject. Given the proximity of these two sales along with their similar size and recent sales dates, they have been given greatest weight in the final analysis. Therefore, a tempered multiplier of **\$20.00 per square foot** is judged to be reasonable. Based on this brief discussion, the “As-Is” Market Value is estimated as follows:

<b>Subject Property: 32,000 Sq. Ft. @ \$20.00/PSF = \$640,000</b>
---

## THE COST APPROACH

The Cost Approach is one of the three accepted methods of estimating value. According to *The Appraisal of Real Estate*, the basic procedures in this analysis are as follows:

1. Estimate the reproduction or replacement cost of the primary structure(s) as of the effective appraisal date. The estimate includes both direct (hard) costs and indirect (soft) costs.
2. Estimate other costs (indirect costs) incurred after construction to bring the new, vacant primary structure(s) up to market conditions and occupancy levels.
3. Add estimated replacement or reproduction cost, indirect costs, and the entrepreneurial profit, often expressed as a percentage of total direct and indirect costs, to arrive at the total replacement or reproduction cost of the primary structure(s).
4. Estimate the amount of accrued depreciation in the structure, which is divided into three major categories: physical deterioration, functional obsolescence, and external obsolescence.
5. Deduct the estimated accrued depreciation from the total reproduction or replacement cost of the primary structure(s) to derive an estimate of the depreciated reproduction or replacement cost.
6. Add the site value to the total depreciated reproduction or replacement cost of all the improvements to arrive at the indicated value of the fee simple interest in the property.

The principle basis to the cost approach is the “principle of substitution” which states that no rational buyer will pay more for a property than that amount for which he/she can obtain a comparable site and construct a building of equal desirability and utility, assuming no undue delay. The method and estimates for the steps in the cost approach are analyzed in the following discussion. Unless otherwise noted, the definitions and terminology utilized throughout this section of the report are taken from the Twelfth Edition of *The Appraisal of Real Estate* by the Appraisal Institute.

**Reproduction Cost New** is defined as:

... the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.

**Replacement Cost New** is defined as:

. . . the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout.

For the purpose of this appraisal report the appraiser has estimated replacement cost instead of reproduction cost as the subject property improvements could easily include some items, which are not recognized by the market as to contribute value. Consequently, the appraiser's value estimate only recognizes those items which have been described in the "Description of Improvements" as being included herein.

To estimate reproduction or replacement cost, direct or hard and indirect or soft costs must be calculated. Both types of costs are necessary for construction and both must be measured accurately to ensure a reliable value indication.

**Direct costs** are defined as:

. . .expenditures for the labor and materials used in the construction of improvements.

**Indirect costs** are defined as:

. . .expenditures or allowances that are necessary for construction, but are not typically part of the construction contract.

The method utilized in this report is the comparative method wherein costs of similar type properties are analyzed and compared to the subject and adjusted accordingly on a per square foot basis. The amounts for the per square foot units of comparison have been estimated through conversations with local building contractors knowledgeable of this type of improvement and cost estimates calculated from the Marshall Valuation Service, a source with a past history of accuracy.

This information source includes all of the above stated direct and indirect cost associated with the construction of the improvements with the exception of entrepreneurial profit.

According to Marshall Valuation Service, an estimate of value has been determined utilizing an Average Cost "Class-C" Jails - Police Station from Section 15, Page 33. Included in the cost estimate are architect's fees, contractor's overhead and profit, and several indirect costs. The base cost is then adjusted for local and national conditions.



Pryor Police Department 214 South Mill Street Pryor, Oklahoma		
Property Type: Classification: Type:	Jail - Police Station Class-C Low to Avg Cost Amount	Storage Warehouse Class-C Low to Average Cost Amount
Replacement Cost PSF:	\$155.50	48.00
Current Local Multiplier:	x 0.91	x 0.91
Current Cost Multiplier:	x 1.07	x 1.08
Perimeter Multiplier:	x 0.975	x 1.06
Story Height Multiplier:	x 1.046	x 1.00
Sub-Total:	\$154.42	\$50.00
Subject Size/Sq. Ft.:	6,525	4,991
Sub-Total	\$1,007,563	\$249,574
Total Building Replacement Cost:		\$1,257,138

**Site Improvements**

The site improvements include asphalt pavement, concrete sidewalks and ramp, chainlink fence with barbed wire and metal panels, swing gates, a double-sided, lighted sign and natural vegetation; a lump sum total replacement cost is estimated at \$125,000.

**Summary of Direct Costs**

Based on the estimated replacement costs above, the direct cost of replacing the subject improvements is summarized in the table on the following page.

<b>Building Costs, Adjusted:</b>	
Total Building Replacement Cost:	\$1,257,138
<b>Site Improvements (Lump Sum):</b>	<b>\$125,000</b>
<b>Total Direct Replacement Costs:</b>	<b>\$1,382,138</b>

The following are definitions and a brief discussion of entrepreneurial profit and various forms of depreciation and obsolescence which are an integral part of the Cost Approach.

**Entrepreneurial Incentive**

Entrepreneurial Incentive is a market derived figure that represents the amount the entrepreneur or developer expects to receive in addition to cost. The amount of profit varies with economic conditions and the property type, so it is difficult to establish a typical relationship between profit and other costs. It is certain that excessive profits will be ruinous causing excessive competition and thereby tending to drive profit down, and no profits will cause development to cease.

Entrepreneurial incentives have long been thought to be a minimum of 5% to 15%. Because the appraiser is unable to estimate the entrepreneurial incentive that might be present in the Poteau, LeFlore County market at this time, the appraiser has projected an entrepreneurial incentive level of 10% of the total replacement cost new. Thus, the overall replacement costs are estimated in the following table.

Items:	Direct Replacement Cost	Entrepreneurial Profit (10%)	Overall Replacement Cost
Building and Site Improvements:	\$1,382,138	\$138,214	\$1,520,352

**Depreciation**

All types of accrued depreciation of the subject improvements were considered. Accrued depreciation is defined as:

. . .the difference between the reproduction cost or replacement cost of the improvement and its market value.

Accrued depreciation is divided into three basis categories. Physical deterioration includes curable and incurable depreciation; functional obsolescence includes curable, incurable, and superadequacy; and economic obsolescence is almost always incurable.

The following is a discussion of each type of depreciation and the observed depreciation applicable to the subject property.

**Curable Physical Deterioration**

Curable physical deterioration refers to items of deferred maintenance. The estimate of curable physical deterioration applies only to items in need of repair on the date of the appraisal. Therefore, the element of accrued depreciation is measured as the cost of restoring an item to new or reasonably new condition - i.e., the cost to cure.

An observed condition in the improvements to be appraised is considered curable if the cost of correcting the condition would be offset by an equal or greater increase in value. Given the recent upgrades and renovations, coupled with the adequate maintenance of the buildings, no curable depreciation was estimated.

**Incurable Physical Deterioration**

Incurable physical deterioration identifies items of deterioration that cannot be practically or economically corrected at present. This type of depreciation is calculated for all structural elements that are not included in the curable physical category. Because the cost to cure curable physical items of deterioration, when applicable, has already been deducted from the total reproduction or replacement cost estimate, incurable physical deterioration does not apply to the total cost estimate. Incurable physical deterioration must be based on the reproduction or replacement cost of the entire structure that remains after the cost to cure the components treated as physically curable has been deducted.

As noted in the Description of Improvements section, the physical incurable depreciation has been estimated at 67%. The table below identifies the incurable physical depreciation for each of the components mentioned above.

Total Development Cost	Depreciation Percentage	Depreciation Dollar Amount	Direct Cost minus Depreciation
\$1,520,352	67.00%	\$1,018,636	\$501,716

Therefore, utilizing the economic age/life method of depreciation, physical incurable depreciation has been estimated at \$1,541,554.

**Functional Obsolescence**

Functional obsolescence refers to the loss in value which has resulted from structural design. This loss can occur from several design problems such as superadequacy, deficiency requiring addition, or deficiency requiring substitution of modernization.

Functional obsolescence many times occurs after the thought or desires of market participants change over time. Functional obsolescence is further broken down into being curable or incurable. In order for this type of obsolescence to be curable, the curing of such items must result in an increase in value or at least no change in value.

Curable functional obsolescence is simply the cost to cure the condition. Incurable functional obsolescence involves items which will not cause a change in value after the specific item has been corrected. This type of functional obsolescence is generally measured by the loss in income as an effect of the deficiency when compared to typical properties of the same type. The subject is considered to be functional as a special purpose convenience store. Therefore, no items of curable or incurable functional obsolescence are present.

### **External Obsolescence**

External or economic obsolescence is defined as:

. . .the diminished utility of a structure due to negative influences emanating from outside the building, is usually incurable on part of the owner, landlord, or tenant.

The technique used to measure this type of obsolescence is arrived at by capitalizing the rent loss due to the external factors. Only the pro rata share of rent loss applicable to the building is capitalized. The measure of this type of obsolescence is to capitalize rent loss due to the external factor. The procedure for estimating external obsolescence involves capitalizing the total loss in property income. None of this loss is attributable to the land as the land value already reflects any economic loss.

However, in other schools of thought, external obsolescence can be estimated as the difference in values between the cost approach and sales comparison approach. Therefore, for the purpose of this analysis, external obsolescence will be addressed in the reconciliation.

<b>COST SCHEDULE</b>		
<b>Pryor Police Station</b>		
<b>214 South Mill Street</b>		
<b>Pryor, Oklahoma</b>		
<b>DIRECT COSTS</b>		
Low to Average "Class-C" Jail - Police Station:		\$1,007,563
Low to Average "Class-C" Storage Warehouse:		\$249,574
Site Improvements:		
Asphalt pavement, concrete sidewalks and ramp, chainlink fence with barbed wire and metal panels, swing gates, a double-sided, lighted sign and natural vegetation. (Lump Sum):		\$125,000
Total Direct Costs:		\$1,382,138
Entrepreneurial Profit and Overhead:		
Adjusted Total Replacement Cost New	10%	\$138,214
<b>DEPRECIATION</b>		
Physical Curable and/or Incurable:	\$1,018,636	
Functional Obsolescence:	\$0	
Economic Obsolescence:	\$0	
Total Depreciation:		<\$1,018,636>
Replacement Cost New Less Depreciation:		\$501,716
Plus: Land Value:		\$640,000
Indicated Value via the Cost Approach:		\$1,141,716
Rounded To:		\$1,140,000

**"AS-IS" MARKET VALUE**

**ONE MILLION ONE HUNDRED FORTY THOUSAND DOLLARS  
(\$1,140,000)**

## **SALES COMPARISON APPROACH - AS IMPROVED**

For the purpose of this report, the appraiser has utilized the Sales Comparison Approach to estimate the As-Is Market Value of the subject property in Fee Simple Estate. The application of this approach produces an estimate of value by comparing the subject with properties which recently sold or which are currently offered for sale in the same or competing areas. This approach is most viable when an adequate number of properties of similar type and use have recently sold. The Sales Comparison Approach is essential to almost every appraisal of real property. In applying this approach, the appraiser must:

1. Seek out similar properties for which pertinent sales, listings, offerings, and/or rental data are available.
2. Ascertain the nature of the conditions of sale, including the price, terms, motivating forces, and its bona fide nature.
3. Analyze each of the comparable properties' important attributes with the corresponding ones of the property being appraised, under the general divisions of conditions of sale, financing terms, market conditions (time), location, physical characteristics and income characteristics.
4. Consider the dissimilarities in the characteristics disclosed in Step 3, in terms of their probable effect on the sale price.
5. Formulate, in light of the comparison thus made, an opinion of the relative value of the subject property as a whole, or where appropriate, by applicable units, compared with each of the similar properties.

Given the subject's special purpose use as a police station, the availability of sales is limited. Therefore, the appraiser researched sales of office buildings within Mayes County and surrounding counties that were judged to be similar to the subject. Four (4) improved sales were selected for this report which represented recent market transactions. These sales represent the best available market data.

The following pages summarize the Improved Sales selected.

SUMMARY OF IMPROVED SALES									
Sale No.	Address	Date of Sale	Sale Price	Bldg. Size Sq. Ft.	Year Built	Land Size Sq. Ft.	Land/Bldg Ratio	Coverage Ratio	Price Per Sq. Ft.
1	133 North Fairfield Street, Pryor	8/29/2022	\$500,000	6,500	1985	77,101	11.86	8%	\$76.92
2	803 South Muskogee Avenue, Talehquah	6/17/2022	\$1,000,000	11,730	1950	18,850	1.61	62%	\$85.25
3	1478 - 1498 South Elliot Street, Pryor	1/12/2022	\$632,500	8,662	1979	27,950	3.23	31%	\$73.02
4	517 East Patti Page Blvd, Claremore	6/3/2021	\$500,000	6,400	2001	18,200	2.84	35%	\$78.13
			Low	6,400	1950	18,200	1.61	8%	\$73.02
	Range of Multipliers		High	11,730	2001	77,101	11.86	62%	\$85.25
			Mean	8,323	1979	35,525	4.88	34%	\$78.33
Subject	214 South Mill Street, Pryor	NA	NA	11,516	1950/83	32,000	2.78	36%	NA

The improved sales range in building sizes from 6,400 square feet to 11,730 square feet, with the subject falling near the upper-end of the range at 8,323 square feet. The unadjusted sale prices range from \$73.02 to \$85.25 per square foot with an indicated mean estimated at \$78.33 per square foot.

After identifying the comparable improved sales, adjustments must be made for differences between the subject property and the comparable sales selected. Typically these adjustments include: stabilization, location, size, age/condition, quality/appeal, land to building ratio, and others. The Adjustment Comments and Adjustment Grid that follows reflect all of the necessary adjustments required in the appraiser's comparative analysis of the subject property.

### IMPROVED MARKET ADJUSTMENT COMMENTS

The following additional information and comments are provided in connection with the various adjustments applied to the comparable improved sales in the grid on Page 37.

#### **Property Rights Conveyed**

A transaction price is always predicated on the real property interest conveyed. Many types of real estate, particularly income-producing property, are sold subject to existing leases. In the valuation process, adjustments must be made to reflect the difference between contract rent and market rent and how this difference affects property price. It is assumed that all of the properties sold in fee simple estate. Therefore, no adjustments were necessary for this category.

#### **Conditions of Sale**

A condition of sale adjustment recognizes the conditions under which the transactions were negotiated. This can include sales under duress, bankruptcy sales, and sales in which there existed extenuating circumstances that affected the final sales price.

This category, like the following category, includes adjustments made before all other adjustments are applied to the outlined comparable sales. No adjustments appeared to be needed for this category.

### **Financing**

The financing adjustment recognizes the differences between what is considered typical market financing, which is assumed for the subject, and financing of the comparable sales. This adjustment results from the cash equivalency calculations outlined in the Cash Equivalency Discussion in this report. All of the sales were considered either cash to seller or had typical third party bank financing. No adjustments were necessary.

### **Changed Market Conditions (Time)**

The adjustment for changed market conditions associated with time considers the time period between the date of the appraisal and the date of the comparable sale transaction. Market changes over time have an effect on the value of improved properties such as the subject. All of the improved sales have occurred within the last 17 months and are considered recent market transactions. Therefore, no adjustments were necessary.

### **Location**

Adjustments are required when locational attributes of a comparable sale are different from those of the subject. These attributes can be proximity to densely populated residential areas, major traffic arteries, schools, shopping or employment centers, recreational amenities or other physical attributes. Often, however, these physical attributes are difficult to quantify into an adjustment. Improved Sales One and Three are located on interior streets, not along a highway, therefore, a 10% upward adjustment was applied. No other adjustments were necessary.

### **Size**

Typically, property values and property size vary inversely. Larger properties tend to sell for lower per-unit value than do smaller properties. However, this size/value relationship is not absolute. Depending upon the size of the property, a range of sizes is often considered to be comparable because of the use contemplated. Improved Sales One and Four are smaller than the subject, warranting a 2.5% downward adjustment. No other adjustments were necessary.

### **Effective Age**

Typically a newer property will sell for a higher price than an older one because of the anticipated additional maintenance of the older property. The subject property was originally constructed in 1950 and was updated in 1983, 1987 and in the 2000's and is judged to have an effective age of 30-years.



Improved Sale One was constructed in 1985 and is judged to have an effective age of 25-years. Consequently, a 5% downward adjustment was applied. Improved Sale Two was constructed in 1950 and is judged to have an effective age of 35-years, warranting a 5% upward adjustment. Improved Sale Four was constructed in 2001 and is judged to have an effective age of 10 years, warranting a 20% downward adjustment. No other adjustments were necessary.

### **Condition**

The subject and all of the improved sales are judged to be in average condition. Therefore, no adjustments were necessary.

### **Quality/Appeal**

The subject and all of the improved sales are of average quality/appeal. Therefore, no adjustments were necessary.

### **Construction Type**

This adjustment relates to the cost differences in the exteriors of buildings. For example, brick and other masonry type construction are typically more expensive per square foot than metal or wood frame construction. The subject and all of the improved sales are constructed of masonry material, however, the subject is only 57% finished, with the remaining 43% unfinished storage warehouse. Consequently, a 15% downward adjustment was applied to all of the sales for superior finish.

### **Coverage Ratios**

This category is adjusted based on the variances between land-to-building ratios which are calculated by dividing the land area by the building area of the improvements. Typically, the higher the land-to-building ratio, the higher the price. This allows for the owner to have the availability for future expansions along with the possibility of selling off a portion of the site if not needed. The subject has a land-to-building ratio of 2.78:1 indicating an approximate 36% coverage ratio.

The comparable sales range in coverage ratios from 8% to 62% or on average about 34%. The subject's coverage ratio falls near the average of the range. However, Improved Sale One received a 5% downward adjustment for superior coverage ratio and Improved Sale Two received a 5% upward adjustment for inferior coverage ratio. No other adjustments were necessary.

### **Other**

This category is to allow for adjustments for other factors not mentioned above. As previously mentioned, the subject is the police department, and has five jail cells. Consequently, a 15% upward adjustment was applied for this superior condition. No other adjustments were necessary.

## Conclusion

As shown, the outlined comparable data indicates an adjusted price per square foot range from \$60.55 to \$93.78 per square foot or on average about \$77.41 per square foot. Given the subject's larger size and inferior finish, coupled by it having jail cells and the additional expense the presents, the mean of the range or say a tempered multiplier of **\$80.00 per square foot** is deemed reasonable for valuing the subject's "as-is" market value by the Sales Comparison Approach or as follows:

<b>Subject Property: 11,516 Sq. Ft. @ \$80.00/PSF =</b>	<b>\$921,280</b>
<b>Rounded To:</b>	<b>\$920,000</b>

Improved Sale Adjustment Grid					
Pryor Police Station					
214 South Mill Street					
Pryor, Oklahoma					
November-22					
Sales Number	Subject	1	2	3	4
Date of Sale:	NA	8/29/2022	6/17/2022	1/12/2022	6/3/2021
Sale Price:	NA	\$ 500,000	\$ 1,000,000	\$ 632,500	\$ 500,000
Building Size/ Sq. Ft.:	11,516	6,500	11,730	8,662	6,400
Land Size/Sq. Ft.:	32,000	77,101	18,850	27,950	18,200
L/B Ratio:	2.78	11.86	1.61	3.23	2.84
Coverage Ratio:	36%	8%	62%	31%	35%
Effective Age:	30	25	35	30	10
Condition:	Average	Average	Average	Average	Average
Quality/Appeal:	Average	Average	Average	Average	Average
Construction:	Masonry	Masonry	Masonry	Masonry	Masonry
Sales Price/PSF:	NA	\$ 76.92	\$ 85.25	\$ 73.02	\$ 78.13
Property Rights Appraised:		0.00%	0.00%	0.00%	0.00%
Adjusted Price:		\$76.92	\$85.25	\$73.02	\$78.13
Condition of Sale:		0.00%	0.00%	0.00%	0.00%
Adjusted Price:		\$ 76.92	\$ 85.25	\$ 73.02	\$ 78.13
Financing Terms:		0.00%	0.00%	0.00%	0.00%
Adjusted Price:		\$ 76.92	\$ 85.25	\$ 73.02	\$ 78.13
Time/Market Condition:		0.00%	0.00%	0.00%	0.00%
Adjusted Price:		\$ 76.92	\$ 85.25	\$ 73.02	\$ 78.13
Location/Traffic:		10.00%	0.00%	10.00%	0.00%
Building Size/SF:		-2.50%	0.00%	0.00%	-2.50%
Effective Age:		-5.00%	5.00%	0.00%	-20.00%
Condition:		0.00%	0.00%	0.00%	0.00%
Quality/Appeal:		0.00%	0.00%	0.00%	0.00%
Construction Type:		-15.00%	-15.00%	-15.00%	-15.00%
Coverage Ratio:		-5.00%	5.00%	0.00%	0.00%
Others:		15.00%	15.00%	15.00%	15.00%
Net Adjustment:		-2.50%	10.00%	10.00%	-22.50%
Adjusted Price per SF:		\$ 75.00	\$ 93.78	\$ 80.32	\$ 60.55
Adjusted Mean/PSF:					\$ 77.41
<b>INDICATED VALUE ESTIMATES</b>					
	Items	Price Per Sq. Ft.	Building Size Sq. Ft.	Indicated Value	Rounded
	Low:	\$ 60.55	11,516	\$ 697,294	\$ 700,000
	High:	\$ 93.78	11,516	\$ 1,079,970	\$ 1,080,000
	Mean:	\$ 77.41	11,516	\$ 891,454	\$ 890,000

## RECONCILIATION

Two of the three approaches to value were utilized in estimating the market value of the subject, and the following is a brief discussion of each method and the value indication provided by an analysis of each. The Cost and Sales Comparison Approaches were used to estimate the “As-Is” Market Value. The following is a brief discussion of each method and the value indication provided by an analysis of each.

The Cost Approach was used to arrive at an indication of value by estimating what it would cost to reproduce or replace the improvements in comparable locations, having comparable utility, size and quality. This approach estimates the value of the improvements to the site minus any form of depreciation and added to the land value. The weakness of this approach is that unit cost figures and depreciation are difficult to estimate. The Cost Approach is most applicable when a property is new or proposed and when the development represents the highest and best use of the site. The Cost Approach indicated an “As-Is” Market Value for the subject property as of the Effective Date of November 4, 2022, as follows:

**COST APPROACH**  
**ONE MILLION ONE HUNDRED FORTY THOUSAND DOLLARS**  
**(\$1,140,000)**

The Sales Comparison Approach was used to value the subject in Fee Simple Estate. This approach is used by comparing the existing subject property to similar properties that have recently sold in the same or competing markets, and was given strong consideration in the valuation of the subject as there was a sufficient amount of available data. The comparative analysis focuses on differences in legal, physical, locational, and economic characteristics of similar properties and the subject property and on variances in the real property rights conveyed, the dates of sale, the motivations of buyers and sellers, and the financing arrangements for each sales transaction, which can account for variations in price.

Based on the comparable sales selected, the “As-Is” Market Value for the subject property in fee simple estate, as of the Effective Date of November 4, 2022, is shown as follows:

**SALES COMPARISON APPROACH**  
**NINE HUNDRED TWENTY THOUSAND DOLLARS**  
**(\$920,000)**

## **Conclusion**

A range of values from \$920,000 to \$1,140,000 was presented. One method of estimating external obsolescence is through market extraction. After any physical and functional obsolescence has been considered, external obsolescence is allocated as the cost of the project that is greater than the value derived from the Sales (Market) Approach.

Utilizing this method, external obsolescence is estimated at \$220,000, the difference between the indicated values of the Cost and Sales Comparison Approaches. This significant amount of external obsolescence is mostly attributable to the increased cost of construction materials.

Consequently, the Cost Approach value indication is reduced to \$920,000, equal to the value indicated by the Sales Comparison Approach also at \$920,000. Therefore, it is the appraiser's opinion, that the "As-Is" Market Value of the Fee Simple Estate of the subject property, as of November 4, 2022, as follows:

**"AS-IS" MARKET VALUE**  
**NINE HUNDRED TWENTY THOUSAND DOLLARS**  
**(\$920,000)**

## **EXPOSURE TIME**

In accordance to the reporting requirements of USPAP Standards Rules 2-2(a)(v), 2-2(b)(v) and 2-2(c)(v) states that *exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of te appraisal.*

The appraiser was able to confirm by information gathered through the sales verification process that the average exposure time based on sales of similar properties range from 6 to 12 months. Therefore, it is estimated that a property such as the subject, were it placed on the market for sale, would likely take less than one year to sell. Therefore, it is the appraisers opinion that the market value reported for the subject property is credible and has been developed in compliance with Standards Rule 1-2(c).

## ASSUMPTIONS AND LIMITING CONDITIONS

Standard Rule 2-2g of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute requires the appraiser to clearly and accurately set forth all facts, assumptions and conditions upon which the appraisal is based. In compliance therewith, and to assist the reader in interpreting this report, such assumptions and limiting conditions are set forth as follows:

1. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use. No opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable.
2. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, notwithstanding the fact that such matters may be discussed in the report.
3. The date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinion herein stated.
4. The valuation is reported in dollars of currency prevailing on the date of appraisal.
5. Maps, plats, and exhibits included herein are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
6. All information and comments pertaining to this and other properties included in the report represent the personal opinion of the appraiser, formed after examination and study of the subject and other properties. While it is believed the information, estimates and analyses are correct, the appraiser does not guarantee them and assumes no liability for errors in fact, analysis or judgement.
7. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless prior arrangements have been made.
8. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

9. Certain information concerning market and operating data was obtained from others. This information is verified and checked, where possible, and is used in this appraisal only if it is believed to be accurate and correct. However, such information is not guaranteed.
10. Real estate values are influenced by a large number of external factors. The data contained herein is all of the data the appraiser considers necessary to support the value estimate. The appraiser has not knowingly withheld any pertinent facts, but the appraiser does not guarantee that he has knowledge of all factors which might influence the value of the subject. Due to rapid changes in the external factors, the value estimate is considered reliable only as of the date of the appraisal.
11. If the subject of the appraisal is an improved property, the appraiser has personally inspected the property and find no obvious evidence of structural deficiencies except as stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes can be assumed without provision of specific professional or governmental inspections.
12. In the event the appraisal is based upon proposed improvements, it is assumed that the improvements will be constructed in substantial conformity with plans and specifications which have been furnished the appraiser, and with good materials and workmanship. It is also assumed that the proposed foundation and construction techniques are adequate for the existing sub-soil conditions.
13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, are not qualified to detect such substances. The presence of substances such as lead-based paint, asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials including sub-surface conditions (e.g. hydrocarbons, methane gas, etc.) may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
15. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated.

16. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such facts.
17. No consideration has been given in this appraisal to personal property located on the premises, or to the cost of moving or relocating such personal property except for furnishings, equipment and other personal property located on the premises that typically or is normally required for operation or maintenance of the real property.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it will be in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property would not be built in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property.





7733 West Britton Road  
(Office) 405-721-1734  
www.hinkleandassociates.com

Oklahoma City, Oklahoma, 73132  
(Fax) 405-721-1327  
Appraiser@hinkleandassociates.com

**Lindsey Conant**

**Email: [lindsey.conant@yahoo.com](mailto:lindsey.conant@yahoo.com)**

**EDUCATION:**

University of Central Oklahoma  
Bachelors of Business Administration - Finance

**WORK HISTORY:**

Jan. 2009 - Present: Hinkle & Associates, Inc.  
Senior Associate

Oct. 2006 - Dec. 2008: MidFirst Bank  
RETS Technology Representative

Jul. 2004 - Oct. 2006: Hinkle & Associates, Inc.  
Market Analyst

**APPRAISAL TRAINING**

2005: Uniform Standards of Professional Appraisal Practice (USPAP)  
2006: Advanced Real Estate Appraising  
2006: The Basic Appraisal Principals  
2006: Residential Market Analysis and Highest and Best Use  
2007: 15 - Hour National USPAP Course  
2007: General Appraiser Site Valuation and Cost Approach  
2008: General Appraiser Market Analysis and Highest and Best Use  
2009: General Appraiser Sales Comparison Approach  
2009: Real Estate Finance Statistics and Valuation Modeling  
2009: General Appraiser Income Approach - Part 1  
2009: General Appraiser Income Approach - Part 2  
2011: Advanced Applications  
2011: General Appraiser Report Writing and Case Studies  
2011: 7 - Hour USPAP Update Course  
2012: Online Basic Appraisal Procedures

**PRE-LICENSING OR CONTINUING EDUCATION COURSES**

2005: Oklahoma Real Estate Appraisal Board - Regulatory Issues  
2006: Photo Viewer Plus  
2006: Reviewing and Underwriting Appraisals  
2006: ANSI Standards  
2007: Oklahoma County Assessor Mapping 101  
2007: USPAP - Confidentiality USPAP - Hypothetical  
2008: Reviewing Residential Appraisal Reports

### **Appraisal Qualifications - Continued**

2009:	Oklahoma County Assessor Mapping
2010:	Business Practices and Ethics
2010:	Spotlight on USPAP: Common Errors and Issues
2011:	A Lenders Perspective: The Role of the Appraisal
2013:	Insurance Replacement Valuation: An Emerging Appraisal Discipline
2014:	Advanced Income Capitalization
2014:	USPAP National Update (2014-2015 Edition) Appraisal Institute
2014:	Advanced Income Capitalization
2015:	Contract Rent or Effective Rent: Finding the Real Rent
2015:	2016 - 2017, 7-Hour National USPAP Update Course
2015:	Business Practice and Ethics
2016:	A Spotlight on USPAP: Appraisal Review
2016:	A Lender's Perspective: The Role of the Appraisal
2016:	Allocating Components in Going Concern Appraisals
2017:	Advanced Market Analysis and Highest and Best Use
2017:	2018 - 2019, 7-Hour National USPAP Update Course
2018:	Advanced Concepts and Case Studies
2019:	Quantitative Analysis
2020:	2020 - 2022, 7-Hour National USPAP Update Course

### **MEMBERSHIPS AND AFFILIATIONS**

Oklahoma State Certified General Appraiser - License No. 13105CGA

Candidate for Designation of the Appraisal Institute

Member of the Oklahoma Great Plains Chapter of the Appraisal Institute

## **ADDENDA**

# **ENGAGEMENT LETTER**

**AGREEMENT FOR PROFESSIONAL VALUATION SERVICES  
(SHORT-FORM APPRAISAL ASSIGNMENT)**

<b>DATE OF AGREEMENT:</b>	October 20, 2022
<b>PARTIES TO AGREEMENT</b>	
<b>Appraiser</b>	<b>Client</b>
Lindsey Conant	Ms. Darla Coats
Hinkle & Associates, Inc.	City of Pryor Creek
7733 West Britton Road	P.O. Box 1167
Oklahoma City, Oklahoma 73132	Pryor, OK 74362
(O) 405-721-1734	(O) NA
(F) 405-721-1327	(M) 918-825-4077
Email - lindsey.conant@yahoo.com	Email - <a href="mailto:coatsd@pryorcreek.org">coatsd@pryorcreek.org</a> <a href="mailto:smithe@pryorcreek.org">smithe@pryorcreek.org</a>

*Client thereby engages Appraiser to complete an appraisal assignment as follows:*

**Property Identification**

Special Purpose Police Station  
214 South Mill  
Pryor, Oklahoma 74362

**Property Type**

Special Purpose

**Interest Valued**

Fee Simple

**Intended Users**

City of Pryor Creek

**Intended Use**

To determine the "As-Is" Market Value as of the date of inspection for internal decision making purposes.

**Type of Value**

Market Value as defined by the Comptroller of Currency, 12 CFR, Part 34, Sub-part C-Appraisal, Section 34.44

**Date of Value**

Date of Inspection

**Hypothetical Conditions - Extraordinary Assumptions**

None

**Applicable Requirements Other Than The Uniform Standards of Professional Appraisal Practice (USPAP)**

The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute

**Site Visit**

Interior and Exterior Inspection

**Valuation Approaches**

Sales Comparison Approach

**Appraisal Reporting Format**

Appraisal Report

**Contact For Property Access, If Applicable**  
Darla Coats  
918-825-4077

**Delivery Date**  
5-6 weeks

**Delivery Method**  
Overnight Private Courier and/or Email copy

**Number of Copies**  
PDF copy(s) to client or a hard-copy by mail.

**Payment to Appraiser**  
\$3,000 (Due Upon Completion of Assignment)

**Confidentiality**  
Appraiser shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement with, any part other than Client, unless Client' authorizes, except as stipulated in Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).

**Cancellation**  
Client may cancel this Agreement at any time prior to the Appraiser's delivery of the Appraisal Report upon written notification to the Appraiser. Client shall pay Appraiser for work completed on assignment prior to Appraiser's receipt of written cancellation notice, unless otherwise agreed upon by Appraiser and Client in writing.

**No Third Party Beneficiaries**  
Nothing in this Agreement shall create a contractual relationship between the Appraiser or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including but not limited to, any third parties identified herein.

**Appraiser Independence**  
Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot insure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by Client or others or advance any particular cause. Appraiser's opinion of value will be developed competently and with independence, impartiality and objectivity.

**Expiration of Agreement**  
This Agreement is valid only if signed by both Appraiser and Client within 7-days of the Date of Agreement specified.

**Governing Law & Jurisdiction**  
The interpretation and enforcement of this Agreement shall be governed by the laws of the state in which the Appraiser's principal place of business is located, exclusive on any choice of law rules.

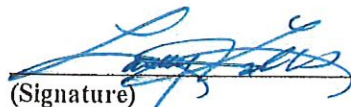
By Appraiser

  
(Signature)

Lindsey Conant  
(Printed Name)

October 20, 2022  
(Date)

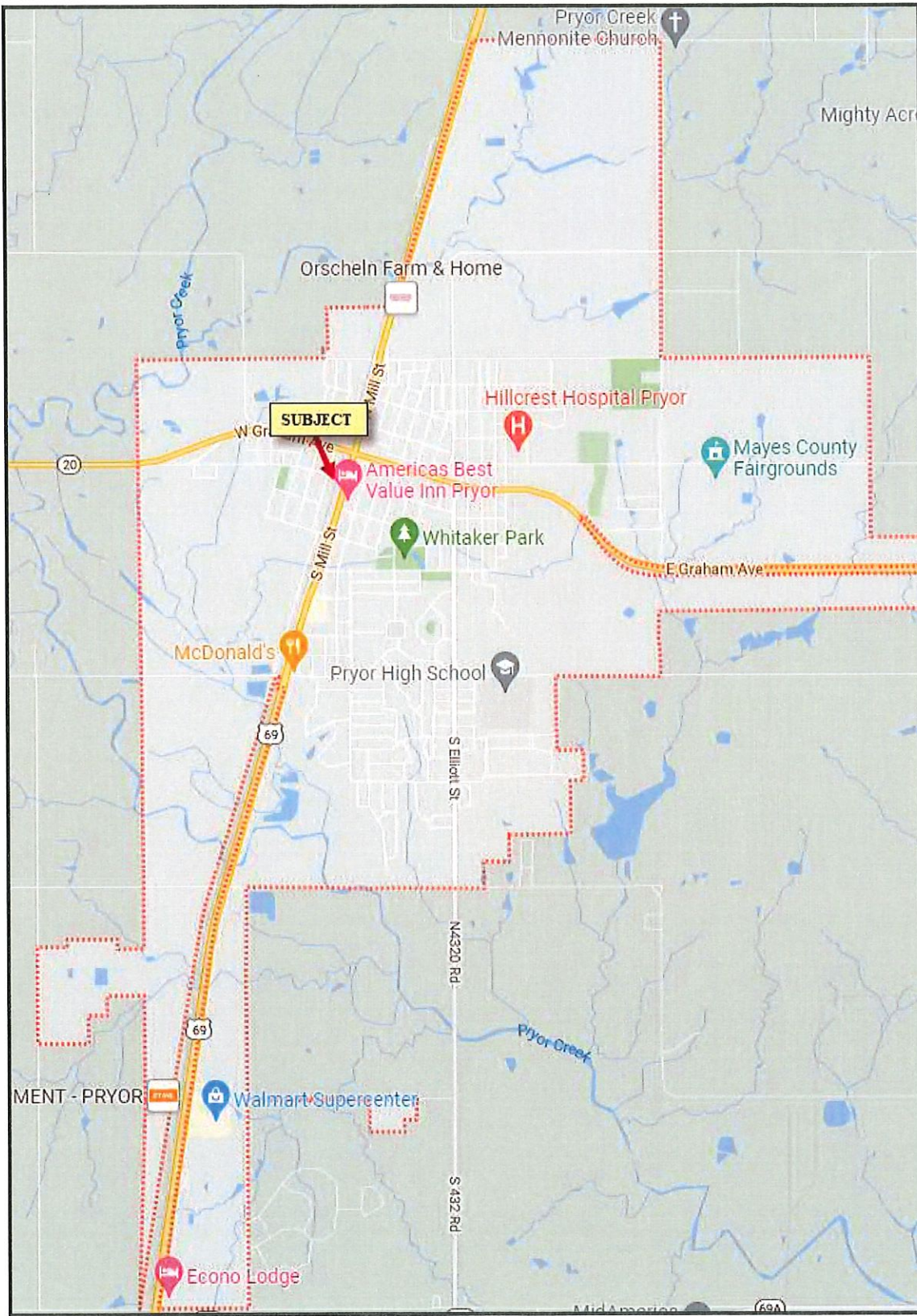
By Client

  
(Signature)

~~Darla Coats~~ Larry Lees  
(Printed Name)

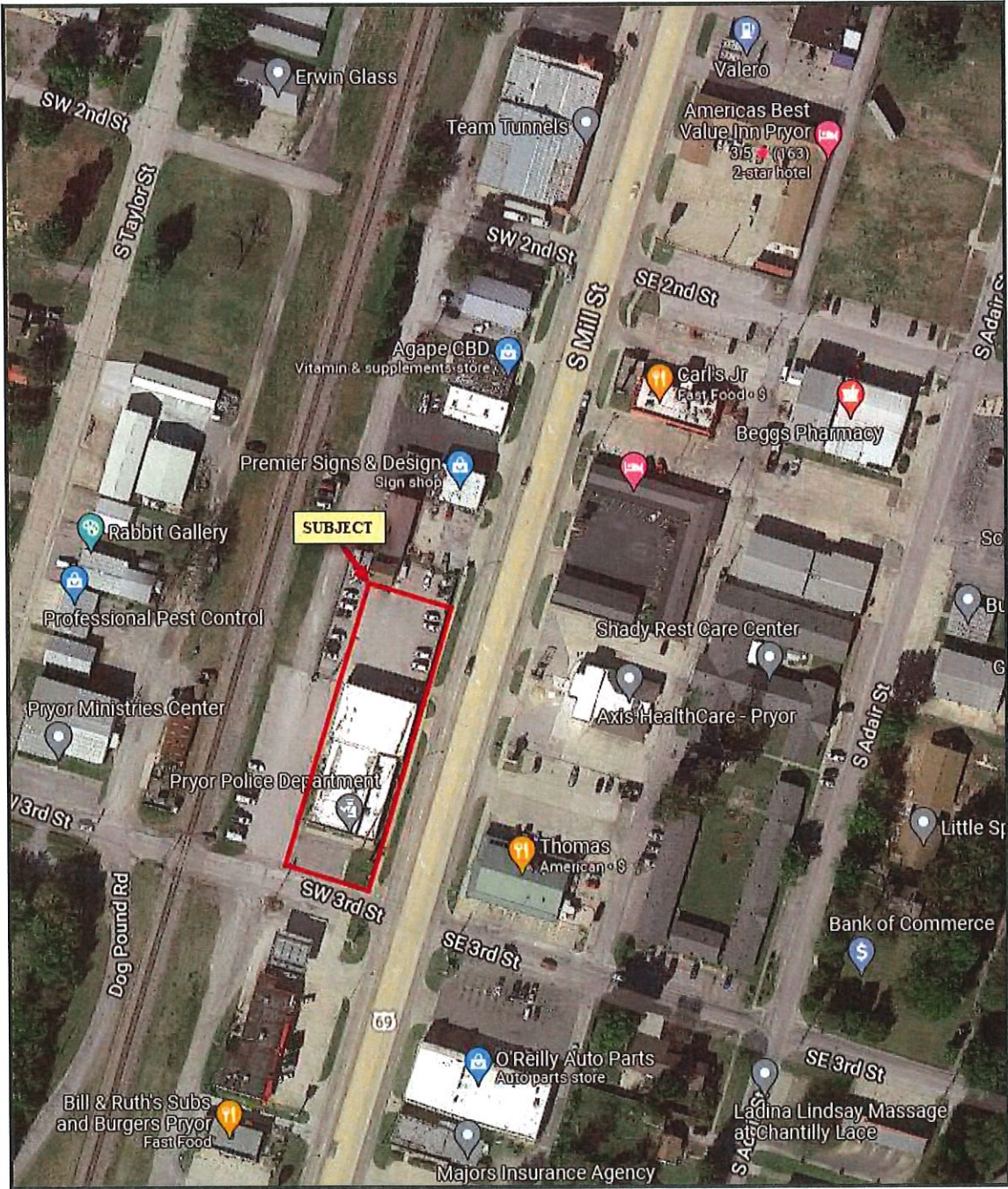
10/24/2022  
(Date)

## **MAPS AND EXHIBITS**

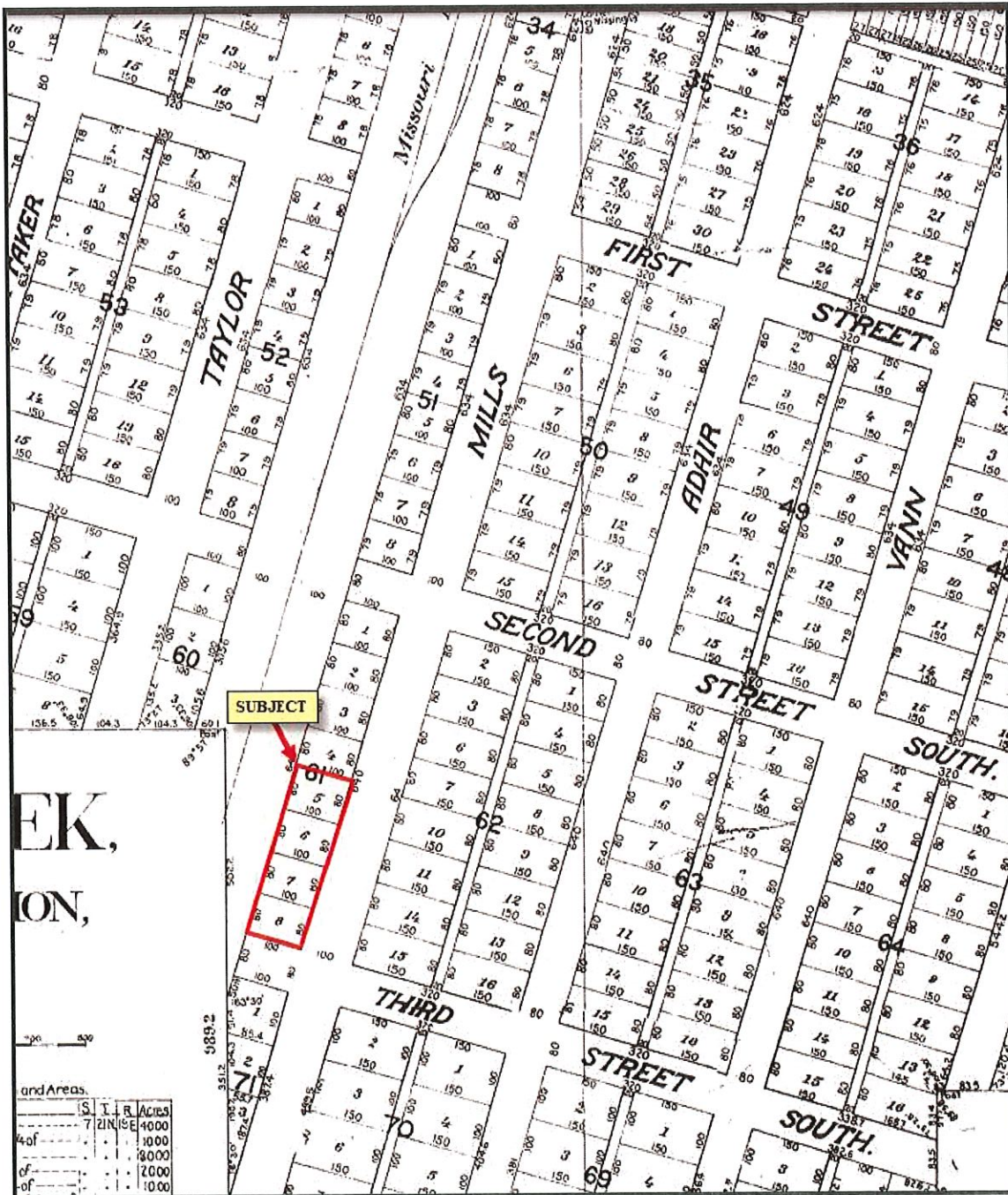


**MARKET AREA MAP**





AERIAL MAP



PLAT MAP

# National Flood Hazard Layer FIRMette



95°19'33"W 36°18'24"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 1)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee, See Notes (Zone X)
- Area with Flood Risk due to Levee (Zone D)

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone 1)

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

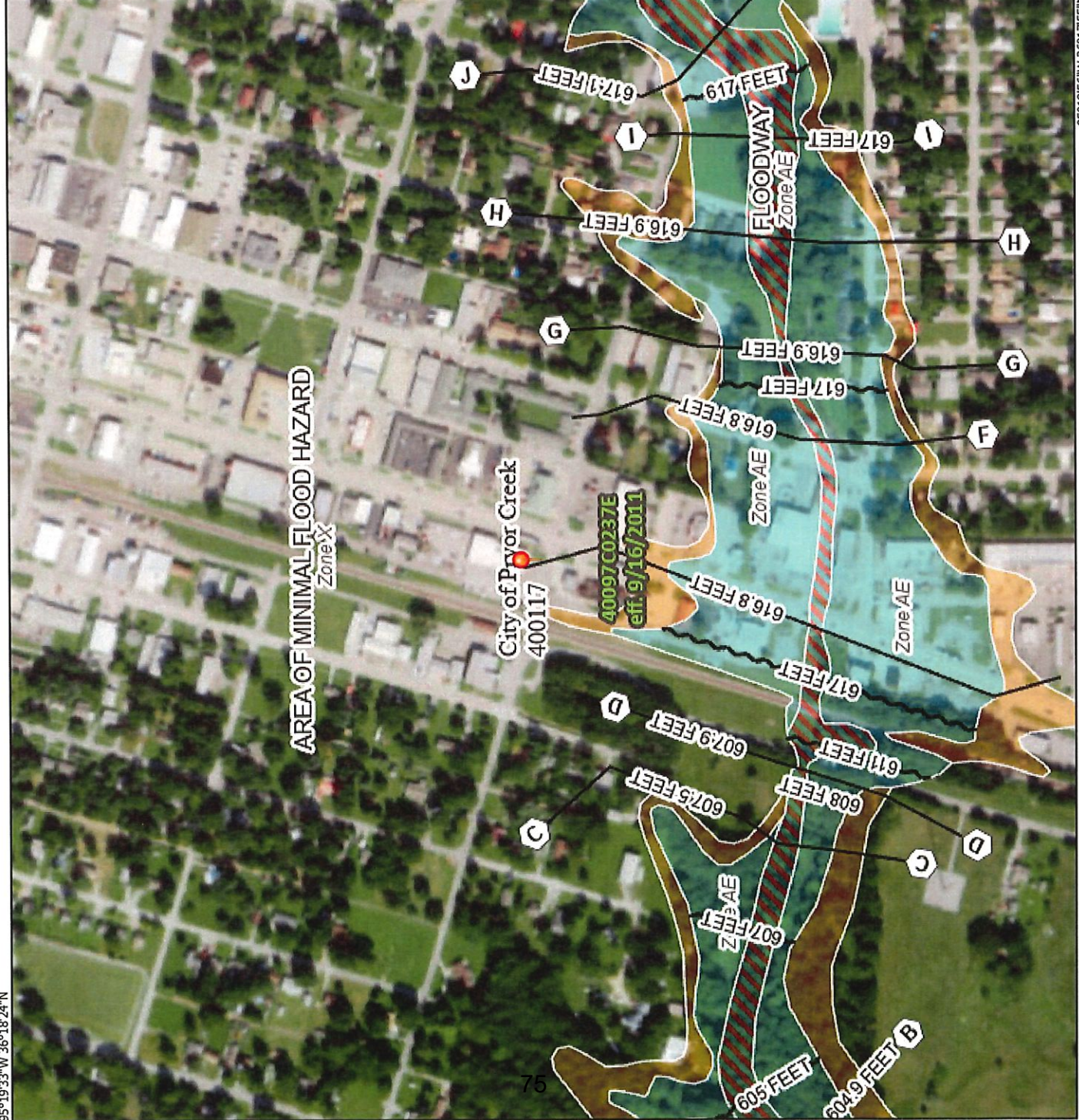
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/3/2022 at 1:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



95°18'56"W 36°17'55"N



# Executive Summary

Pryor Police Department  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.30287  
Longitude: -95.32064

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,936	10,526	12,916
2020 Population	4,663	10,703	13,343
2022 Population	4,568	10,396	13,035
2027 Population	4,445	10,107	12,749
2010-2020 Annual Rate	-0.57%	0.17%	0.33%
2020-2022 Annual Rate	-0.91%	-1.29%	-1.03%
2022-2027 Annual Rate	-0.54%	-0.56%	-0.44%
2022 Male Population	49.5%	49.0%	49.1%
2022 Female Population	50.5%	51.0%	50.9%
2022 Median Age	36.5	37.5	38.9

In the identified area, the current year population is 13,035. In 2020, the Census count in the area was 13,343. The rate of change since 2020 was -1.03% annually. The five-year projection for the population in the area is 12,749 representing a change of -0.44% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2022 White Alone	60.6%	61.7%	61.9%
2022 Black Alone	0.7%	0.9%	0.7%
2022 American Indian/Alaska Native Alone	17.8%	17.1%	17.3%
2022 Asian Alone	0.8%	0.9%	0.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	2.7%	2.0%	1.8%
2022 Two or More Races	17.1%	17.3%	17.4%
2022 Hispanic Origin (Any Race)	7.1%	5.8%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.1 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2022 Wealth Index	39	47	52
2010 Households	2,013	4,154	5,047
2020 Households	1,871	4,139	5,101
2022 Households	1,806	3,989	4,948
2027 Households	1,750	3,865	4,825
2010-2020 Annual Rate	-0.73%	-0.04%	0.11%
2020-2022 Annual Rate	-1.56%	-1.63%	-1.34%
2022-2027 Annual Rate	-0.63%	-0.63%	-0.50%
2022 Average Household Size	2.47	2.54	2.58

The household count in this area has changed from 5,101 in 2020 to 4,948 in the current year, a change of -1.34% annually. The five-year projection of households is 4,825, a change of -0.50% annually from the current year total. Average household size is currently 2.58, compared to 2.56 in the year 2020. The number of families in the current year is 3,328 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

Pryor Police Department  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.30287  
Longitude: -95.32064

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	12.2%	12.9%	13.5%
<b>Median Household Income</b>			
2022 Median Household Income	\$43,121	\$50,918	\$53,348
2027 Median Household Income	\$46,101	\$51,300	\$53,821
2022-2027 Annual Rate	1.35%	0.15%	0.18%
<b>Average Household Income</b>			
2022 Average Household Income	\$55,897	\$64,942	\$68,442
2027 Average Household Income	\$60,033	\$69,033	\$73,416
2022-2027 Annual Rate	1.44%	1.23%	1.41%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$21,217	\$25,226	\$26,345
2027 Per Capita Income	\$22,627	\$26,740	\$28,194
2022-2027 Annual Rate	1.30%	1.17%	1.37%

### Households by Income

Current median household income is \$53,348 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$53,821 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$68,442 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$73,416 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$26,345 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$28,194 in five years, compared to \$47,064 for all U.S. households

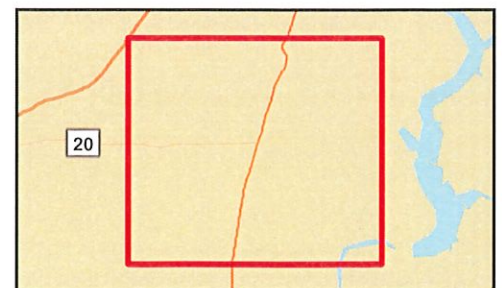
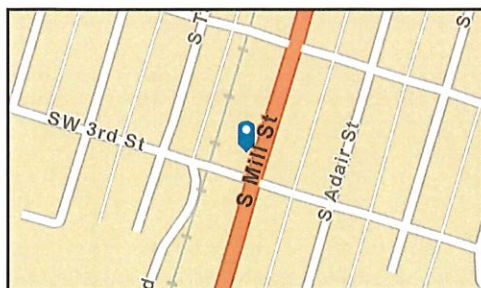
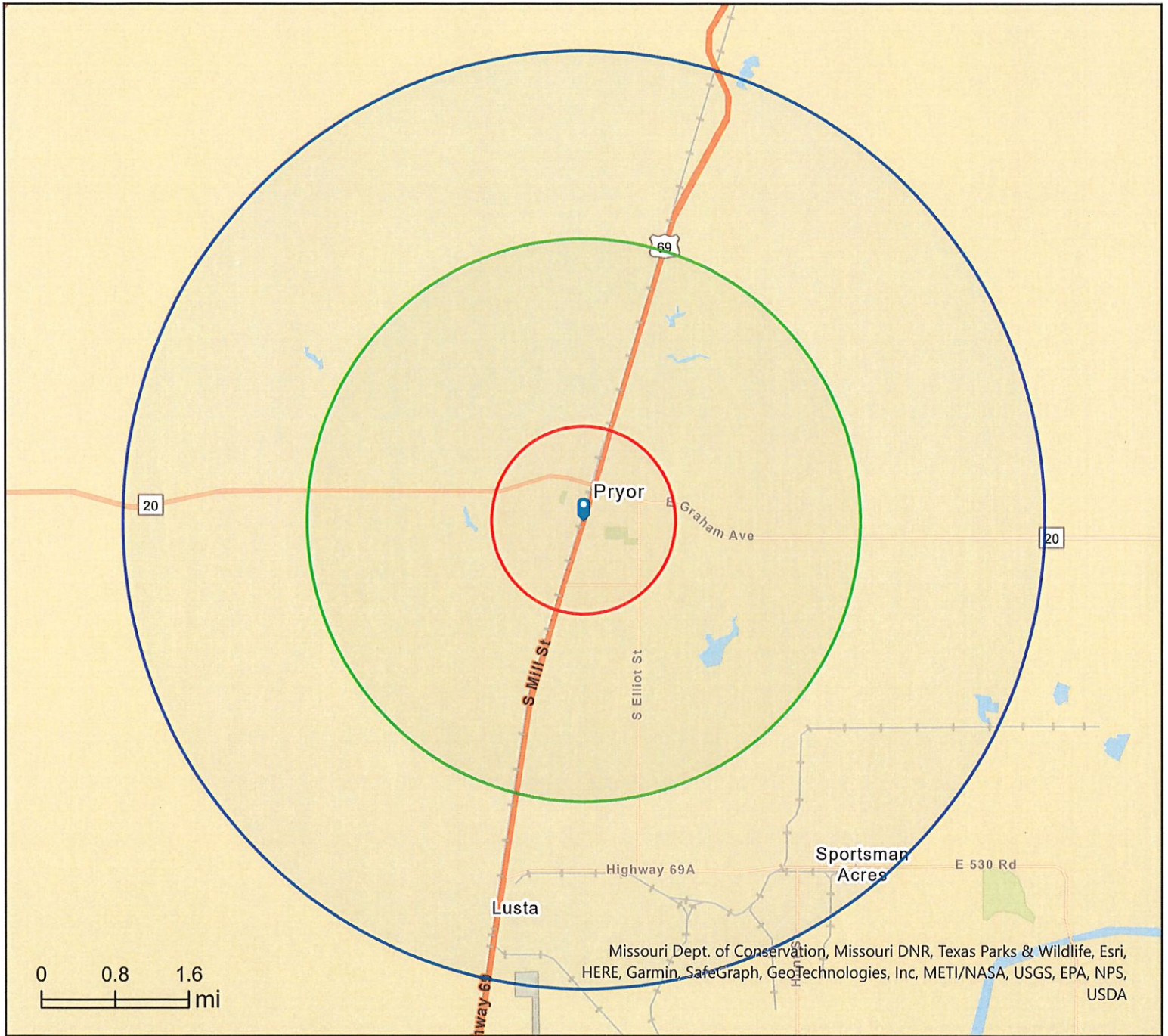
### Housing

2022 Housing Affordability Index	202	191	182
2010 Total Housing Units	2,273	4,678	5,662
2010 Owner Occupied Housing Units	1,210	2,571	3,319
2010 Renter Occupied Housing Units	803	1,583	1,729
2010 Vacant Housing Units	260	524	615
2020 Total Housing Units	2,229	4,737	5,773
2020 Vacant Housing Units	358	598	672
2022 Total Housing Units	2,168	4,608	5,652
2022 Owner Occupied Housing Units	1,093	2,388	3,198
2022 Renter Occupied Housing Units	713	1,601	1,750
2022 Vacant Housing Units	362	619	704
2027 Total Housing Units	2,107	4,478	5,526
2027 Owner Occupied Housing Units	1,066	2,343	3,154
2027 Renter Occupied Housing Units	684	1,521	1,671
2027 Vacant Housing Units	357	613	701

Currently, 56.6% of the 5,652 housing units in the area are owner occupied; 31.0%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 5,773 housing units in the area and 11.6% vacant housing units. The annual rate of change in housing units since 2020 is -0.94%. Median home value in the area is \$137,099, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.88% annually to \$150,448.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# **REAL ESTATE TAXES**

**Owner Information**  
 PRYOR, CITY OF  
 PO BOX 1167  
 PRYOR, OK 74362-0000

**Property Address**  
 S MILL

**Building No.**  
 0

**Account Number**  
 490016576

**Sub Name:** PRYOR ORIGINAL  
 Lot: 005 Block: 061

**Area Name:** PRYOR SUBS  
 Section 18 Township: 21N Range: 19E

Taxable Market	Assessed Value
Land	\$0
Improved	\$0
Mobile	\$0
Total	\$0
Exemptions	
School District 14	Net Assessed
School Levy \$84.42	Estimated Taxes \$0

**Sales Information**

Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			

**Land Information**

Land Use: Exempt

Description	Acres	SF	Width	depth
00	0	0	0	0

Description Lots

**Mobile Home Information**

Serial No.	Make	Tag No.
		LxW x

**Building Elements**

Type	N/A
Style	N/A
Design	N/A
Quality	N/A
Condition	N/A
Roof	N/A
Exterior Wall	N/A
Foundation	N/A
Heat	N/A
Beds	0
Baths	0
Garage	N/A
Porch	N/A
Basement	N/A
Year Built	0
Square Footage	0
Interior Finish	N/A
Fireplace	N/A
Air	N/A
Total Rooms	0
Garage SF	0
Porch SF	0
Basement SF	0
Year Remodeled	0

**Miscellaneous Structures**

Description	Yr/btl	LxW	Units
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0



**Commercial Elements**

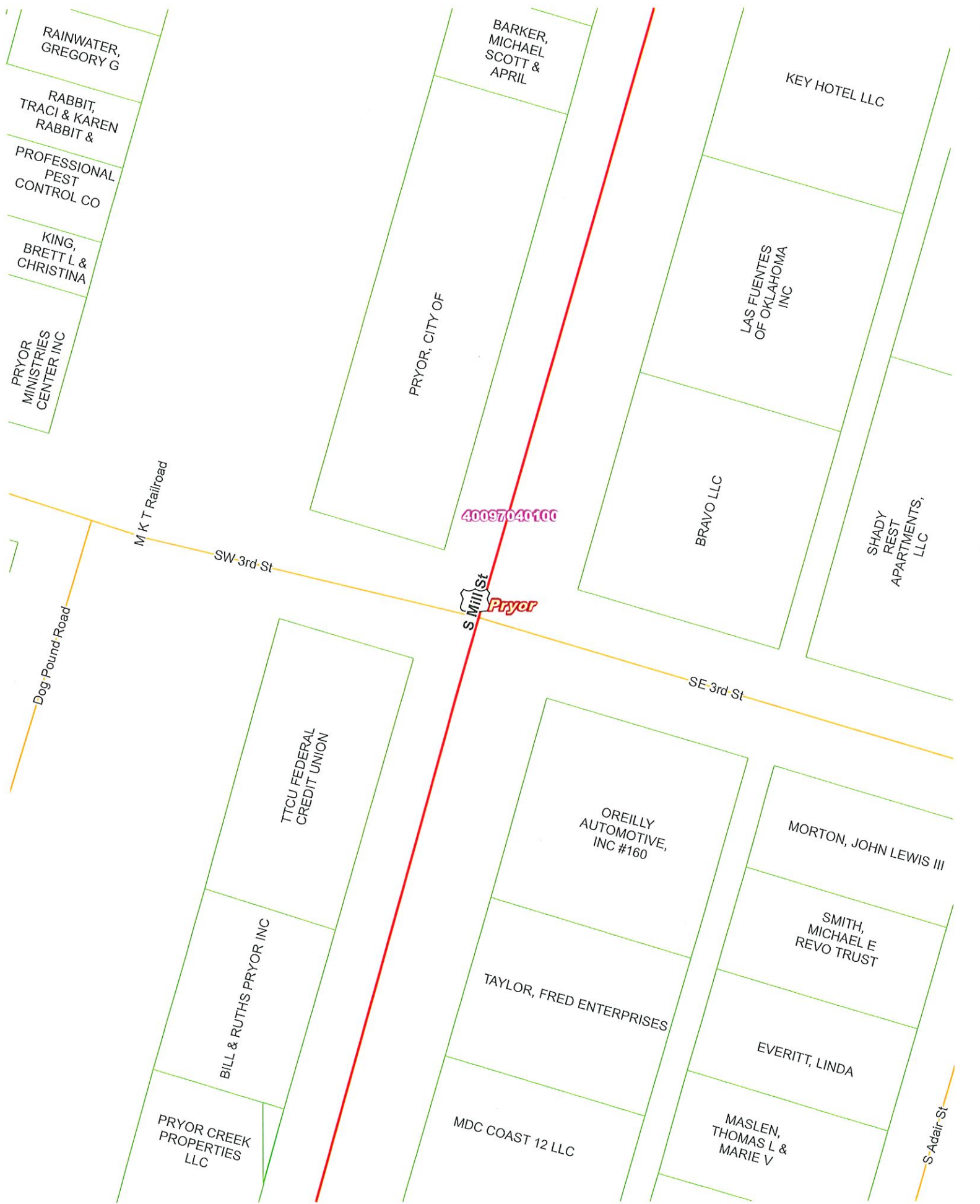
Stories	N/A
Story Height	00
Units	0
Rent	000
Class Description	N/A
Perimeter	0000

Legal Description

PRYOR ORIG BLK 61 LOTS 5,6,7,8







## **MARSHALL VALUATION SERVICES**

# CALCULATOR METHOD

## JAILS – CORRECTIONAL FACILITIES (335)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
<b>A-B</b>	Excellent	Best brick, stone, architectural concrete, good ornamentation	Plaster, vinyl wall coverings, acoustic tile, terrazzo, vinyl tile	Best lighting and plumbing, maximum security	Hot and chilled water (zoned)	5758.69	44.57	535.00
	Good	Concrete, limestone, granite, some ornamentation	Plaster or drywall, ceramic tile, acoustic tile, and asphalt tile	Good lighting, plumbing and security	Warm and cool air (zoned)	4230.21	32.74	393.00
	Average	Concrete, limestone, granite, little ornamentation	Painted concrete, some plaster, acoustic tile, and asphalt tile	Adequate lighting and plumbing	Heat pump system	3143.06	24.32	292.00
<b>C</b>	Excellent	Face brick, stone, architectural concrete, good ornamentation	Plaster or drywall, ceramic tile, acoustic tile and vinyl	Best lighting and security, good plumbing	Hot and chilled water (zoned)	4929.87	38.15	458.00
	Good	Heavy stone or brick masonry, some ornamentation	Plaster and acoustic tile, vinyl and ceramic floors	Good lighting and plumbing	Warm and cool air (zoned)	3616.67	27.99	336.00
	Average	Block or brick, concrete, some ornamentation on front	Painted walls, few partitions, some acoustic and vinyl composition	Adequate lighting and plumbing	Heat pump system	2690.98	20.83	250.00
<b>D</b>	Low cost	Block, tilt-up, very plain	Unfinished walls and floors, low-cost ceilings	Minimum jail plumbing and lighting, minimum security	Hot water	2023.61	15.66	188.00
	Excellent	Best siding, EIFS, face brick or stone veneer, good entrance	Plaster or drywall, ceramic tile, acoustic tile and vinyl	Best lighting and security, good plumbing for detention housing	Warm and cool air (zoned)	4714.59	36.49	438.00
	Good	Brick veneer, best stucco or siding with good trim	Plaster and acoustic tile, vinyl and ceramic floors	Good lighting and plumbing	Heat pump system	3498.27	27.07	325.00
<b>S</b>	Average	Brick veneer, good stucco or siding with brick trim	Drywall, few partitions, slabs, some acoustic and vinyl composition	Adequate lighting and plumbing for camp-dormitory type	Package A.C.	2594.10	20.08	241.00
	Average	Pre-engineered sandwich panels, metal liner	Metal walls, acoustic tile or liner panel ceiling, slabs, some asphalt tile	Adequate lighting and plumbing for camp-dormitory type	Package A.C.	2475.70	19.16	230.00

## JAILS – POLICE STATIONS (489)

<b>A-B</b>	Excellent	Best brick, stone, architectural concrete, good lobby	Plaster, vinyl wall coverings, acoustic tile, terrazzo, vinyl tile, good detail	Best lighting, plumbing and security, major command center	Hot and chilled water (zoned)	3821.18	29.57	355.00
	Good	Best block, concrete, masonry and glass, some ornamentation	Plaster or drywall, ceramic tile, acoustic tile, carpet and asphalt tile	Good lighting, plumbing, security for law enforcement center	Warm and cool air (zoned)	2873.96	22.24	267.00
	Average	Brick, precast concrete, good block, some trim	Plaster or drywall, ceramic tile, acoustic tile, and asphalt tile, good concrete	Good lighting, plumbing, security and sallyport, good holding facility	Warm and cool air (zoned)	2260.42	17.49	210.00
<b>C</b>	Low cost	Precast concrete, block, very plain	Painted concrete, some plaster, acoustic tile, and asphalt tile, slab	Adequate lighting and plumbing, some extras, holding cells	Heat pump system	1743.75	13.49	162.00
	Excellent	Face brick, stone, architectural concrete, glass, good lobby	Plaster, paneling, carpet and terrazzo, suspended ceilings, best administrative	Good lighting, plumbing, security for law enforcement center	Warm and cool air (zoned)	3401.39	26.32	316.00
	Good	Heavy stone or brick masonry, some ornamentation	Plaster and acoustic tile, vinyl and ceramic floors, good slab	Good lighting, plumbing, security and sallyport, good holding facility	Heat pump system	2551.04	19.74	237.00
<b>D</b>	Average	Block or brick, concrete, some ornamentation on front	Painted walls, few partitions, some acoustic and vinyl composition, slab	Adequate lighting and plumbing, some extras, holding cells	Package A.C.	1915.97	14.83	178.00
	Low cost	Block, tilt-up, very plain	Unfinished walls and floors, low-cost ceilings and floors in public areas	Minimum plumbing and lighting, minimum administrative and cells	Forced air	1431.60	11.08	133.00
	Excellent	Face brick or stone veneer, metal and glass, good lobby	Plaster, paneling, carpet and terrazzo, suspended ceilings, best administrative	Good lighting, plumbing, security for law enforcement center	Warm and cool air (zoned)	3315.28	25.66	308.00
<b>D</b>	Good	Steel or Glulam frame and joists, brick veneer, glass, best stucco	Plaster or drywall, acoustic tile, vinyl composition, carpet, good slab	Good lighting, plumbing, security and sallyport, good holding facility	Heat pump system	2486.46	19.24	231.00
	Average	Wood frame or pipe columns, good stucco or siding with some trim	Painted walls, acoustic tile or drywall ceilings, some asphalt tile, slab	Adequate lighting and plumbing, some extras, holding cells	Package A.C.	1872.92	14.49	174.00

**MULTISTORY BUILDINGS** – Add .5% (1/2 %) for each story, over three, above ground, to all base costs, excluding mezzanines.

**ELEVATORS AND SPRINKLERS** – Costs are not included and should be added from Page 36 and page 37

**NOTE:** See bottom of Page 32 for other refinement notes. For cost per inmate, see Page 39.

# CALCULATOR METHOD

## OFFICES, MEDICAL AND PUBLIC BUILDINGS FLOOR AREA - PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA Sq. Ft.	M.	AVERAGE PERIMETER										M.	AVERAGE FLOOR AREA Sq. Ft.			
		125	150	175	200	250	300	360	420	480	540			600	610	
93	1.168	1.235	1.289	1.364	1.484	1.624	1.884	2.13	244	305	366	427	488	549	1800	1,000
139	1.061	1.105	1.146	1.191	1.277	1.364	1.537	1.800	2200	2700	3200	3700	4200	4700	5200	1,500
186	1.007	1.040	1.072	1.105	1.168	1.235	1.364	1.537	1800	2200	2600	3000	3400	3800	4200	2,000
232	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	2,500
279	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	3,000
372	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	4,000
465	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	5,000
557	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	6,000
743	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	8,000
929	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	10,000
1,115	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	12,000
1,301	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	14,000
1,486	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	16,000
1,672	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	18,000
1,858	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	20,000
2,323	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	25,000
2,787	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	30,000
3,252	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	35,000
3,716	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	40,000
4,645	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	50,000
6,968	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	75,000
9,290	1.000	1.027	1.052	1.077	1.105	1.155	1.259	1.364	1800	2200	2600	3000	3400	3800	4200	100,000

NOTE: For small buildings, enter the table by doubling the average floor area and doubling the perimeter. For larger buildings, take half the area and half the perimeter.

## STORY HEIGHT MULTIPLIERS

Multiply base cost by following multipliers for any variation in average story height from the base of 12 feet (3.66 meters). For extremely high-pitched roofs (see Section 10), use the height of the eaves plus one-half the height from the eaves to the ridge as the effective height. In some

buildings or for a complete facility average, it is better to compute the total cubage and divide by the total square footage of floor area to get an effective height to use.

AVERAGE WALL HEIGHT (M.)	SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT (M.)	SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER
2.44	.900	1.350	6.10	1.184	.710
2.74	.928	1.237	7.31	1.276	.638
3.05	.953	1.144	8.53	1.367	.586
3.35	.977	1.066	9.75	1.459	.547
3.66	1.000 (base)	1.000	10.97	1.552	.517

**OFFICE, MEDICAL AND PUBLIC BUILDINGS**

**GENERAL INFORMATION**

The rules of thumb listed here should not be used for actual appraisals, but should be considered budgeting guides and checks only. The costs in some cases are based on only a few construction projects. They are presented here in conformity with our policy of furnishing all possible information to the users of the *Marshall Valuation Service*, with the knowledge that they will use the data with consideration for its probable degree of accuracy. All costs are converted to the Section 15 base. Size and shape, Current Cost and Local Multipliers should be used for adjustment.

**LIBRARIES**

The average area per reader seat in libraries is 165 square feet (15.3 square meters) with a typical range of 90 to 315 square feet (8.4 to 29.3 square meters).

The following are costs per reader seat, at designed capacity, excluding extremes.

TYPE	AVERAGE	COST RANGE
Basic structure (including fixed equipment)	50750.00	26200.00 – 104000.00
Total project (incl. furnishings, site costs, etc.)	64000.00	33100.00 – 124000.00

Average cost per reader seat for furnishings and equipment is 6300.00 with a typical range of 3000.00 to 13000.00.

**GENERAL HOSPITALS**

The median area per bed in general hospitals is 1,225 square feet (113.8 square meters) with a typical range of 630 to 2,425 square feet (58.5 to 225.3 square meters). Some large medical complexes with extensive outpatient and wellness facilities will range up to 4,000 square feet (371.6 square meters). Regional hospitals, particularly teaching, and newer hospitals with a high percentage of private rooms tend toward the higher area per bed, while older public hospitals with more ward areas and investor-owned hospitals tend toward the lower side of the range. See Section 87 for further information.

The following are costs per bed of completely equipped general hospitals, including Group I and II equipment, excluding extremes, at designed capacity.

CLASSES	AVERAGE COST	TYPICAL COST RANGE
A and B	768000.00	418000.00 – 1447000.00
C and D	528000.00	281000.00 – 1051000.00

**JAILS**

The average area per inmate bed in jails is 465 square feet (43.2 square meters) with a typical range of 260 to 845 square feet (24.2 to 78.5 square meters).

The following are costs per inmate bed, at designed occupancy, including kitchen, infirmary, laundry, guards' quarters, jail hardware, etc.

TYPE	AVERAGE	COST RANGE
Classes A and B	150000.00	79750.00 – 283000.00
Class C	127000.00	62750.00 – 259000.00

Average cost per inmate bed for jail hardware, including cell blocks, locking devices, etc., is 16100.00 with a typical range of 9550.00 to 28100.00.

**NURSING HOMES (CONVALESCENT HOSPITALS)**

The average area per bed in convalescent hospitals is 500 square feet (46.5 square meters) with a typical range of 375 to 715 square feet (34.8 to 66.4 square meters).

The following are costs per bed of fully equipped convalescent hospitals, including fixed equipment, excluding extremes, at designed capacity.

CLASSES	AVERAGE COST	TYPICAL COST RANGE
A and B	135000.00	83750.00 – 259000.00
C, D, and S	110000.00	65250.00 – 234000.00

The following are additional project costs per bed, of furnishings, site improvements, signs, etc.

A and B	33300.00	26200.00 – 43400.00
C, D, and S	22200.00	14800.00 – 29300.00

# CALCULATOR METHOD

## STORAGE WAREHOUSES (406)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
<b>A</b>	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, some finished ceilings	*Good lighting, plumbing, adequate restrooms	Hot water	1313.20	8.71	122.00
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	963.37	6.39	89.50
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	758.86	5.03	70.50
<b>B</b>	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, finished ceilings in most areas	*Good lighting, plumbing, adequate restrooms	Hot water	1173.27	7.78	109.00
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	850.35	5.64	79.00
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	667.36	4.43	62.00
<b>C</b>	Excellent	Brick, concrete, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	1323.96	8.78	123.00
	Good	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Good lighting, adequate plumbing	Space heaters	855.73	5.68	79.50
	Average	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished office, hardened slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	602.78	4.00	56.00
<b>C MILL</b>	Low cost	Block, cheap brick, tilt-up, light construction	Unfinished, small office, shell type, minimum code	Minimum lighting and plumbing	Space heaters	427.87	2.84	39.75
	Good	Mill-type construction, brick walls, wood or steel trusses	Plaster walls, masonry partitions, painted trusses	*Good lighting, adequate plumbing	Steam	1173.27	7.78	109.00
	Average	Mill-type construction, brick and block, wood trusses	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	812.67	5.39	75.50
<b>D</b>	Good	Heavy wood frame, wood or stucco siding	Heavy slab or mill-type floors	Good lighting, adequate plumbing	Space heaters	780.38	5.18	72.50
	Average	Stucco on wood frame, wood trusses	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	543.58	3.61	50.50
	Low cost	Stucco or siding on wood	Unfinished, slab, utility type, minimum office	Minimum lighting and plumbing	Space heaters	384.81	2.55	35.75
<b>D POLE</b>	Average	Pole frame, good metal siding, insulated	Small office, some finish, slab	Adequate lighting, little plumbing	Space heaters	470.92	3.12	43.75
	Low cost	Pole frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	333.68	2.21	31.00
	Excellent	Heavy steel frame, insulated panels, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	1237.85	8.21	115.00
<b>S</b>	Good	Good steel frame, siding and fenestration	Some good office, interior finish and floor	Good lighting, adequate plumbing	Space heaters	785.76	5.21	73.00
	Average	Rigid steel frame, siding	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	543.58	3.61	50.50
	Low cost	Pre-engineered frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	382.12	2.53	35.50

**NOTE:** For light commodity storage, see Section 17.  
**MULTISTORY BUILDINGS** – Add .5% (1/2%) for each story, over three above ground, to all base costs of the building, including basements but excluding mezzanines.  
**SPRINKLERS** – Systems are not included. Costs should be added from Page 37.  
**DOCK-HEIGHT FLOORS** – See Page 27.  
**WAREHOUSE SHELLS** – See Page 35.

\*ELEVATORS – Buildings with base costs which include elevators are marked with an asterisk (\*). If the subject building has no elevators, deduct the following from the base costs for buildings on this page, which are so marked. For buildings not marked or for basement stops, add costs from Page 36.

Good ..... 36.49 3.39 Average ..... 29.60 2.75 Low Cost ... 22.82 2.12

# CALCULATOR METHOD

## GARAGES, INDUSTRIALS, LOFTS AND WAREHOUSES

### FLOOR AREA - PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA		AVERAGE PERIMETER										AVERAGE FLOOR AREA			
Sq. Ft.	Sq. Ft.	91	107	122	137	152	183	213	244	274	305	M.	FT.	Sq. Ft.	Sq. Ft.
93	1,000	---	---	---	---	---	---	---	---	---	---	---	---	1,000	93
139	1,500	---	---	---	---	---	---	---	---	---	---	---	---	1,500	139
186	2,000	---	---	---	---	---	---	---	---	---	---	---	---	2,000	186
232	2,500	---	---	---	---	---	---	---	---	---	---	---	---	2,500	232
279	3,000	---	---	---	---	---	---	---	---	---	---	---	---	3,000	279
372	4,000	---	---	---	---	---	---	---	---	---	---	---	---	4,000	372
465	5,000	---	---	---	---	---	---	---	---	---	---	---	---	5,000	465
557	6,000	---	---	---	---	---	---	---	---	---	---	---	---	6,000	557
650	7,000	---	---	---	---	---	---	---	---	---	---	---	---	7,000	650
743	8,000	---	---	---	---	---	---	---	---	---	---	---	---	8,000	743
929	10,000	---	---	---	---	---	---	---	---	---	---	---	---	10,000	929
1,115	12,000	---	---	---	---	---	---	---	---	---	---	---	---	12,000	1,115
1,301	14,000	---	---	---	---	---	---	---	---	---	---	---	---	14,000	1,301
1,486	16,000	---	---	---	---	---	---	---	---	---	---	---	---	16,000	1,486
1,672	18,000	---	---	---	---	---	---	---	---	---	---	---	---	18,000	1,672
1,858	20,000	---	---	---	---	---	---	---	---	---	---	---	---	20,000	1,858
2,323	25,000	---	---	---	---	---	---	---	---	---	---	---	---	25,000	2,323
2,787	30,000	---	---	---	---	---	---	---	---	---	---	---	---	30,000	2,787
3,252	35,000	---	---	---	---	---	---	---	---	---	---	---	---	35,000	3,252
3,716	40,000	---	---	---	---	---	---	---	---	---	---	---	---	40,000	3,716
4,181	45,000	---	---	---	---	---	---	---	---	---	---	---	---	45,000	4,181
4,645	50,000	---	---	---	---	---	---	---	---	---	---	---	---	50,000	4,645

AVERAGE FLOOR AREA		AVERAGE PERIMETER										AVERAGE FLOOR AREA			
Sq. Ft.	Sq. Ft.	457	488	518	549	579	610	671	731	792	853	M.	FT.	Sq. Ft.	Sq. Ft.
1,858	20,000	---	---	---	---	---	---	---	---	---	---	---	---	20,000	1,858
2,323	25,000	---	---	---	---	---	---	---	---	---	---	---	---	25,000	2,323
2,787	30,000	---	---	---	---	---	---	---	---	---	---	---	---	30,000	2,787
3,252	35,000	---	---	---	---	---	---	---	---	---	---	---	---	35,000	3,252
3,716	40,000	---	---	---	---	---	---	---	---	---	---	---	---	40,000	3,716
4,181	45,000	---	---	---	---	---	---	---	---	---	---	---	---	45,000	4,181
4,645	50,000	---	---	---	---	---	---	---	---	---	---	---	---	50,000	4,645
5,574	60,000	---	---	---	---	---	---	---	---	---	---	---	---	60,000	5,574
6,503	70,000	---	---	---	---	---	---	---	---	---	---	---	---	70,000	6,503
7,432	80,000	---	---	---	---	---	---	---	---	---	---	---	---	80,000	7,432
9,290	100,000	---	---	---	---	---	---	---	---	---	---	---	---	100,000	9,290
11,148	120,000	---	---	---	---	---	---	---	---	---	---	---	---	120,000	11,148
13,006	140,000	---	---	---	---	---	---	---	---	---	---	---	---	140,000	13,006
14,864	160,000	---	---	---	---	---	---	---	---	---	---	---	---	160,000	14,864
16,722	180,000	---	---	---	---	---	---	---	---	---	---	---	---	180,000	16,722
18,580	200,000	---	---	---	---	---	---	---	---	---	---	---	---	200,000	18,580
20,903	225,000	---	---	---	---	---	---	---	---	---	---	---	---	225,000	20,903
23,226	250,000	---	---	---	---	---	---	---	---	---	---	---	---	250,000	23,226
25,548	275,000	---	---	---	---	---	---	---	---	---	---	---	---	275,000	25,548
27,871	300,000	---	---	---	---	---	---	---	---	---	---	---	---	300,000	27,871
32,516	350,000	---	---	---	---	---	---	---	---	---	---	---	---	350,000	32,516
37,161	400,000	---	---	---	---	---	---	---	---	---	---	---	---	400,000	37,161
46,451	500,000	---	---	---	---	---	---	---	---	---	---	---	---	500,000	46,451



# YARD IMPROVEMENTS

## PAVING — DECKING

Typical costs per square foot, except as otherwise specified. For paved areas of 750 square feet, deduct 10%; 2,000 square feet, deduct 20%. Over 3,000 square feet, use Subdivision costs. Small separate pours of 100 square feet or less may run 25% higher. Hand mixed and spread could cost 75% more.

For complete plaza cost, see Open Malls, Section 13.

2" asphalt on 2" base.....	3.88
add per additional inch.....	0.77
2" aggregate base.....	1.47
add per additional inch.....	0.29
4" concrete, unreinforced.....	8.77
add or deduct per inch of variation.....	0.77
add for mesh reinforcing.....	1.39
bar reinforcing.....	3.10
exposed aggregate.....	3.88
brick ribbons.....	1.32
detectable warning surface (ADA), stamped.....	6.79
decorative pattern finish, stamped.....	6.97
surface formed.....	10.45
thin-set synthetic overlay.....	19.00
color or grits.....	1.86
epoxy with stone or shell.....	8.68
salt finish (cool deck).....	0.92
deck channel drain and grate, per lin. ft.....	74.00
catch basins, small, up to 24", each.....	344.00
4" sand base.....	1.32
4" gravel base.....	1.47
add or deduct per inch of variation.....	0.28
add for 1" stone dust base.....	0.29
Open grid blocks for grass on sand base.....	8.54
Asphalt block pavers on concrete base*.....	11.25
Brick on concrete base, grouted, flat.....	23.95
on edge.....	35.75
Concrete pavers on concrete base*.....	20.95
Flagstone on concrete base, grouted*.....	12.70
Tile, quarry on concrete base*.....	30.00
*For sand bed in place of concrete, deduct.....	16.60
Snow melting, including controls, electric.....	14.80
hydronic, large areas (excluding heat source).....	14.80
Wood, on grade (posts, beams and joists not included).....	3.71
2" x 4" flat.....	16.20
2" x 4" on edge.....	8.54
Steps on ground, per lin. ft. of tread, brick on concrete.....	7.82
concrete.....	11.90
Approach apron, concrete.....	59.00
Concrete curb, 4" 6", per lin. foot.....	121.00
Concrete sidewalk.....	45.00
Handicap ramps, sidewalks (retrofit, add 400%).....	75.50
buildings, concrete (remodel, add 200%).....	11.25
add for railing, per lin. ft.....	24.25
wood.....	9.49
add for railing, per lin. ft.....	14.30
for portable ramps, see Section 58.....	26.75
For synthetic surfaces, pathways, see Section 67. Special stone paving, see Section 56.....	50.50
	35.00
	20.10
	42.75

## RAISED PATIO DECKS

Typical cost ranges per square foot of deck area, including supports. For custom installations with complex shapes, built-in planters and seats can run 50% to 100% more.

TYPE	≤ 25 Sq. Ft.	50 Sq. Ft.	100 Sq. Ft.	≥ 300 Sq. Ft.
Decks:				
softwood, fir, pine, etc.	36.00	43.50	26.25	32.00
cedar, redwood or metal	48.50	58.00	37.00	45.50
Railings:				
softwood, fir, pine, etc.	11.40	14.30	7.71	9.63
cedar, redwood or metal	16.00	19.90	11.40	13.70
Steps:				
softwood, fir, pine, etc.	10.65	13.05	5.35	6.73
cedar, redwood or metal	15.70	19.50	7.90	9.76

For each foot of height above 3 feet, increase costs by 5%.  
For treated softwoods increase cost by 25%.  
For wood polymer composite, add 30% to softwood costs.  
For vinyl and tropical hardwoods, add 15% to cedar/redwood costs.

## PATIO ROOF

(Typical costs per square foot of covered area, including supports)

TYPE	COST RANGE
Awning, fabric.....	15.20
Aluminum or steel, baked enamel.....	34.25
Fiberglass or screen only.....	10.30
Wood, including built-up, composition.....	7.38
Open lattice, metal, vinyl or wood.....	12.20
Architectural columns, open lattice or trellis.....	8.33
Picnic shelters.....	34.25
Add for insulated metal panels.....	22.75
Add for lighting fixtures, each.....	4.94
For Carports, see Section 63 or Section 12.....	113.00
For small Prefabricated Storage Structures, see Section 63 or Section 17.....	

## PATIO ENCLOSURES

Typical cost ranges per linear foot of wall, 84" high, including one exterior door. Use high end of range for insulated panels or knee walls. Add for roof above.

Glassine windows or decorative wood with screen.....	106.00
Acrylic windows.....	179.00
Screened only, fiberglass.....	35.75
steel or aluminum.....	57.50
bronze.....	74.00
Add for extra door, each.....	137.00
GAZEBOS: Typical cost each for 8' to 20' wood units including minimal foundation but excluding floors.	
Standard.....	4550.00
Deluxe.....	23900.00
For Solar rooms and greenhouses, see Section 64. Pool enclosures, see Section 67.....	21200.00

TEMPLES: Typical cost each, 8' to 12' high (to bottom of dome) cast stone units with top ring up to 12' in diameter.

Cost does not include floors or other ornamentation.....	23500.00
Add for fiberglass dome.....	6850.00
Add for masonry paver floor with no steps.....	4775.00
Add for floor with steps.....	5350.00
PAVILIONS: Typical cost each for cast stone units.....	35400.00
For individual stone columns, see Section 56. For finials, urns, statues, see Page 7.....	85500.00

# YARD IMPROVEMENTS

## QUANTITY DEDUCTIONS

For large installations greater than 400 linear feet of fencing or walls, such as industrial or subdivision uses, farms and highways, deduct the following:

600 linear feet.....	5%	4,500 linear feet.....	15%
2,000 linear feet.....	10%	6,000 linear feet.....	20%

## CHAIN LINK FENCES

Average cost per linear foot of galvanized steel fence, including complete installation on 2" round or "H" posts set in concrete, 10' on centers. Rails, barbed wire and gates are given as additives to the base costs. Gates are priced on a per-gate basis.

TYPE OF MATERIAL	4'	6'	8'	10'	12'
2" mesh, #7 wire.....	17.40	25.25	33.25	40.75	48.00
#9 wire.....	14.95	21.75	28.75	35.25	41.75
#11 wire.....	12.85	18.55	24.35	30.00	35.75
Add for rails.....	2.86	2.86	3.10	3.10	3.10
Add for 3-strand barbed wire.....	3.71	3.71	4.16	4.16	4.16
Add for barbed coils.....	14.30	14.30	15.20	15.20	15.20
Add for privacy slats.....	8.68	13.20	17.80	22.75	27.25

Add 14% for aluminum or add 20% for vinyl-covered wire.  
For fabric wind screen, add 0.71 - 1.39 per square foot.  
For security micro-mesh, add 1.00 - 1.94 per square foot.

Gates, 3' wide.....	338.00	432.00	505.00
5' wide.....	439.00	605.00	740.00
10' wide.....	725.00	910.00	1050.00
15' wide.....	915.00	1170.00	1370.00
20' wide.....	1130.00	1430.00	1660.00
25' wide.....	-----	-----	1780.00

Add 25% for sliding gates.

## SECURITY GATE TURNSTILES

(Cost each, including installation.)

One-way, manual operation, galvanized aluminum.....	7900.00 - 9150.00
stainless steel.....	10500.00 - 14000.00
pedestal-type arm turnstile.....	13600.00 - 16300.00
Handicap gate.....	2030.00 - 5850.00
Add 100% for tandem gates, 25% for polyc coated gates, 30% for electrically operated gates.....	4950.00 - 7900.00

## METAL FENCES, RAILING AND GRILLS

(Cost ranges per square foot.)

Hand forged wrought iron or modular, steel or aluminum.....	9.28 - 28.25
Gates.....	13.95 - 34.25
Add for bronze anodized or powder coated.....	6.97 - 13.60

For window grills and ornamental driveway gates, see Section 55.  
Custom ornamental work can run two to three times the listed costs.

## KENNEL RUNS

(Cost ranges per square foot of fencing.)

Wire mesh on steel posts (wall area).....	4.34 - 8.10
Mesh cover (roof area).....	5.41 - 9.93
Add for gates, each.....	227.00 - 432.00
For panelized self-supporting partitions, deduct 20%.....	-----

## MASONRY WALLS

(Cost ranges per square foot, including normal foundations.)

4" concrete block with pilasters, reinforced.....	11.55 - 14.35
6" concrete block, reinforced.....	13.30 - 16.35
8" concrete block, reinforced.....	14.15 - 19.00
6" block piers or pilasters, each.....	179.00 - 459.00
Ornamental screen block.....	11.75 - 19.00
Add for each wythe of face block.....	1.39 - 3.94
Add for stucco finish, each side.....	3.32 - 5.41
Common brick, 8" thick.....	25.25 - 32.75
8" block back-up.....	21.75 - 29.25
add for each additional 4" thickness of common brick.....	6.73 - 9.93
6" brick piers or pilasters, each.....	338.00 - 1370.00
Add for each wythe of face brick.....	3.18 - 4.94
Concrete, precast, posts and solid panels.....	10.45 - 19.00
Add for wood grain or split face.....	3.10 - 7.38

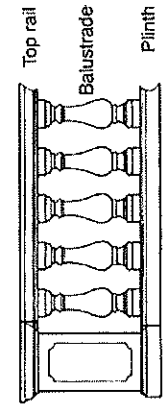
NOTE: For light residential subdivision installations using unskilled laborers, costs may be 25% lower.  
For retaining walls, gabions, see Section 51. For stone walls, see Section 56.

## CONCRETE RAIL FENCES

(Cost ranges per linear foot of post and split rail prefabricated concrete fences, installed.)

4' high, one rail.....	10.35 - 15.35
5' high, two rails.....	14.95 - 22.90
6' high, three rails.....	20.70 - 31.00
6' high, four rails.....	25.25 - 38.75

## BALUSTRADING



Precast stone balustrading found in ornamental railings around pools, patios, garden paths, stairs, etc., will cost 248.00 to 820.00 per linear foot installed, excluding urns, statuary, etc. Because of the various styles and lengths of balustrades, costs should be built up individually.

## UNIT COSTS

Pier shaft, pedestal, pilaster, etc. (including cap and base), each.....	240.00 - 2575.00
Gate, fence piers, 8' each.....	3000.00 - 18300.00
Plinth or bottom rail, per lin. ft.....	43.50 - 87.00
Baluster, each.....	144.00 - 481.00
Ornamental block parapet screening, per lin. ft.....	117.00 - 186.00
Top rail, per lin. ft.....	84.00 - 119.00
add for lighting under rail, per lin. ft.....	83.00 - 118.00
For curved or stepped balustrading, add 135% to the cost.	
For finials, urns, vases, statuary, etc., see Page 8. For lanterns, see Page 5.	
For high-density foam polymer plastic, deduct 50%.	

## TRASH ENCLOSURES

Masonry-walled dumpster enclosures, each.....	2925.00 - 5750.00
---	-------------------

## CONCRETE EQUIPMENT PADS

Package air conditioning compressor pads, each.....	240.00 - 680.00
Transformer pads, reinforced, each.....	930.00 - 2750.00

# YARD IMPROVEMENTS

## LANDSCAPING

The square foot costs below are to be applied to the entire landscaped area and are used when actual unit pricing is not feasible. Costs for new landscaping will vary greatly due to the number of variables involved. The cost ranges include soil preparation and some post-installation maintenance commensurate with the quality, excluding extremes.

LOW-COST areas have a minimum number of 1- to 5-gallon shrubs, small trees and ground-cover plants proportioned for a light visual effect, manual irrigation and seeded lawn.

AVERAGE-COST areas include an average number of 3- to 5-gallon shrubs, small to large trees, closer spacing of small ground-cover plants, automatic irrigation and seeded lawn.

HIGH-COST areas will have a high visual content of 5- to 15-gallon shrubs, a greater proportion of large trees, closely spaced ground-cover with top dressing, automatic irrigation, seeded lawn and sodded turf areas.

For pathway costs, see golf course unit costs in Section 67.

AREAS	OCCUPANCIES	LOW	AVERAGE	HIGH
Small areas: single-family dwellings including multiple/residential developments		6.26	8.33	11.05
Medium areas: office complexes, shopping centers, etc.		5.41	7.26	9.72
Large areas: industrial parks and educational/institutional facilities		2.86	3.94	5.10

### UNIT COSTS

Soil preparation, per sq. ft., fine grading	0.21	0.36	0.49
mulching	0.33	0.55	1.01
top dressing or bedding	3.27	3.90	4.70
Lawns, per sq. ft., seeding, with dressing	0.40	0.53	0.80
hydroseeding only	0.13	0.21	0.45
sodded	0.75	1.25	2.11
Ground cover, per sq. ft., gravel or wood chips	2.39	3.10	3.94
spreading plants	0.77	1.39	2.50
Edging, per lin. ft., masonry	18.80	24.65	31.75
cast stone	27.50	30.75	34.25
metal	4.16	6.58	10.10
redwood	3.26	4.40	6.11
timber or ties	7.38	11.05	16.20
Shrubs and hedges, each, small	19.40	26.00	35.75
medium	46.50	66.50	95.00
large	144.00	207.00	275.00
Trees, each, small 15 gal. - 20" box	132.00	248.00	481.00
medium, 24" - 36" box	565.00	915.00	1480.00
large, 42" box and larger	1430.00	2500.00	4075.00
Tree grates, including frame, per sq. ft.	32.00	42.50	56.50
Planter boxes, per sq. ft., concrete, precast cast stone, ornate troughs	29.75	59.00	117.00
fiberglass	371.00	530.00	680.00
wood	51.50	101.00	199.00
Planters, each, round, concrete, 24" diameter, 48" diameter	109.00	199.00	316.00
tree size, 3' - 10" diameter	262.00	439.00	735.00
Bollards, each, wood	386.00	645.00	1010.00
concrete	1550.00	2500.00	3700.00
add for lighting	70.00	144.00	207.00
	386.00	735.00	1120.00
	262.00	364.00	481.00

## WATERSCAPING

The square foot costs apply to the entire waterscaped area and include excavation, rockscapes and all recirculation equipment. Add appropriate liner costs for lakes and streams.

	LOW	AVERAGE	HIGH
Lakes	1.47	3.18	6.79
Collection ponds	58.00	72.50	93.50
Streams	9.86	13.75	19.55
Add for liner, asphalt	2.63	3.94	5.87
clay	0.85	1.47	2.39
concrete	5.65	8.33	12.10
plastic and sand	1.71	3.10	6.11
Waterfalls, complete, per sq. ft. of face	58.50	84.00	118.00
small, under 50 sq. ft.	151.00	227.00	330.00

### LAWN SPRINKLERS

Costs per square foot, completely installed, including trenching and backfill. Intricate shrub-type strip areas may be twice as high as conventional systems. For automatic controllers add 207.00 to 268.00 per station.

Conventional, residential and small commercial, commercial, medium areas	0.84	1.17	1.55
Rain Bird or Rain Jet systems, large areas	0.79	1.03	1.35
	0.55	0.65	0.77

### UNIT COSTS

Sprinkler heads, impact or rotary	49.50	127.00	262.00
pop-up or shrub	9.72	25.50	63.00
Control valve, manual, 3/4" - 1"	58.50	79.00	97.50
1 1/4" - 2"	137.00	179.00	220.00
for remote control, add	39.50	58.50	79.00
Gate valve, 3/4" - 1"	68.50	88.00	127.00
1 1/4" - 2"	186.00	255.00	364.00
Valve boxes	58.50	97.50	179.00
Atmospheric vacuum breaker, 3/4" - 1"	79.00	144.00	227.00
1 1/4" - 2"	166.00	227.00	316.00
Pressure backflow preventer, 3/4" - 1"	680.00	735.00	800.00
1 1/4" - 2"	855.00	1010.00	1170.00
PVC pipe, Schedule 40, 1/2" - 3/4", per linear foot.	2.16	2.39	2.56
1" - 1 1/2"	2.79	3.64	4.34
2"	5.10	5.65	6.11

### BENCH AND PICNIC UNITS

	LOW	AVERAGE	HIGH
Park bench, 6' deluxe	481.00	1900.00	2160.00
precast stone, ornate	1120.00	1900.00	4500.00
stationary	6650.00	11200.00	22200.00
wheechair accessible	378.00	6650.00	15800.00
For 8' units, add	855.00	378.00	880.00
Metal cooking grills	1270.00	2825.00	2360.00
Campfire rings	2220.00	2220.00	5600.00
Trash receptacle with cover	109.00	268.00	268.00
Drinking fountains, outdoor, steel, precast concrete	2575.00	2575.00	855.00
add for freezeproof valve	1170.00	1170.00	338.00
Foot and body shower tower	910.00	1480.00	1170.00
Pet fountain	1430.00	1430.00	6850.00
For outdoor furniture, see Section 65, Page 4.	1330.00	1330.00	4950.00

# REMEDIATION COSTS

## DEMOLITION

Costs presented are average costs of removal per square foot of total building floor area, except as noted, including loading and hauling, but not dump fees. It is also assumed that the materials have no salvage value. For individual unit costs, see prior page.

Costs for removal vary greatly depending on the size and complexity of the job and extent of contamination regarding hazardous materials. The following cost ranges are in some cases based on one or only a few removal projects and should be considered as very rough guides. Due to the number of variables involved, we would suggest that, wherever possible, survey, bid or contract costs be obtained.

### BUILDING DEMOLITION

(Cost range per square foot)

Class A:	6.97 – 10.20	Class D:	4.66 – 7.20
Class B:	9.09 – 12.50	Class S:	4.21 – 6.97
Class C:	5.52 – 8.21	Gutting only:	9.67 – 30.25

Small residences, total cost (approximately 1,000 – 1,500 sq. ft. per floor):

1–story: 4700.00 – 11000.00    2-story: 6200.00 – 15100.00    3–story: 8350.00 – 18300.00

### SEISMIC RETROFITTING

**EARTHQUAKE (HURRICANE) REINFORCEMENT:** Complete foundation anchorage retrofit for small (approximately 1,000- to 1,500-square-foot) raised-floor residences cost 4475.00 to 8800.00.

#### UNIT COSTS

	COST RANGE
Sill plate anchors (6' o.c.), each.....	56.50 – 80.00
Rim joist anchoring (2' o.c.), each.....	42.50 – 65.00
Pier joist straps, each.....	37.00 – 86.00
Cripple, shearwall sheathing, per sq. ft.....	2.29 – 4.53
Truss/rafter ties, each.....	56.50 – 90.00
Beam anchors, each.....	80.00 – 177.00
masonry construction.....	332.00 – 690.00

### MISCELLANEOUS

**HOUSE LIFTING** (elevated above flood plain): Cost 11300.00 – 20900.00 for raised floor to 30300.00 – 50250.00 for slab on grade residences. Add 12300.00 – 24800.00 for fill foundation, 24500.00 – 40700.00 for full-story raised substructure.

**HOUSE MOVING** (excluding new foundations or utilities): Cost 17300.00 – 31400.00 for a one-story residence (approximately 1,000 to 2,000 square feet), and 14000.00 – 23300.00 for a two-story residence (ground floor area of 500 to 1,000 square feet) up to a 5-mile distance. For masonry structures, add 50%.

## HAZARDOUS MATERIAL REMOVAL

**RADON REMOVAL:** Residential basement ventilation retrofit costs 1350.00 – 2030.00 for a passive exhaust pipe ventilation system plus 456.00 – 760.00 for active fan and alarm.

ASBESTOS REMOVAL:	LOW COST	AVERAGE	GOOD	HIGH COST
Encapsulation.....	2.29	2.97	3.92	5.06
Full Abatement.....	31.75	43.25	58.50	80.00
Spot Removal.....	12.50	16.55	22.00	29.75

#### LEAD REMOVAL:

Encapsulation.....	3.99	5.06	6.50	8.42
Full Abatement.....	13.45	17.15	22.00	28.50
Spot Removal.....	11.45	13.45	16.15	19.15

GRAFFITI REMOVAL: 1.52 2.03 2.54 3.06

**SITE DECONTAMINATION:** Biological soil remediation costs have averaged 143.00 per cu. yd. for land treatment (tilled soil-conditioning farming), 265.00 per cu. yd. for bioventing vapor extraction (air stripping and soil treatment) to 415.00 per cu. yd. for full bioreactor treatment (active slurry-aeration mixing), with costs having varied plus or minus 50%.

**GROUND WATER CLEANUP:** Pump and treat remediation costs have averaged 0.16 to 0.24 per gallon treated per year while permeable reactive barrier treatment systems averaged 0.68 to 1.46 per gallon treated per year, with costs having varied plus or minus 50%.

## STORMWATER MANAGEMENT

(Costs include trenching and backfill)

UNIT COSTS	COST RANGE
Polyethylene chamber system, complete, per gallon.....	1.63 – 3.28
Chamber only (70 – 425 gallon), each.....	83.50 – 367.00
Pipe drainage system, 10", per linear foot.....	19.15 – 23.45
12".....	22.25 – 26.75
24".....	43.25 – 50.50
36".....	76.00 – 83.50
48".....	122.00 – 129.00
Biowale detention system, cost per sq. ft.....	10.00 – 6.04
Compost filter berm system, cost per linear foot.....	6.82 – 2.83

# LIFE EXPECTANCY GUIDELINES

SECTION 97 PAGE 13  
December 2020

## TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S	OCCUPANCY	CLASS	A	B	C	D	S
<b>SECTIONS 15 &amp; 45, BANKS, OFFICES AND PUBLIC BUILDINGS</b>													
Atriums, good and excellent		60	60	55	50	50	Arcade buildings, good and excellent				45	40	35
average		55	55	50	45	45	average				40	35	30
Banks, branch and central, good and excellent		60	60	55	50	50	low cost				35	30	30
average		55	55	50	45	45	Auditoriums, excellent		55	55	50	45	40
low cost		50	50	45	40	40	average and good		50	50	45	40	35
mini, drive-up, good and excellent		55	55	50	45	45	low cost				40	35	35
low cost and average		50	50	45	40	40	Bowling centers, good and excellent				40	35	35
Convalescent hospitals, good and excellent		50	50	45	40	40	low cost and average				40	35	30
low cost and average		45	45	40	35	35	Casinos, very good				50		
Dispensaries and urgent care, good		50	50	40	35	35	good				45	40	35
average		45	45	40	35	30	average				40	35	30
Fire stations, staffed, good, very good and excellent		50	50	45	40	40	Churches, sanctuaries, narthexes, classrooms, excellent		60	60	60	50	45
low cost and average		45	45	40	35	35	good		60	60	50	45	40
volunteer, good							average		50	50	45	40	40
low cost and average		40	40	35	30	30	cheap and low cost				40	35	35
General hospitals, good and excellent		50	50	45	40	40	Community recreation centers, good and excellent		50	50	45	40	40
low cost and average		45	45	40	35	35	low cost and average		45	45	40	35	35
Governmental buildings, good and excellent		60	60	55	50	50	Convention centers, good and excellent		55	55	50	45	40
low cost and average		55	55	50	40	40	average		50	50	45	40	35
Community service buildings, excellent							low cost		45	45	40	35	35
average and good		55	55	50	40	40	Fellowship halls, good and excellent		50	50	45	40	40
low cost		50	50	45	35	35	cheap		45	45	40	35	30
Jails, correctional facilities, good and excellent		55	55	45	40	40	Fitness centers, good and excellent		50	50	45	40	40
low cost and average		50	50	40	35	35	average		45	45	40	35	35
Police stations, good and excellent		55	55	50	45	45	Fraternal buildings, excellent		55	55	50	45	45
average		50	50	45	40	40	good		50	50	45	40	35
low cost		45	45	40	40	40	average		45	45	40	35	30
Kennels, very good and excellent							low cost				35	30	30
average and good							Handball/racquetball clubs, good				45	40	40
low cost							average				45	40	35
cheap							Indoor tennis clubs, good				45	40	40
Medical offices, good and excellent		50	50	45	40	40	average				40	35	35
low cost and average		45	45	40	35	35	low cost				35	30	30
Dental clinics, good and excellent							Museums, good and excellent		60	60	55	50	45
low cost and average							average		55	55	50	45	45
Offices, good and excellent							low cost				50	45	45
average		60	60	55	50	50	Pavilions, excellent				50	45	45
low cost		55	55	50	45	45	very good				45	40	40
low cost		50	50	45	40	40	good				40	35	30
Outpatient (surgical) centers, good and excellent		50	50	45	40	40	fair and average				30	25	25
low cost and average		45	45	40	35	35	low cost				25	20	20
Parking levels, excellent		60	60				cheap				25	20	20
good		55	55	50	50	50	Skating rinks, good and excellent		50	50	45	40	40
average		50	50	45	40	40	average		45	45	40	35	35
low cost		30	30	25	20	20	low cost		45	45	40	35	30
Public libraries, good, very good and excellent		60	60	55	50	50	Theaters, live-stage presentation, good and excellent		50	50	45	40	40
average		55	55	50	45	45	fair and average		45	45	40	35	35
low cost							low cost				40	35	35
Veterinary hospitals, excellent							Motion picture/cinema, very good and excellent		50	50	45	40	40
average and good							average and good		45	45	40	35	30
low cost		45	45	40	35	35	low cost and fair		45	45	40	35	30
Misc. buildings: firing ranges, good and excellent							average		55	55	50	45	40
low cost and average							low cost		50	50	45	40	35

MASSHALL VALUATION SERVICE  
© 2020 CoreLogics, Inc. and its licensors, all rights reserved. Any reprinting, distribution, creation of derivative works, and/or public displays is strictly prohibited.

# CURRENT COST MULTIPLIERS

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

## CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)	11 (11/20)	12 (8/22)	13 (5/22)	14 (2/22)	15 (11/21)	16 (8/21)	17 (5/21)	18 (2/21)	(Effective Date of Cost Pages)	41 (12/20)	42 (9/22)	43 (6/22)	44 (3/22)	45 (12/21)	46 (9/21)	47 (6/21)	48 (3/21)
<b>EASTERN</b>	A	1.40	1.04	1.08	1.11	1.20	1.28	1.35	A	1.40	1.04	1.08	1.11	1.20	1.28	1.35	1.39
	B	1.33	1.05	1.07	1.13	1.11	1.19	1.26	B	1.33	1.05	1.07	1.13	1.11	1.19	1.26	1.30
	C	1.34	1.01	1.10	1.12	1.12	1.21	1.29	C	1.34	1.01	1.10	1.12	1.12	1.21	1.29	1.27
	D	1.35	1.01	1.10	1.11	1.08	1.20	1.27	D	1.35	1.01	1.10	1.11	1.08	1.20	1.27	1.29
	S	1.43	1.06	1.12	1.14	1.17	1.24	1.30	S	1.43	1.06	1.12	1.14	1.17	1.24	1.30	1.37
<b>CENTRAL</b>	A	1.35	0.98	1.03	1.09	1.15	1.25	1.30	A	1.35	0.98	1.03	1.09	1.15	1.25	1.30	1.32
	B	1.26	0.99	1.03	1.07	1.11	1.16	1.20	B	1.26	0.99	1.03	1.07	1.11	1.16	1.20	1.22
	C	1.30	0.98	1.06	1.08	1.07	1.14	1.22	C	1.30	0.98	1.06	1.08	1.07	1.14	1.22	1.24
	D	1.31	0.98	1.07	1.10	1.09	1.19	1.23	D	1.31	0.98	1.07	1.10	1.09	1.19	1.23	1.27
	S	1.32	0.98	1.03	1.10	1.11	1.19	1.29	S	1.32	0.98	1.03	1.10	1.11	1.19	1.29	1.29
<b>WESTERN</b>	A	1.34	1.03	1.09	1.16	1.21	1.27	1.32	A	1.34	1.03	1.09	1.16	1.21	1.27	1.32	1.31
	B	1.28	1.00	1.11	1.12	1.15	1.22	1.27	B	1.28	1.00	1.11	1.12	1.15	1.22	1.27	1.25
	C	1.32	1.03	1.09	1.15	1.11	1.21	1.26	C	1.32	1.03	1.09	1.15	1.11	1.21	1.26	1.30
	D	1.37	1.02	1.11	1.16	1.09	1.19	1.32	D	1.37	1.02	1.11	1.16	1.09	1.19	1.32	1.32
	S	1.36	1.00	1.12	1.15	1.15	1.29	1.34	S	1.36	1.00	1.12	1.15	1.15	1.29	1.34	1.31

## SEGREGATED COST SECTIONS

## UNIT-IN-PLACE COST SECTIONS (51 – 70)

Sec. Page	Date	Eastern	Central	Western	Sec. Page	Date	Eastern	Central	Western
51 - 2-3	(3/21)	1.26	1.23	1.27	61 - 1-8	(12/20)	1.36	1.35	1.39
51 - 4	(3/21)	1.30	1.25	1.31	Tanks		1.08	1.00	1.14
51 - 7-8	(3/21)	1.26	1.22	1.28	Industrial Pumps & Boilers		1.08	1.00	1.14
51 - 3-7	(3/21)	1.26	1.26	1.32	Piping		1.08	1.00	1.14
52 - 1-4, 6	(3/21)	1.28	1.27	1.30	Electrical Motors		1.08	1.00	1.14
52 - 5	(3/21)	1.34	1.28	1.32	Steel Stacks, Chutes		1.05	1.01	1.11
53 - 1-8	(6/21)	1.27	1.25	1.30	Masonry & Concrete Chimneys		1.08	1.00	1.14
53 - 9-12	(6/21)	1.30	1.25	1.33	Compactors, Incinerators		0.98	0.98	1.05
54 - 1-6	(6/21)	1.31	1.34	1.30	Trailer and Mfg. Housing Parks		0.98	0.99	1.03
55 - 3-7	(8/21)	1.21	1.19	1.26	Manufactured Housing		1.13	1.10	1.12
56 - 1-2	(8/21)	1.21	1.19	1.25	Service Stations, Car Washes		1.13	1.08	1.16
56 - 3-6	(8/21)	1.21	1.19	1.25	Prefabricated Metal Structures		1.12	1.10	1.14
56 - 7	(8/21)	1.17	1.17	1.23	Prefab. Wood & Air Structures		1.11	1.11	1.11
56 - 8	(8/21)	1.17	1.17	1.23	Equipment Costs		1.12	1.09	1.15
56 - 8	(8/21)	1.20	1.20	1.25	Subdivision Costs		1.11	1.08	1.17
57 - 1-6	(9/21)	1.16	1.16	1.19	Yard Improvements		1.11	1.10	1.15
58 - 1	(9/21)	1.16	1.14	1.21	Demolition & Remediation		1.11	1.10	1.15
58 - 2-8	(9/21)	1.24	1.21	1.25	Golf Courses		1.11	1.12	1.14
					Recreational Facilities		1.11	1.10	1.15
					Green Section		1.09	1.11	1.16

This page supersedes the August 2022 Green Supplement.

# LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

## UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	
<b>NEW JERSEY</b>																		
Asbury Park	1.11	1.11	1.10	1.09	1.12	Plattsburgh	1.01	1.00	1.02	1.03	1.03	OHIO (Continued)	0.96	0.97	0.96	0.94	0.96	
Atlantic City	1.24	1.24	1.25	1.26	1.25	Poughkeepsie	1.13	1.16	1.15	1.17	1.15	Lima	1.00	1.01	1.02	1.00	1.02	
Bayonne	1.23	1.28	1.24	1.24	1.23	Rochester	1.08	1.13	1.10	1.09	1.10	Lorain County	0.99	1.00	0.97	0.97	0.99	
Camden	1.17	1.15	1.14	1.13	1.14	Rome	1.01	1.05	1.03	1.06	1.02	Mansfield	0.99	1.00	0.97	0.96	0.97	
Clifton	1.23	1.26	1.22	1.21	1.22	Schenectady	1.07	1.07	1.08	1.11	1.09	Marion	0.95	1.00	0.95	0.95	0.97	
East Orange	1.24	1.25	1.23	1.22	1.22	Syracuse	1.06	1.11	1.10	1.08	1.10	Midletown	0.92	0.91	0.99	0.98	1.00	
Edison	1.23	1.25	1.23	1.22	1.22	Troy	1.10	1.11	1.13	1.13	1.11	Newark	0.92	0.89	0.88	0.92	0.92	
Elizabeth	1.26	1.25	1.23	1.23	1.23	Utica	1.01	1.05	1.04	1.06	1.02	Portsmouth	0.98	0.97	0.97	0.98	0.99	
Fairlawn	1.24	1.27	1.22	1.22	1.23	Watertown	0.99	1.02	1.00	1.01	1.00	Springfield	1.04	1.05	1.05	1.05	1.07	
Hackensack	1.23	1.27	1.24	1.22	1.24	<b>NEW YORK CITY AREA</b>						Toledo	1.04	1.07	1.03	1.01	1.05	
Irvington	1.26	1.26	1.25	1.25	1.25	Brooklyn	1.33	1.37	1.35	1.36	1.38	Youngstown	0.91	0.91	0.91	0.91	0.90	
Jersey City	1.24	1.28	1.24	1.23	1.23	Bronx	1.35	1.38	1.37	1.38	1.40	<b>OKLAHOMA</b>	0.91	0.92	0.93	0.92	0.92	
Lakewood	1.09	1.12	1.11	1.10	1.10	Brooklyn	1.33	1.37	1.36	1.36	1.39	Ardmore	0.85	0.85	0.87	0.86	0.86	
Morristown	1.24	1.26	1.25	1.24	1.24	Manhattan	1.34	1.40	1.38	1.38	1.40	Bartlesville	0.90	0.89	0.89	0.90	0.89	
New Brunswick	1.23	1.25	1.23	1.22	1.22	Nassau County	1.34	1.38	1.37	1.37	1.40	Enid	0.87	0.87	0.87	0.85	0.85	
Newark	1.27	1.27	1.26	1.26	1.26	Orange County	1.21	1.23	1.22	1.20	1.24	Lawton	0.96	0.97	0.96	0.96	0.96	
Passaic	1.23	1.26	1.22	1.21	1.22	Putnam County	1.24	1.23	1.23	1.24	1.26	Norman	0.96	0.97	0.96	0.96	0.96	
Paterson	1.24	1.27	1.22	1.22	1.23	Queens	1.32	1.37	1.36	1.36	1.39	Oklahoma City	0.96	0.97	0.96	0.96	0.96	
Plainfield	1.13	1.15	1.13	1.12	1.12	Rockland County	1.24	1.25	1.25	1.24	1.26	Tulsa	0.87	0.88	0.88	0.90	0.88	
Somerville	1.21	1.23	1.22	1.19	1.23	Staten Island	1.27	1.30	1.27	1.28	1.31	<b>OREGON</b>	1.08	1.09	1.08	1.07	1.10	
Teaneck	1.23	1.27	1.24	1.22	1.23	Suffolk County	1.36	1.41	1.39	1.39	1.42	Albany	1.09	1.09	1.07	1.05	1.09	
Trenton	1.21	1.21	1.20	1.19	1.19	Westchester County	1.25	1.26	1.25	1.25	1.27	Albany	1.06	1.05	1.04	1.03	1.08	
Vineland	1.13	1.13	1.14	1.14	1.15	Yonkers	1.36	1.39	1.37	1.38	1.40	Altamont	1.06	1.08	1.06	1.04	1.07	
West Orange	1.23	1.24	1.22	1.21	1.20	<b>NORTH CAROLINA</b>						Astoria	1.14	1.12	1.13	1.13	1.14	
						Asheville	0.93	0.94	0.92	0.93	0.93	Bend	1.04	1.07	1.06	1.05	1.09	
						Charlotte	0.94	0.96	0.95	0.95	0.95	Coos Bay	1.09	1.09	1.07	1.05	1.08	
						Durham	0.97	0.99	0.95	0.96	0.97	Conallis	1.10	1.15	1.13	1.12	1.16	
						Fayetteville	0.93	0.95	0.92	0.93	0.93	Eugene	1.03	1.06	1.04	1.03	1.09	
<b>NEW MEXICO</b>						Gastonia	0.95	0.96	0.95	0.96	0.96	Grants Pass	1.03	1.06	1.04	1.03	1.09	
Alamogordo	0.88	0.90	0.90	0.87	0.90	Greensboro	0.92	0.93	0.89	0.91	0.93	Klamath Falls	1.05	1.05	1.03	1.02	1.08	
Albuquerque	0.92	0.92	0.92	0.91	0.91	Greenville	0.88	0.91	0.88	0.89	0.88	Medford	1.04	1.08	1.07	1.06	1.10	
Carlsbad	0.90	0.91	0.92	0.92	0.92	Hickory	0.89	0.90	0.90	0.91	0.88	North Bend	1.04	1.07	1.06	1.06	1.09	
Ciovis	0.94	0.95	0.95	0.94	0.92	Jacksonville	0.90	0.91	0.88	0.88	0.89	Pendleton	1.11	1.11	1.11	1.12	1.13	
Farmington	0.94	0.94	0.95	0.94	0.92	Raleigh	0.97	0.99	0.95	0.96	0.97	Portland	1.15	1.13	1.12	1.10	1.12	
Gallup	0.90	0.89	0.89	0.89	0.91	Rocky Mount	0.92	0.95	0.91	0.93	0.92	Roseburg	1.04	1.06	1.03	1.03	1.10	
Hobbs	0.90	0.91	0.92	0.92	0.91	Wilmington	0.92	0.92	0.93	0.93	0.93	Salem	1.11	1.12	1.09	1.08	1.10	
Las Cruces	0.92	0.94	0.94	0.93	0.96	Winston-Salem	0.89	0.92	0.91	0.89	0.90	Springfield	1.03	1.05	1.05	1.04	1.09	
Los Alamos	0.96	0.93	0.96	0.97	0.96	<b>NORTH DAKOTA</b>						The Dalles	1.13	1.12	1.10	1.08	1.11	
Portales	0.86	0.87	0.85	0.86	0.86	Bismarck	0.97	1.04	1.02	1.00	1.03	<b>PENNSYLVANIA</b>	1.07	1.10	1.08	1.08	1.08	
Roswell	0.94	0.94	0.96	0.95	0.96	Fargo	0.95	1.01	1.00	0.97	1.00	Allentown	1.11	1.15	1.10	1.13	1.08	
Santa Fe	0.95	0.93	0.96	0.95	0.95	Grand Forks	0.97	1.04	1.02	0.99	1.03	Altoona	1.07	1.13	1.09	1.09	1.10	
Taos	1.05	1.03	1.06	1.06	1.06	Jamestown	0.97	1.05	1.03	1.01	1.04	Bethlehem	1.08	1.12	1.08	1.10	1.07	
						Mandan	0.96	1.05	1.02	1.01	1.03	Easton	1.06	1.11	1.07	1.08	1.04	
<b>NEW YORK</b>						Minot	1.00	1.04	1.03	0.99	1.05	Erie	1.07	1.08	1.08	1.06	1.06	
Albany	1.04	1.07	1.07	1.07	1.06	Williston	1.01	1.05	1.04	1.00	1.06	Harrisburg	1.03	1.08	1.05	1.03	1.06	
Amsterdam	1.06	1.07	1.09	1.11	1.10	<b>OHIO</b>						Johnstown	1.06	1.08	1.07	1.06	1.05	
Auburn	0.99	1.02	1.01	1.02	1.01	Akron	0.99	1.00	1.00	0.98	1.00	Lancaster	1.07	1.07	1.04	1.04	1.05	
Binghamton	0.99	1.02	1.00	1.00	1.00	Canton	0.98	0.99	1.00	0.96	1.00	Norristown	1.21	1.21	1.20	1.21	1.19	
Buffalo	1.09	1.10	1.13	1.11	1.10	Hamilton	0.93	0.95	0.95	0.96	0.97	Philadelphia	1.20	1.20	1.20	1.21	1.19	
Elmira	0.95	0.99	1.00	1.00	0.98	<b>OHIO</b>						Pittsburgh	1.10	1.12	1.09	1.09	1.10	
Ithaca	0.96	0.98	1.00	1.00	0.98	Akron	0.98	0.99	1.00	0.98	1.00	Reading	1.08	1.12	1.09	1.09	1.05	
Jamestown	0.99	1.01	1.03	1.01	1.01	Cincinnati	0.96	0.97	0.97	0.96	0.97	Scranton	1.03	1.03	1.03	1.03	1.04	
Kingston	1.13	1.17	1.15	1.16	1.16	Cleveland	1.02	1.04	1.04	1.02	1.04	State College	1.01	1.06	1.04	1.03	1.04	
Niagara Falls	1.08	1.09	1.09	1.09	1.09	Columbus	1.05	1.03	1.03	1.02	1.04	Wilkes-Barre	1.02	1.05	1.05	1.04	1.06	
						Dayton	0.98	0.98	1.00	0.99	0.99	Williamspoint	1.01	1.06	1.05	1.04	1.07	
						East Liverpool	1.03	1.05	1.06	1.02	1.03	York	1.05	1.08	1.05	1.04	1.07	
						Hamilton	0.95	0.95	0.97	0.96	0.97							

The data included on this page becomes obsolete after update delivery, scheduled for October 2022.

## CASTLE THEATER AD HOC COMMITTEE

### REQUEST TO COUNCIL FOR ROOF REPAIR FUNDING

11/15/2022

Good evening.

First of all, I want to thank the Mayor and Council for appointing the Ad Hoc Committee to investigate what we can do to save the Castle Theater/PYO building.

We need to make a report to you and ask you for an initial outlay of cash to help get this done.

The group that has been assembled is perhaps the most engaged committee that I have ever been associated with. You picked the right people. Everyone is dedicated to finding a way to save the building.

It would have been easy for us at the outset to just write it off and send you a report to Tear It Down.

But we didn't do that. We are unanimous in our feeling that the building should be, and can be, saved and that there should be a user for the space. It is too valuable to the City of Pryor to let it go.

We have done a random informal survey of people we come in contact with and a substantial majority of those we talked to are in favor of keeping the building and making it useful.



We are not going to kick the can down the road. We are going to find a way to get this done.

We are passionate about the job we have been asked to do.

The committee has toured the building and seen its condition. There is a lot of work to make it usable again.

We have already made several contacts with groups that we felt might want or need the building. Some of those contacts are yielding fruit.

We have an architect provided by Oklahoma Main Street coming to look at the building this week. We are searching sources of funding to pay for the work that needs to be done. We are seeking Historical Building status that will open up other funding.

While all this work is going on, it is important to us that the building is not allowed to deteriorate further. We need to stop the inflow of water from the top and from the bottom.

We are asking that you approve the funds necessary to repair the roof, take storm water away from the building, seal the exterior walls and repair and paint exterior wood.

Compared to early estimates of the cost to totally renovate the building, the cost to do this work is minimal. The funds are available in the general fund budget for repair and maintenance.

You have a bid in front of you from Dawson Roofing for \$30,000. We asked for bids at the end of October and this is the only one received.

The committee has reviewed the bid and found that it meets our goals for the building at this time. We urge you to approve it so that work may begin to save the building.

We believe that what we are asking at this time will be the last money we will ask for until we are ready to proceed with the complete restoration. We do not intend to nickel and dime you on this.

This is the first step in the process.

We'll try to answer any questions you might have.

## CASTLE THEATER AD HOC COMMITTEE TO COUNCIL

12/6/22

From our previous report, I'm sure you got the idea that we are serious about finding a solution for saving the Castle Theater/PYO building.

Our feeling is backed up by other people who share our concerns that we might lose the building, which has been called the most endangered historical building in Oklahoma.

The architect paid for by Main Street Oklahoma at the request of Pryor Main Street has been here. He spent almost a half day looking throughout the building, taking pictures and making notes.

He described the Castle as a "cool building". We are looking forward to his report, probably after the first of next year.

You have in hand the bid of Dawson Roofing for \$30,000 to do emergency repairs on the building roof, to stop further deterioration from above and below while we are waiting for further recommendations from the architect.

We have talked to Matt. He is willing to hold his bid at that amount, even though we are past his 30-day guarantee.

One thing I need to point out on this bid. There is a note that any decking that needs to be replaced will be done so at the

rate of \$100 per sheet. That is in addition to the \$30,000, so you will get no surprises.

At this point, we are asking you to approve that bid, so that work to stop water inflow from above or below can be stopped. Also, exterior caulking and painting will make the structure look better.

We are also asking you to extend the life of the Ad Hoc committee from Dec. 20, 2022 to March 30, 2023, to give us time to receive and review the architect's report and have conversations with those who are expressing interest in the building.



Coats, Darla <coatsd@pryorcreek.org>

**FW: NE 3rd Street Drainage Project**

1 message

**Larry Lees** <leesl@pryorcreek.org>

Thu, Dec 1, 2022 at 12:02 PM

To: "Coats, Darla" <coatsd@pryorcreek.org>

Cc: "crispj@pryorcreek.org" <crispj@pryorcreek.org>, "glennb@pryorcreek.org" <glennb@pryorcreek.org>, Steve Smith <smiths@pryorcreek.org>

Darla,

Please include this email and the attached invoices in the agenda packet that will accompany an agenda item for Council Agenda, Mayor's report for 6Dec22.

Thanks,

Larry Lees

Mayor

[12 N Rowe St](#)

PO Box 1167

Pryor, OK 74362-1167

LeesL@PryorCreek.org

Sent from [Mail](#) for Windows 10

**From:** [Jared Crisp](#)

**Sent:** Tuesday, November 22, 2022 8:03 AM

**To:** [Larry Lees](#)

**Subject:** FW: NE 3rd Street Drainage Project

Mayor,

Attached are the invoices I sent to Mr. Powell back in February on the NE 3<sup>rd</sup> Storm Drainage Project. It appears the total for all three invoices would be \$20,968.27.

Is the change order for this project or for miscellaneous spot repairs all around town where MUB had street cuts that needed asphalt?

Thanks,

Jared Crisp, P.E.

General Manager

Municipal Utility Board – City of Pryor

Phone: 918-825-2100

Fax: 918-825-1134

---

**From:** Jared Crisp [mailto:[crispj@pryorcreek.org](mailto:crispj@pryorcreek.org)]  
**Sent:** Friday, February 18, 2022 3:32 PM  
**To:** Steve Powell <[steve.powell@isgengineering.com](mailto:steve.powell@isgengineering.com)>  
**Cc:** Kacee Smalley <[smalleyk@pryorcreek.org](mailto:smalleyk@pryorcreek.org)>; Travis Willis <[willist@pryorcreek.org](mailto:willist@pryorcreek.org)>  
**Subject:** NE 3rd Street Drainage Project

Steve,

Please find the attached invoices for the utility relocations from the NE 3<sup>rd</sup> Street Drainage Project.

Basically all I am requesting the city to reimburse MUB for is the material.

Gas Material = **\$41.99**

Electric Material = **\$3,337.68**

Water Material = **\$17,588.60**

Let me know if you have any questions.

Thanks,

Jared Crisp, P.E.

General Manager

Municipal Utility Board – City of Pryor

Phone: 918-825-2100

Fax: 918-825-1134

---

**3 attachments**

 **City of Pryor Storm Project\_Electric Relocation.pdf**  
332K

 **City of Pryor Storm Project\_Gas Relocation.pdf**  
326K

 **City of Pryor Storm Project\_Water Relocation.pdf**  
336K

**a. Approve minutes of the August 17<sup>th</sup>, 2021 Council meeting.**

Motion was made by Chitwood, second by Smith to approve minutes of the August 17<sup>th</sup>, 2021 Council meeting. Voting yes: Brakefield, Tramel, Thompson, Ketcher, Shropshire, Nance, Smith. Abstaining, counting as a no vote: Chitwood. Voting no: none.

**e. Discussion and possible action regarding hiring Justin Applegate, Range N, Step 1 (annual wage - \$36,416.00) to fill vacant firefighter position.**

Motion was made by Shropshire, second by Ketcher to approve hiring Justin Applegate, Range N, Step 1 (annual wage - \$36,416.00) to fill vacant firefighter position. Voting yes: Tramel, Thompson, Ketcher, Shropshire, Nance, Smith, Chitwood, Brakefield. Voting no: none.

**g. Discussion and possible action regarding acknowledging the retirement of Doug Barham from the Pryor Creek Police Department after 21 years of service to the city, effective September 30<sup>th</sup>, 2021.**

Motion was made by Ketcher, second by Smith to approve acknowledging the retirement of Doug Barham from the Pryor Creek Police Department after 21 years of service to the city, effective September 30<sup>th</sup>, 2021.

Chief Nichols spoke regarding Barham's service to the community. Ketcher stated he had the pleasure of working with him through the Cherokee Nation. Chitwood thanked him for his service.

Voting yes: Thompson, Ketcher, Shropshire, Nance, Smith, Chitwood, Brakefield, Tramel. Voting no: none.

**h. Discussion and possible action regarding accepting bid in the amount of \$498,646.00 from Dunham's Asphalt Services, Inc. for the Pryor Creek Street Rehabilitation 2021 PRY 17-02 project. Other bids received: H&G Paving, LLC in the amount of \$658,957.65; Ellsworth Construction Inc. in the amount of \$720,633.50.**

Motion was made by Shropshire, second by Chitwood to approve accepting bid in the amount of \$498,646.00 from Dunham's Asphalt Services, Inc. for the Pryor Creek Street Rehabilitation 2021 PRY 17-02 project. Other bids received: H&G Paving, LLC in the amount of \$658,957.65; Ellsworth Construction Inc. in the amount of \$720,633.50. Motion and second were then amended to include adding fabric back into the project amount, for a total of \$539,990.00. Voting yes: Ketcher, Shropshire, Nance, Smith, Chitwood, Brakefield, Tramel, Thompson. Voting no: none.

**i. Discussion and possible action regarding approval of inspection services to be performed by Infrastructure Solutions Group for Street Rehab project not to exceed \$15,000.00 from Street Outside Services Account #14-145-5076.**

Motion was made by Chitwood, second by Brakefield to approve inspection services to be performed by Infrastructure Solutions Group for Street Rehab project not to exceed \$15,000.00 from Street Outside Services Account #14-145-5076. Voting yes: Shropshire, Nance, Smith, Chitwood, Brakefield, Tramel, Thompson, Ketcher. Voting no: none.

**r. Discussion and possible action regarding the Agreement for Funding and Provision of Services between the City of Pryor Creek and the Disabled American Veteran's Program in the amount of \$1,000.00.**

Motion was made by Smith, second by Chitwood to approve the Agreement for Funding and Provision of Services between the City of Pryor Creek and the Disabled American Veteran's Program in the amount of \$1,000.00. Mike Walters was in attendance, representing DAV Chapter 43. Voting yes: Nance, Smith, Chitwood, Brakefield, Tramel, Thompson, Ketcher, Shropshire. Voting no: none.

**7. COMMITTEE REPORTS:**

**a. Budget and Personnel (Brakefield)**

Brakefield had no report other than to state that the next meeting will be on September 14<sup>th</sup>, 2021, at 5:30 p.m.

**b. Ordinance and Insurance (Shropshire)**

Shropshire had nothing to report at this time. They will possibly have a meeting the second week in October.

**c. Street (Smith)**

Smith had nothing to report at this time.

**8. UNFORESEEABLE BUSINESS.**

(ANY MATTER NOT REASONABLY FORESEEN PRIOR TO POSTING OF AGENDA.)

There was no unforeseeable business.

**9. ADJOURN.**

Motion was made by Ketcher, second by Smith to adjourn. Voting yes: Smith, Chitwood, Brakefield, Tramel, Thompson, Ketcher, Shropshire, Nance. Voting no: none.



**1. Police & Fire Emergency Services Center / Library Expansion update report – CMS Willowbrook.**  
No action. CMSWillowbrook representatives Gary Rosebrough and Brenna Wells spoke regarding the status of the Police & Fire Emergency Services Center / Library Expansion.

Mayor moved to Item 3.

**3. Discussion and possible action regarding hiring Tyler Bordwine to fill vacant patrolman position at the Pryor Creek Police Department at Range J, Step 2 (annual wage - \$43,561.00). Bordwine is CLEET Certified. This is pending approval by the Oklahoma Police Pension and Retirement System. This position was left vacant by the retirement of Doug Barham.**

Motion was made by Ketcher, second by Chitwood to approve hiring Tyler Bordwine to fill vacant patrolman position at the Pryor Creek Police Department at Range J, Step 2 (annual wage - \$43,561.00). Bordwine is CLEET Certified. This is pending approval by the Oklahoma Police Pension and Retirement System. This position was left vacant by the retirement of Doug Barham. Voting yes: Ketcher, Shropshire, Nance, Smith, Chitwood, Tramel, Thompson. Voting no: none.

Mayor moved back to Mayor's Report.

**4. MAYOR'S REPORT:**

**a. Discussion and possible action regarding removing from the table Item 6.i. from the November 2<sup>nd</sup>, 2021, Council meeting.**

Motion was made by Shropshire, second by Smith to approve removing from the table Item 6.i. from the November 2<sup>nd</sup>, 2021, Council meeting. Voting yes: Shropshire, Nance, Smith, Chitwood, Tramel, Thompson, Ketcher. Voting no: none.

**b. Discussion and possible action regarding an On-Call service for street patch with Dunham Asphalt while they are in town for the 2021 Street Rehabilitation Project. This expense is estimated to cost \$32,000.00 to spend from Street Asphalt Overlay Account #14-145-5410.**

Motion was made by Smith, second by Nance to approve an On-Call service for street patch with Dunham Asphalt while they are in town for the 2021 Street Rehabilitation Project. This expense is estimated to cost \$32,000.00 to spend from Street Asphalt Overlay Account #14-145-5410.

Motion and second were then amended to include, "as in the best interest of the city." Voting yes: Nance, Smith, Chitwood, Tramel, Thompson, Ketcher, Shropshire. Voting no: none.

**5. CITY ATTORNEY'S REPORT:**

Mayor moved back to Item 2 of the Addendum.

**ADDENDUM  
CITY COUNCIL MEETING  
TUESDAY, NOVEMBER 16<sup>TH</sup>, 2021 AT 6:00 P.M.**

**2. Discussion and possible action regarding accepting or denying an appeal by Clifford Wofford regarding declaring 1104 SE 14<sup>th</sup> St. dilapidated property and proceeding with abatement/dilapidation process, as per City Code 4-4-8.A.5, Nuisance Abatement.**

Motion was made by Thompson, second by Ketcher to enter public hearing. Voting yes: Smith, Chitwood, Tramel, Thompson, Ketcher, Shropshire, Nance. Voting no: none.

Mr. Wofford spoke, as did Zac Doyle and Kim Ritchie. It was stated that Code Enforcement Officer Trent Humphrey began gathering information on December 20<sup>th</sup>, 2020. First notice was issued to Mr. Wofford on March 17<sup>th</sup>, 2021 for the April Abatement Hearing.

Motion was made by Thompson, second by Ketcher to exit public hearing. Voting yes: Chitwood, Tramel, Thompson, Ketcher, Shropshire, Nance, Smith. Voting no: none.

Motion was made by Tramel, second by Thompson to deny appeal by Clifford Wofford regarding declaring 1104 SE 14<sup>th</sup> St. dilapidated property and proceeding with abatement/dilapidation process, as per City Code 4-4-8.A.5, Nuisance Abatement. Voting yes: Tramel, Thompson, Shropshire, Nance. Voting no: Ketcher, Smith, Chitwood.

Appeal was denied. Demolition is to proceed.

Mayor moved back to regular Agenda.

**6. DISCUSSION AND POSSIBLE ACTION ON CONSENT AGENDA.**

(Items deemed non-controversial and routine in nature to be approved by one motion without discussion. Any Council member wishing to discuss an item may request it be removed and placed on the regular agenda.)

- a. Approve minutes of the November 2<sup>nd</sup>, 2021 Council meeting.
- b. Approve payroll purchase orders through November 26<sup>th</sup>, 2021.

**f. Discussion and possible action regarding approval of change order within the 2021-22 project "Pryor Streets" for "Additional Paving" as in the best interest of the city in the amount of \$159,925.80 and expended from Street Asphalt Overlay Account #14-145-5410.**

Motion was made by Chitwood, second by Smith to approve change order within the 2021-22 project "Pryor Streets" for "Additional Paving" as in the best interest of the city in the amount of \$159,925.80 and expended from Street Asphalt Overlay Account #14-145-5410.

Steve Powell spoke and explained the necessity of the change order. Voting yes: Siever, Ketcher, Shropshire, Smith, Chitwood, Brakefield, Tramel. Voting no: none.

**g. Discussion and possible action regarding accepting the resignation of Kenneth Cooper from the Pryor Creek Fire Department, effective January 31<sup>st</sup>, 2022.**

Motion was made by Ketcher, second by Chitwood to approve accepting the resignation of Kenneth Cooper from the Pryor Creek Fire Department, effective January 31<sup>st</sup>, 2022. Motion and second were then amended to read, "Retirement," as opposed to "Resignation," as a Scrivener's error.

Cooper was asked how long he served as a firefighter, to which he replied, "Over 25 years." Voting yes: Ketcher, Shropshire, Smith, Chitwood, Brakefield, Tramel, Siever. Voting no: none.

**h. Discussion and possible action regarding an expenditure from fund 80 (Library Building Fund) in the amount of \$4,150.00 to ENDEX, INC. of Tulsa for 5-each security system motion detectors and 5-each door contacts which add to the already installed security monitoring system at the Library. These needed items are to be used for the Library Expansion but were not included on the plans nor are they included on any bid list.**

Motion was made by Shropshire, second by Chitwood to approve an expenditure from fund 80 (Library Building Fund) in the amount of \$4,150.00 to ENDEX, INC. of Tulsa for 5-each security system motion detectors and 5-each door contacts which add to the already installed security monitoring system at the Library. These needed items are to be used for the Library Expansion but were not included on the plans nor are they included on any bid list.

Motion was then made by Tramel, and second by Chitwood to table this item. Voting yes: Shropshire, Smith, Chitwood, Brakefield, Tramel, Siever, Ketcher. Voting no: none.

**7. COMMITTEE REPORTS:**

**a. Budget and Personnel (Brakefield)**

Brakefield reported that their next meeting will be on March 8<sup>th</sup>, 2022 at 5:30 p.m.

**b. Ordinance and Insurance (Shropshire)**

Shropshire reported that they will meet on Thursday, March 10<sup>th</sup>, 2022 at 5:30 p.m.

**c. Street (Smith)**

Smith reported they may have a meeting next week, if there are any agenda items.

**8. UNFORESEEABLE BUSINESS.**

(ANY MATTER NOT REASONABLY FORESEEN PRIOR TO POSTING OF AGENDA.)

There was no unforeseeable business.

**9. ADJOURN.**

Motion was made by Ketcher, second by Smith to adjourn. Voting yes: Shropshire, Smith, Chitwood, Brakefield, Tramel, Siever, Ketcher. Voting no: none.

**PRYOR PUBLIC WORKS AUTHORITY**

**1. CALL TO ORDER.**

Meeting was called to order at 7:05 p.m.

**2. APPROVE MINUTES OF FEBRUARY 1<sup>ST</sup>, 2022 MEETING.**

Motion was made by Shropshire, second by Ketcher to approve minutes of February 1<sup>st</sup>, 2022 meeting. Voting yes: Smith, Brakefield, Tramel, Siever, Ketcher, Shropshire. Abstaining, counting as a no vote: Chitwood. Voting no: none.

**3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A 3% RATE INCREASE FROM PRYOR WASTE AND RECYCLING FOR TWICE PER WEEK RESIDENTIAL REFUSE PICK-UP. THIS ACTION IS CONSISTENT WITH THE MUTUAL AGREEMENT OF OCTOBER 2007 FOR AN ALLOWED 3% INCREASE FOR REFUSE PICK-UP.**

Motion was made by Chitwood, second by Smith to approve a 3% rate increase from Pryor Waste and Recycling for twice per week residential refuse pick-up. This action is consistent with the mutual agreement

**MINUTES**  
**SPECIAL**  
**CITY COUNCIL MEETING**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**TUESDAY, MAY 31<sup>ST</sup>, 2022 AT 6:00 P.M.**

The City Council of the City of Pryor Creek, Oklahoma met in special session on the above date and time in the Council Chamber upstairs at City Hall, 12 North Rowe Street in Pryor Creek, Oklahoma. Notice of this meeting was posted on the East bulletin board located outside to the South of the entrance doors and the City website at [www.pryorcreek.org](http://www.pryorcreek.org). Notice was also e-mailed to The Paper newspaper and e-mailed to the Council members.

**1. CALL TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE, ROLL CALL.**

Mayor Lees called the meeting to order at 6:00 p.m. The Prayer and Pledge of Allegiance were led by Jon Ketcher. Roll Call was conducted by City Clerk Eva Smith. Council members present included: Jon Ketcher, Choya Shropshire, Dennis Nance, Steve Smith, Randy Chitwood, Chris Gonthier, Lori Siever. Members absent: Briana Brakefield.

Department Heads and other City Officials present: Police Chief Dennis Nichols.

Others present: Police Captain Kevin Tramel, City Engineer Steve Powell and Terry Aylward.

**2. DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION FROM STREET COMMITTEE FOR CHANGE ORDER NO. 3 WITH DUNHAM ASPHALT & SUPPLY, INC., AS IN THE BEST INTEREST OF THE CITY, WITH AN ESTIMATED COST OF \$25,170.95 FOR STREET BASE REPAIR AND ASPHALT OVERLAY BETWEEN SE 6<sup>TH</sup> STREET AND SE 8<sup>TH</sup> STREET ON SOUTH VANN STREET, FROM STREET ASPHALT OVERLAY ACCOUNT #14-145-5410. THE CONTRACTOR IS ALREADY IN TOWN AND CAN CONTINUE WORKING FOR A SIMILAR COST AS THE REST OF THEIR WORK IN PRYOR CREEK. THE URGENCY IS REGARDING THE DETERIORATING BASE WHICH IS CAUSING THE PAVEMENT TO FALL IN.**

Motion was made by Shropshire, second by Ketcher to approve a recommendation from Street Committee for Change Order No. 3 with Dunham Asphalt & Supply, Inc., as in the best interest of the city, with an estimated cost of \$25,170.95 for street base repair and asphalt overlay between SE 6<sup>th</sup> Street and SE 8<sup>th</sup> Street on South Vann Street, from Street Asphalt Overlay Account #14-145-5410. The contractor is already in town and can continue working for a similar cost as the rest of their work in Pryor Creek. The urgency is regarding the deteriorating base which is causing the pavement to fall in. Steve Powell spoke to the issue. Voting yes: Ketcher, Shropshire, Nance, Smith, Chitwood, Gonthier, Siever. Voting no: none.

**3. ADJOURN.**

Motion was made by Ketcher, second by Smith to adjourn at 6:10 p.m. Voting yes: Shropshire, Nance, Smith, Chitwood, Gonthier, Siever, Ketcher. Voting no: none.

**PURCHASE ORDER**

PO Box 1167 \* Pryor Creek, Oklahoma 74362

Purchase Order No: #911278B

Fiscal Year: 2021 - 2022

Date: 10/15/2021



**Ship to:** City of Pryor Creek  
PO Box 1167  
Pryor OK 74362

I hereby approve the issuance of this purchase order.

*Buddy Allen*  
Purchasing Officer

I hereby certify that the amount of this encumbrance has been entered against the designated appropriation accounts and that this encumbrance is within the authorized available balance or said appropriation.

*Eva Smith*  
City Clerk

Date: 10/15/2021

8780  
**Issue to:** DUNHAM'S ASPHALT SERVICE INC.  
6213 S. 103RD WEST AVENUE  
SAPULPA OK 74066

SB #144, SL 1977, REQUIRES THE VENDOR TO FURNISH AN ITEMIZED INVOICE WHICH STATES THE VENDOR'S NAME AND ADDRESS, A CLEAR DESCRIPTION OF EACH ITEM PURCHASED, ITS UNIT PRICE, THE NUMBER OR VOLUME OF EACH ITEM, ITS TOTAL PRICE, THE TOTAL OF THE PURCHASE AND THE DATE OF PURCHASE. THE INVOICE, TOGETHER WITH A SIGNED DELIVERY TICKET (IF SEPARATE FROM THE INVOICE) AND ANY OTHER SUPPORTING INFORMATION MUST BE ATTACHED TO THE ORIGINAL COPY OF THE PURCHASE ORDER WHEN FILED FOR PAYMENT.

Quantity	Description	Unit Price	Amount to be Encumbered	Account
1.00	2021 STREET REHAB	\$39,990.00	539,990.00	14-145-5410
	<i>INVT# Pay App # 1</i>		<i>500,042.00</i>	
			<i>500,042.00</i>	
			<b>Total</b>	539,990.00

THE INFORMATION REQUIRED BELOW THIS LINE NEED ONLY BE COMPLETED ON THE ORIGINAL COPY OF THE PURCHASE ORDER

FOR ALL PURCHASES OVER \$1000.00

DATE: *12-3-2021*

*[Signature]*  
Mayor Approval

FOR INVOICES OVER \$2,500.00

Date Council Approved *9-7-2021*

APPROVAL BY GOVERNING BOARD

The purchase order is approved for payment in the amount indicated above.

Date: *OCT 19 2021*

*[Signature]*  
Council Member

I hereby certify that the merchandise and/or services described above has/have been satisfactorily received and that this purchase order is now a true and just debt of this city. The purchase order is therefore approved for consideration for payment by the governing board.

DATE: *12/3/21*

*Buddy Allen*  
Purchasing Officer

FOR BLANKET PO'S <sup>9</sup>

Payment # *1* Amount *500,042.00*

Date approved by Council *DEC 07 2021*

*[Signature]*  
Council Member

NON COLLUSION  
(invoices over \$25,000.00)

ADD TO INVENTORY (\$1,000.00 & over computers \$500.00 & over)

INVENTORY CARD

ADD TO INSURANCE

INITIALS

PAYMENT RECORD

CHECK NUMBER *159290*

AMOUNT \$ *500,042.00*

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO Contractor: City of Puyor Creek  
 12 North Rowe Street  
 Puyor, OK 74362

PROJECT:

2021 Street Maintenance

APPLICATION NO: 1  
 DATE: 11.20.2021

Distribution to:  
 OWNER  
 ARCHITECT

FROM SUBCONTRACTOR:

Dunhams Asphalt Services, Inc.  
 6213 S 103rd West Avenue  
 Sapulpa, OK 74066

VIA ARCHITECT:

PERIOD TO: 11.30.2021

CONTRACTOR

SUBCONTRACT FOR: 2021 Paving Repairs

CONTRACT DATE: 9.15.2021

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	539,990.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE	\$	539,990.00
4. TOTAL COMPLETED & STORED TO DATE (Line 1 + 2)	\$	539,990.00
(Column G on G703)		

**RETAINAGE:**

5.00 % of Completed Work (Column D + E on G703)	\$	26,318.00
% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total of Column I of G703)	\$	26,318.00

**TOTAL EARNED LESS RETAINAGE**

(Line 4 Less Line 5 Total) \$ 500,042.00

**LESS PREVIOUS CERTIFICATES FOR PAYMENT**

(Line 6 from prior Certificate) \$ 0.00

**CURRENT PAYMENT DUE**

(Line 3 less Line 6) \$ 500,042.00

**BALANCE TO FINISH, INCLUDING RETAINAGE**

(Line 3 less Line 6) \$ 39,948.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	
<b>TOTALS</b>	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Dunhams Asphalt Services, Inc.

By: *[Signature]* 11.20.21  
 State of Oklahoma  
 County of *[Signature]*  
 Notary Public:  
 My Commission expires: *[Signature]*  
 NO. AND FOR

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on my personal knowledge and the data comprising the application, the Architect certifies to the Owner that the Work has progressed as indicated, and that the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED... \$ 399,042.00

(Attach explanation of amount certified if different from the amount applied. Initial all figures on this application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: *[Signature]* Date: 11/20/21

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

ELECTRONIC FORMS - AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - 0182  
 Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

*[Signature]*

*[Signature]*



**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO Contractor: City of Pryor Creek PROJECT: 2021 Street Maintenance APPLICATION 3 Distribution to:

12 North Rowe Street  
Pryor Ok 74362

DATE: 6.25.2022 ARCHITECT

FROM SUBCONTRACTOR: VIA ARCHITECT:

Dunham's Asphalt Services, Inc.  
6213 S 103rd west Avenue  
Sapulpa Ok 74066

PERIOD TO: 6.25.2022 CONTRACTOR  
PROJECT NOS:  
 OWNER  
 ARCHITECT

SUBCONTRACT FOR: 2021 Paving Repairs CONTRACT DATE: 9.15.2021

**CONTRACTORS APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 539,990.00
- 2. Net change by Change Orders \$ 164,923.80
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 704,913.80
- 4. TOTAL COMPLETED & STORED TO DATE \$ 676,816.00 (Column G on G703)

- 5. RETAINAGE:
  - a. 5.00 % of Completed Work \$ 33,840.80 (Column D + E on G703)
  - b. % of Stored Material \$ 0.00 (Column F on G703)
 Total Retainage (Lines 5a + 5b or Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE \$ 33,840.80 (Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 642,975.20 (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 517,738.60 (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$4,998.00	
Total approved this Month	\$159,923.80	
<b>TOTALS</b>	<b>\$164,923.80</b>	<b>\$0.00</b>
NET CHANGES by Change Order		\$164,923.80

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Dunham's Asphalt Services, Inc.

By:  Date: 6.24.22

State of Oklahoma  
County of Tulsa  
Subscribed and sworn to before me this  
Notary Public:  
My Commission expires:



**ARCHITECTS CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED .....

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO Contractor: City of Pryor Creek

PROJECT: 2021 Street Maintenance

APPLICATION NO: 2

Distribution to:  OWNER  ARCHITECT

12 North Rowe Street  
Pryor Ok 74362

DATE: 2.10.2022

CONTRACTOR

FROM SUBCONTRACTOR:

VIA ARCHITECT:

Dunham's Asphalt Services, Inc.  
6213 S 103rd west Avenue  
Sapulpa Ok 74066

2021 Paving Repairs

PERIOD TO: 2.10.2022

CONTRACTOR

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM		\$ 539,990.00
2. Net change by Change Orders		\$ 4,998.00
3. CONTRACT SUM TO DATE	(Line 1 + 2)	\$ 544,988.00
4. TOTAL COMPLETED & STORED TO DATE	(Column G on G703)	\$ 544,988.00

CONTRACTOR: Dunham's Asphalt Services, Inc.  
By: \_\_\_\_\_ Date: \_\_\_\_\_

5. RETAINAGE:		\$ 27,249.40
a. 5.00 % of Completed Work	(Column D + E on G703)	\$ 27,249.40
b. % of Stored Material	(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		\$ 27,249.40
6. TOTAL EARNED LESS RETAINAGE	(Line 4 Less Line 5 Total)	\$ 517,738.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	(Line 6 from prior Certificate)	\$ 500,042.00
8. CURRENT PAYMENT DUE		\$ 17,696.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE	(Line 3 less Line 6)	\$ 27,249.40

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . \$ \_\_\_\_\_

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$4,998.00	
TOTALS	\$4,998.00	\$0.00
NET CHANGES by Change Order		\$4,998.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)  
ARCHITECT: \_\_\_\_\_ Date: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2

APPLICATION DATE: 2.10.2022

PERIOD TO: 2.10.2022

ARCHITECT'S PROJECT NO: 2021-000000-0000000000

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 0.05
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
<b>Plyor Streets</b>									
	NW 5th Street	\$156,684.00	\$156,684.00				\$156,684.00		7,834.20
	NE 5th Street	\$147,428.00	\$147,428.00				\$147,428.00		7,371.40
	S Bailey to Ora	\$15,124.00	\$15,124.00				\$15,124.00		756.20
	Se 6th Street	\$30,560.00	\$30,560.00				\$30,560.00		1,528.00
	Gather Street	\$7,362.00	\$7,362.00				\$7,362.00		368.10
	N Vanna Street	\$25,898.00	\$25,898.00				\$25,898.00		1,294.90
	Ne 2nd Street	\$15,290.00	\$15,290.00				\$15,290.00		764.50
	Ne 2nd street	\$13,816.00	\$13,816.00				\$13,816.00		690.80
	SE 7th	\$70,684.00	\$70,684.00				\$70,684.00		3,534.20
	Se 17th	\$22,640.00	\$22,640.00				\$22,640.00		1,132.00
	SE Row & 2nd	\$8,954.00	\$8,954.00				\$8,954.00		447.70
	Mobilization	\$25,550.00	\$21,000.00		\$8,954.00		\$25,550.00		1,277.50
<b>TOTALS</b>			<b>\$539,990.00</b>						
	Change Order #1 - Concrete trickle channel 70' X 3'	\$4,998.00	\$0.00		\$4,998.00		\$4,998.00		249.90
	Excavate - ag base & Forms and concrete								
<b>GRAND TOTALS</b>			\$544,988.00	\$526,486.00	\$18,502.00	\$0.00	\$544,988.00	\$0.00	\$27,249.40

not by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO Contractor: City of Pryor Creek

PROJECT: 2021 Street Maintenance

2021 Street Maintenance

APPLICATION DATE: 7.22.2022

4-

Distribution to:

12 North Rowe Street

Pryor OK 74362

OWNER  
 ARCHITECT

FROM SUBCONTRACTOR:

VIA ARCHITECT:

Dunhams Asphalt Services, Inc.

6213 S 103rd west Avenue

Sapulpa OK 74066

PERIOD TO: 7.25.2022

CONTRACTOR

SUBCONTRACTOR FOR: 2021 Paving Repairs

PROJECT NOS:

CONTRACT DATE: 9.15.2021

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 539,990.00
2. Net change by Change Orders \$ 190,094.75
3. CONTRACT SUM TO DATE \$ 730,084.75
4. TOTAL COMPLETED & STORED TO DATE \$ 730,084.75  
(Column G on G703)

CONTRACTOR: Dunham's Asphalt Services, Inc.

By: \_\_\_\_\_

Date: \_\_\_\_\_

5. RETAINAGE:
  - a. 5.00 % of Completed Work \$ 36,504.24  
(Column D + E on G703)
  - b. % of Stored Material \$ 0.00  
(Column F on G703)
- Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 36,504.24
6. TOTAL EARNED LESS RETAINAGE \$ 693,580.51  
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 642,975.20  
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 50,605.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 36,504.24  
(Line 3 less Line 6)

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . \$

\$

*(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)*

ARCHITECT:

By: \_\_\_\_\_

Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$164,923.80	
Total approved this Month	\$25,170.95	
TOTALS	\$190,094.75	\$190,094.75



**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF PAGES

TO Contractor: City of Pryor Creek

PROJECT: 2021 Street Maintenance

2021 Street Maintenance

APPLICATION: 5 RET

Distribution to:

12 North Rowe Street  
Pryor OK 74362

FROM SUBCONTRACTOR:

VIA ARCHITECT:

Dunhams Asphalt Services, Inc.  
6213 S 103rd west Avenue  
Sapulpa OK 74066

SUBCONTRACT FOR: 2021 Paving Repairs

PERIOD TO: 7.25.2022

9.15.2021

PROJECT NOS:

OWNER  
 ARCHITECT  
 CONTRACTOR

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

- 1. ORIGINAL CONTRACT SUM \$ 539,990.00
- 2. Net change by Change Orders \$ 190,094.75
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 730,084.75
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 730,084.75

CONTRACTOR: Dunhams Asphalt Services, Inc.

By: \_\_\_\_\_ Date: \_\_\_\_\_

5. RETAINAGE:

a. 0.00 % of Completed Work \$ 0.00  
(Column D + E on G703)

b. % of Stored Material \$ 0.00  
(Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00

- 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 730,084.75
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 693,580.51

- 8. CURRENT PAYMENT DUE \$ 36,504.24
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 0.00

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . \$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$164,923.80	
Total approved this Month	\$25,170.95	
<b>TOTALS</b>	<b>\$190,094.75</b>	<b>\$190,094.75</b>

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 1 OF 5 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 5 Rel  
 APPLICATION DATE: 7.22.2022  
 PERIOD TO: 7.25.2022

ARCHITECT'S PROJECT NO: 2021 Pawling Repairs

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN DOR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
<b>Pryor Streets</b>										
	NW 5th Street	\$156,684.00	\$156,684.00				\$156,684.00	100%	\$0.00	
	NE 5th Street	\$147,428.00	\$147,428.00				\$147,428.00	100%	\$0.00	
	S Bailey to Ora	\$15,124.00	\$15,124.00				\$15,124.00	100%	\$0.00	
	Se 6th Street	\$30,560.00	\$30,560.00				\$30,560.00	100%	\$0.00	
	Gauthier Street	\$7,362.00	\$7,362.00				\$7,362.00	100%	\$0.00	
	N Vann Street	\$25,898.00	\$25,898.00				\$25,898.00	100%	\$0.00	
	Ne 2nd street	\$15,290.00	\$15,290.00				\$15,290.00	100%	\$0.00	
	Ne 2nd street	\$13,816.00	\$13,816.00				\$13,816.00	100%	\$0.00	
	SE 7th	\$70,684.00	\$70,684.00				\$70,684.00	100%	\$0.00	
	Se 17th	\$22,640.00	\$22,640.00				\$22,640.00	100%	\$0.00	
	SE Row & 2nd	\$8,954.00	\$8,954.00				\$8,954.00	100%	\$0.00	
	Mobilization	\$25,550.00	\$25,550.00				\$25,550.00	100%	\$0.00	
	<b>TOTALS</b>	<b>\$539,990.00</b>								
<b>Change orders</b>										
	Change Order #1 - Concrete trickle channel 70' X 3'	\$4,998.00	\$4,998.00				\$4,998.00	100%	\$0.00	
	Excavate - ag base & Forms and concrete									
	Change Order # 02-159-925-80									
	1. MUB Old Somic	\$4,600.00	\$4,600.00				\$4,600.00	100%	\$0.00	
	2. MUB 1st & Ora	\$2,000.00	\$2,000.00				\$2,000.00	100%	\$0.00	
	3. Mub Cherokee Street	\$5,550.00	\$5,550.00				\$5,550.00	100%	\$0.00	
	4. MUB SE Hogan	\$6,900.00	\$6,900.00				\$6,900.00	100%	\$0.00	
	1. City - Hillcrest Patch	\$675.00	\$675.00				\$675.00	100%	\$0.00	
	3. City - 2nd & Farland	\$11,200.00	\$11,200.00				\$11,200.00	100%	\$0.00	
	4. City- Cherokee Street	\$5,400.00	\$5,400.00				\$5,400.00	100%	\$0.00	
	5. City - NE Bailly	\$1,395.00	\$1,395.00				\$1,395.00	100%	\$0.00	
	6. SE Hogan	\$4,032.00	\$4,032.00				\$4,032.00	100%	\$0.00	
	7. City 1st & Rowe	\$9,500.00	\$9,500.00		\$0.00		\$9,500.00	100%	\$0.00	
	8. City 1st & Vann	\$4,560.00	\$4,560.00				\$4,560.00	100%	\$0.00	
	9. City RCB Bank	\$6,080.00	\$6,080.00				\$6,080.00	100%	\$0.00	
	10. City 3rd & Rowe	\$12,600.00	\$12,600.00				\$12,600.00	100%	\$0.00	
	11. City SE 6th & Van	\$22,962.00	\$22,962.00		\$0.00		\$22,962.00	100%	\$0.00	
	12. City 49th John Deere	\$32,216.00	\$32,216.00				\$32,216.00	100%	\$0.00	
	13. City Pryor HS	\$27,120.00	\$27,120.00				\$27,120.00	100%	\$0.00	
	Bonds	\$3,135.80	\$3,135.80				\$3,135.80	100%	\$0.00	
	Change order # 3 - Patches	\$25,170.95	\$25,170.95				\$25,170.95	100%	\$0.00	
<b>GRAND TOTALS</b>		<b>\$730,084.75</b>	<b>\$704,913.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$730,084.75</b>	<b>100%</b>	<b>\$0.00</b>	<b>\$0.00</b>



## Statement

May 28<sup>th</sup>, 2021

City of Pryor  
 PO Box 1167  
 Pryor, OK 74362

Charges for relocating an underground electric line due to the City's Storm Sewer Project along N.E. 3<sup>rd</sup> Street on March 18<sup>th</sup>, 2021.

<i>6" Warning Tape</i>	<i>200' @ .02</i>	<i>3.27</i>
<i>2" PVC Pipe</i>	<i>200' @ .55</i>	<i>109.60</i>
<i>2" Long Sweep 90°</i>	<i>1 @ 14.65</i>	<i>14.65</i>
<i>2" 45° Sweep</i>	<i>1 @ 5.99</i>	<i>5.99</i>
<i>2" PVC Collar</i>	<i>3 @ .35</i>	<i>1.05</i>
<i>1/0 UG Primary</i>	<i>270' @ 2.13</i>	<i>575.10</i>
<i>2" Black Tape</i>	<i>1 roll @ 12.75</i>	<i>12.75</i>
<i>1/0 UG Splice</i>	<i>2 @ 19.02</i>	<i>38.04</i>
<i>Plug for UG Splice</i>	<i>2 @ 2.75</i>	<i>5.50</i>
<i>1/0 Elbow</i>	<i>2 @ 27.33</i>	<i>54.66</i>
<i>Cold Shrink</i>	<i>2 @ 8.50</i>	<i>17.00</i>
<i>159 WR Comp. Connector</i>	<i>1 @ .45</i>	<i>.45</i>
<i>189 WR Comp. Connector</i>	<i>1 @ .36</i>	<i>.36</i>
<i>½" Brass Flat Washer</i>	<i>12 @ .69</i>	<i>8.28</i>
<i>½" Brass Lock Washer</i>	<i>6 @ .33</i>	<i>1.98</i>
<i>½" Brass Nut</i>	<i>6 @ .45</i>	<i>2.70</i>
<i>1 ½"x ½" Brass Bolt</i>	<i>3 @ 2.15</i>	<i>6.45</i>
<i>2" x ½" Brass Bolt</i>	<i>3 @ 2.08</i>	<i>6.24</i>
<i>75 KVA Transformer</i>	<i>1 @ 2839.00</i>	<i>2839.00</i>
<i>75 KVA RTE Transformer <b>BIS</b></i>	<i>1 @ 723.00</i>	<i><b>-723.00</b></i>
<i>12% Restocking Fee</i>		<i><u>\$ 357.61</u></i>
<b>MATERIAL COST:</b>		<b>\$ 3337.68</b>



LABOR COST:	8 Man Crew 108 Hrs. @ \$58.83 per Hour	<b>\$ 6353.64</b>
	Truck 1 – 37 Hours @ \$15.00 per Hour	555.00
	Truck 11 – 10 Hours @ \$15.00 per Hour	150.00
	Truck 22 – 30 Hours @ \$15.00 per Hour	600.00
	Truck 24 – 3 Hours @ \$45.00 per Hour	135.00
	Air Compressor – 6 Hours @ \$15.00 per Hour	90.00
	3" Air Mole – 4 Hours @ \$15.00 per Hour	60.00
	Trackhoe – 39 Hours @ \$20.00 per Hour	<u>780.00</u>
EQUIPMENT COST:		<b>\$ 2370.00</b>
<b>TOTAL:</b>		<b>\$ 12,061.32</b>

**TOTAL AGREED UPON COST BETWEEN THE CITY OF PRYOR AND MUNICIPAL UTILITY BOARD** **\$ 3,337.68**

Please remit payment to: Municipal Utility Board  
Physical Address: 12 N. Rowe  
Mailing Address: P.O. Box 249  
Pryor, OK 74362  
918-825-2100  
Office Hours: 8:00AM to 5:00PM



Statement

May 28<sup>th</sup>, 2021

City of Pryor  
PO Box 1167  
Pryor, OK 74362

Charges for relocating an existing gas line due to the City’s Storm Sewer Projects along N.E. 3<sup>rd</sup> Street and S.E. 14<sup>th</sup> Street on March 9<sup>th</sup>, 2021.

2" HD Poly Pipe	3' @ .54	1.62
2" HD Poly Straight Pipe	6' @ .65	3.90
2" HD Poly 90° Ell	4 @ 4.02	16.08
2" Electro Fuse Coupling	2 @ 7.22	14.44
3" Gas Marking Tape	12 @ .01	.12
#12 Tracer Wire	10 @ .1325	1.33
12% Restocking Fee		<u>\$ 4.50</u>
<b>MATERIAL COST:</b>		<b>\$ 41.99</b>
<b>LABOR COST:</b>	5 Man Crew 16 Hrs. @ \$41.93 per Hour	<b>\$ 670.88</b>
	Truck 3 – 6 Hours @ \$15.00 per Hour	90.00
	Truck 12 – 2 Hours @ 15.00 per Hour	30.00
	Trackhoe – 4 Hours @ \$20.00 per Hour	<u>80.00</u>
<b>EQUIPMENT COST:</b>		<b>\$ 200.00</b>
<b>TOTAL:</b>		<b>\$ 912.87</b>
<b>TOTAL AGREED UPON COST BETWEEN THE CITY OF PRYOR AND MUNICIPAL UTILITY BOARD</b>		<b>\$ 41.99</b>

Please remit payment to: Municipal Utility Board  
Physical Address: 12 N. Rowe  
Mailing Address: P.O. Box 249  
Pryor, OK 74362  
918-825-2100  
Office Hours: 8:00AM to 5:00PM





## Statement

May 28<sup>th</sup>, 2021

City of Pryor  
 PO Box 1167  
 Pryor, OK 74362

Charges for relocating an existing 6" water line due to the City's Storm Sewer Project along N.E. 3<sup>rd</sup> Street at the intersections of N.E. 3<sup>rd</sup> Street and Oklahoma Street and Eastmanor Drive on March 8<sup>th</sup> and 9<sup>th</sup>, 2021.

<i>¾" Crusher Run</i>	<i>72.97 @ 11.50</i>	<i>839.16</i>
<i>2" Pac-Joint PVC 90° Ells</i>	<i>4 @ 205.00</i>	<i>820.00</i>
<i>2" Brass Pac-Joint 90° Ells</i>	<i>4 @ 231.59</i>	<i>926.36</i>
<i>6" MJ 90° Ells</i>	<i>10 @ 64.03</i>	<i>640.30</i>
<i>6" MJ 45° Ells</i>	<i>2 @ 28.95</i>	<i>57.90</i>
<i>6" MJ 22.5° Ells</i>	<i>1 @ 36.66</i>	<i>36.66</i>
<i>6" MJ AVK Valve</i>	<i>1 @ 499.00</i>	<i>499.00</i>
<i>6" MJxFlange AVK Valve</i>	<i>5 @ 585.00</i>	<i>2925.00</i>
<i>6" MJxMJxFlange Tee</i>	<i>1 @ 75.39</i>	<i>75.39</i>
<i>2"x12" Quantum Blue Dresser</i>	<i>1 @ 96.92</i>	<i>96.92</i>
<i>6" Quantum Blue Dresser</i>	<i>3 @ 252.90</i>	<i>758.70</i>
<i>6" Ultra Sleeve Dress 6.55-7.6</i>	<i>1 @ 839.56</i>	<i>839.56</i>
<i>6"x¾" PVC Tapping Saddle</i>	<i>1 @ 25.62</i>	<i>25.62</i>
<i>6"x2" PVC Tapping Saddle</i>	<i>1 @ 66.15</i>	<i>66.15</i>
<i>¾" Pac-Joint Corp Stop</i>	<i>1 @ 22.37</i>	<i>22.37</i>
<i>¾" Pac-Joint Long Angle Valve</i>	<i>1 @ 39.80</i>	<i>39.80</i>
<i>¾" Copper Tubing</i>	<i>15' @ 2.68</i>	<i>40.20</i>
<i>6"x6"x6" Flange x Flge x Flge</i>	<i>1 @ 80.65</i>	<i>80.65</i>
<i>6"x6"x6" MJ x MJ x Flge Tee</i>	<i>2 @ 78.02</i>	<i>150.78</i>
<i>6" Midco Flange Paks</i>	<i>36 @ 39.85</i>	<i>1434.60</i>
<i>6" Schd 40 PVC Pipe</i>	<i>230' @ 3.95</i>	<i>908.50</i>
<i>5 ¼ x2 ½" Valve Stand Ext.</i>	<i>11 @ 16.45</i>	<i>180.95</i>
<i>Water Marked Lids</i>	<i>3 @ 3.83</i>	<i>11.49</i>
<i>#12 Tracer Wire</i>	<i>70' @ .1325</i>	<i>9.28</i>
<i>Cap Blocks</i>	<i>12 @ 1.50</i>	<i>18.00</i>
<i>Fire Hydrant New 3Way 3'Bury</i>	<i>1 @ 1750.00</i>	<i>1750.00</i>



<i>Fire Hydrant New 3Way 4'Bury</i>	<i>1 @ 1749.00</i>	<i>1749.00</i>
<i>6" Flange Kit</i>	<i>1 @ 8.38</i>	<i>8.38</i>
<i>80# Ready Mix Concrete</i>	<i>12 @ 4.65</i>	<i>55.80</i>
<i>2"x12"x8' Form Board</i>	<i>1 @ 25.06</i>	<i>25.06</i>
<i>3" Dec-Smart Screw 729983</i>	<i>1 @ 8.99</i>	<i>8.99</i>
<i>2" Schd 40 PVC Pipe</i>	<i>120' @ .54</i>	<i>64.80</i>
<i>2" Schd 40 PVC Glue Cap</i>	<i>2 @ .84</i>	<i>1.68</i>
<i>2" Brass Pac-Joint Male Adpts</i>	<i>4 @ 48.48</i>	<i>193.92</i>
<i>2" Brass Tee</i>	<i>1 @ 13.49</i>	<i>13.49</i>
<i>2" Brass 3-Piece Pac-Joint Cplng</i>	<i>1 @ 86.00</i>	<i>86.00</i>
<i>2"x3" Brass Nipple</i>	<i>1 @ 7.65</i>	<i>7.65</i>
<i>2" AVK Threaded Valve</i>	<i>1@ 236.00</i>	<i>236.00</i>
<i>12% Restocking Fee</i>		<u><i>\$ 1884.49</i></u>
<b>MATERIAL COST:</b>		<b>\$ 17588.60</b>
<b>LABOR COST:</b>	<i>8 Man Crew 336 Hrs. @ \$33.30 per Hour</i>	<b>\$ 11188.80</b>
	<i>Truck 5 – 60 Hours @ \$15.00 per Hour</i>	<i>900.00</i>
	<i>Truck 9 – 51 Hours @ \$15.00 per Hour</i>	<i>765.00</i>
	<i>Truck 7 – 18 Hours @ \$15.00 per Hour</i>	<i>270.00</i>
	<i>Backhoe – 30 Hours @ \$25.00 per Hour</i>	<i>750.00</i>
	<i>Trackhoe – 25 Hours @ \$20.00 per Hour</i>	<u><i>500.00</i></u>
<b>EQUIPMENT COST:</b>		<b>\$ 3185.00</b>
<b>TOTAL:</b>		<b>\$ 31,962.40</b>

**TOTAL AGREED UPON COST BETWEEN THE CITY OF PRYOR AND MUNICIPAL UTILITY BOARD** **\$17,588.60**

Please remit payment to: Municipal Utility Board  
 Physical Address: 12 N. Rowe  
 Mailing Address: P.O. Box 249  
 Pryor, OK 74362  
 918-825-2100  
 Office Hours: 8:00AM to 5:00PM

ORDINANCE NO. 2022-\_\_\_\_\_

AN ORDINANCE AMENDING TITLE 3, CHAPTER 2A, SECTION 7 REGARDING MOBILE FOOD SERVICES “RESTRICTIONS ON LOCATION AS TO TIME” BY REPEALING SAID SECTION 7 OF TITLE 3, CHAPTER 2A; AND PROVIDING FOR REPEALER AND SEVERABILITY.

WHEREAS, THE CITY COUNCIL FINDS IT TO BE IN THE INTEREST OF THE PROMOTION OF COMMERCE WITHIN THE CITY AND IN THE INTEREST OF EXPANSION OF AVAILABLE MOBILE FOOD SERVICES TO THE PUBLIC TO AMEND THE CITY CODE REMOVING CERTAIN RESTRICTIONS ON MOBILE FOOD SERVICES AS HEREINAFTER SET FORTH.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR, AND THE COUNCIL OF THE CITY OF PRYOR CREEK, MAYES COUNTY, STATE OF OKLAHOMA, TO-WIT:

**SECTION 1.**

Title 3, Chapter 2A, SECTION 7 of the Code of Ordinances of the City of Pryor Creek, Mayes County, State of Oklahoma, is hereby amended by the repeal, in total, of said Section 7 of Title 3, Chapter 2A as follows, to-wit: (deletions indicated by strike through and additions indicated by underline)

~~**3-2A-7: RESTRICTIONS ON LOCATION AS TO TIME:**~~

~~A. No mobile food service may remain located at the same location for in excess of twelve (12) hours during any single twenty four (24) hour period of time.~~

~~B. No mobile food service may locate at the same location in excess of ninety (90) days, whether consecutive or not, during any calendar year.~~

**SECTION 2. REPEALER.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

**SECTION 3 SEVERABILITY.**

If any section, sub-section, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion of this ordinance.

Passed and Approved by the Council of the City of Pryor Creek, Oklahoma, in regular session on this \_\_\_ day of \_\_\_\_\_, 2022

**ATTEST:**

\_\_\_\_\_  
**LARRY LEES, MAYOR**

\_\_\_\_\_  
**EVA SMITH, CITY CLERK**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**K. ELLIS RITCHIE**

**Dated: \_\_\_\_\_, 2022**

**RESOLUTION NO. 2022 - \_\_\_\_\_**

A RESOLUTION DECLARING THE ELIGIBILITY OF THE CITY OF PRYOR CREEK TO SUBMIT AN APPLICATION TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION FOR USE OF TRANSPORTATION ALTERNATIVES PROGRAM FUNDS SET FORTH BY IJJA FOR THE STREETScape PROJECT IN PRYOR CREEK, OKLAHOMA AND AUTHORIZING THE MAYOR TO SIGN THIS APPLICATION.

WHEREAS, the City of Pryor Creek, Oklahoma, is submitting an application to the Oklahoma Department of Transportation for transportation alternatives program funds in the amount of \$652,864.32 set forth by IJJA and as outlined in ODOT's transportation alternatives program and application packet for 2022 and 2023; and

WHEREAS, the City of Pryor Creek, Oklahoma, is participating as an eligible project sponsor in the Oklahoma Department of Transportation's transportation alternatives program set forth by IJJA; and

WHEREAS, Federal monies are available under a transportation alternatives program set forth by IJJA, administered by the State of Oklahoma, Department of Transportation, for the purpose of creating and promoting the planning and development of active transportation facilities and programs in Oklahoma; and

WHEREAS, the City of Pryor Creek, Oklahoma, acknowledges availability of the required local match of no less than 20%; and

WHEREAS, after appropriate public input and due consideration, the City Council of the City of Pryor Creek, has recommended that an application be submitted to the State of Oklahoma for Phase One of the Downtown Streetscape Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRYOR CREEK:

SECTION 1. That the City of Pryor Creek, Oklahoma, does hereby authorize the Mayor to submit an application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IJJA on behalf of the citizens of Pryor Creek, Oklahoma.

SECTION 2. That the City of Pryor Creek, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for Phase One of the Downtown Streetscape Plan is available.

SECTION 3. That the City of Pryor Creek, Oklahoma, hereby assures the Oklahoma Department of Transportation that sufficient funding for the operation and maintenance of Phase One of the Downtown Streetscape Plan will be available for the life of the project.

SECTION 4. That the City of Pryor Creek, Oklahoma, hereby assures the Oklahoma Department of Transportation that the City of Pryor Creek, Oklahoma, will have title or permanent easement to Phase One of the Downtown Streetscape Plan by the time of project letting, if necessary.

SECTION 5. That the chief project sponsor of the City of Pryor Creek, Oklahoma, is authorized to sign the application to the Oklahoma Department of Transportation for transportation alternatives program funds set forth by IJJA on behalf of the citizens of Pryor Creek, Oklahoma, the chief project sponsor is also

authorized to submit additional information as may be required and act as the official representative of the City of Pryor Creek, Oklahoma, in this and subsequent related activities.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

---

Mayor

Attest

---

City Clerk

---

**MINUTES  
CITY COUNCIL MEETING  
FOLLOWED BY PRYOR PUBLIC WORKS AUTHORITY MEETING  
CITY OF PRYOR CREEK, OKLAHOMA  
TUESDAY, NOVEMBER 15<sup>TH</sup>, 2022 AT 6:00 P.M.**

The City Council of the City of Pryor Creek, Oklahoma met in regular session on the above date and time in the Council Chamber upstairs at City Hall, 12 North Rowe Street in Pryor Creek, Oklahoma. This meeting was followed immediately by a meeting of the Pryor Public Works Authority. Notice of these meetings was posted on the East bulletin board located outside to the South of the entrance doors and the City website at www.pryorcreek.org. Notice was also e-mailed to The Paper newspaper and e-mailed to the Council members.

**1. CALL TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE, ROLL CALL.**

Mayor Lees called the meeting to order at 6:00 p.m. The Prayer and Pledge of Allegiance were led by Kim Ritchie. Roll Call was conducted by City Clerk Eva Smith. Council members present included Choya Shropshire, Dennis Nance, Steve Smith, Randy Chitwood, Evett Barham, Chris Gonthier, Lori Siever. Members absent: Jon Ketcher.

Department Heads and other City Officials present: City Attorney Kim Ritchie, Police Chief Dennis Nichols, Fire Chief BK Young and Library Director Cari Rerat.

Others present: Police Sergeant Dustin Van Horn, Jared Crisp, Travis Willis, Gilbert Graybill, Autumn Graybill, Kemmie Shropshire, Zac Doyle, Marshel Morrison, Nena Roberts, Adam Anderson, Kenneth Brasheers, Erin Brasheers, Drew Stott, Terry Lamar, Bruce Smith, Don Berger, Dian Berger, Phil Oura, Trena Oura, Bill Huff, Houston Brittain, Terry Aylward, Charles Tramel, Wanda Cummings, JoEllen Williams, Bill Kannegiesser, Richard Milius, Kathy LaValley, Phyllis Radcliffe and Matthew Radcliffe.

**2. PETITIONS FROM THE AUDIENCE. (LIMITED TO 5 MINUTES, MUST REQUEST IN ADVANCE.)**

There were no petitions.

**3. DEPARTMENT HEAD REPORTS IF NEEDED:**

**a. Building Inspector**

No report.

**b. Emergency Management**

No report.

**c. Fire**

Young reported that they have had a number of calls regarding supplemental heating issues, such as things not being vented correctly. He cautioned everyone to be mindful of staying warm safely.

**d. Golf**

No report.

**e. Library**

Rerat reported that she was unable to print out a report for the Council, but the October statistics are as follow: 35 new accounts created, 2,591 items checked out, 2,130 digital checkouts, 2,200 people used the internet and 2,000 questions were answered. Nothing is due back to the library until they are open and functional, so no one needs to worry about late fees. They are completely out of the Graham Building, but they have no phones in the new building yet and do not know when they will. Rerat is checking the voicemail and communicating with people the best she can in the meantime. Furniture should arrive at the end of this week or early next week, and shelving is not due in until December. Their projected opening date is either December 12<sup>th</sup> or 19<sup>th</sup>, and the Library Board will decide that at their meeting Thursday. If Council members would like to come see the facility, they are welcome to contact her and set up a time to be given a tour.

**f. Parks / Cemetery**

No report.

**g. Police**

Nichols had no report, but he thanked the current administration, the previous administration and the citizens of Pryor for the opportunity to have this new facility. They are getting close and are very excited. The Municipal Utility Board has worked with them at the Animal Shelter on the septic system and it has been a great help.

#### **h. Recreation Center**

No report.

#### **i. Street**

No report.

### **4. MAYOR'S REPORT:**

- a. Discussion and possible action regarding a request from the Castle Theater Ad Hoc Committee for a sum of \$30,000.00 from General Repair and Maintenance Account #02-201-5091 to be paid to Dawson Roofing for Castle Theater Roofing Project. Other bids were requested from McGill Roofing, AAA Property Restoration, LLC, and Allwine Roofing but were not received.**

Motion was made by Gonthier, second by Shropshire to table a request from the Castle Theater Ad Hoc Committee for a sum of \$30,000.00 from General Repair and Maintenance Account #02-201-5091 to be paid to Dawson Roofing for Castle Theater Roofing Project. Other bids were requested from McGill Roofing, AAA Property Restoration, LLC, and Allwine Roofing but were not received. Voting yes: Shropshire, Nance, Smith, Chitwood, Barham, Gonthier, Siever. Voting no: none.

- b. Discussion and possible action calling for an audit and investigation concerning the construction of the new police and fire stations, as well as the remodel of the library. This investigation and audit would include, but not be limited to, the following: plans, bonds, change orders, affidavits, contractor forms and all paperwork and affairs related, but not limited to, the above-mentioned projects, as well as the indebtedness of the city.**

Motion was made by Gonthier, second by Smith to approve calling for an audit and investigation concerning the construction of the new police and fire stations, as well as the remodel of the library. This investigation and audit would include, but not be limited to, the following: plans, bonds, change orders, affidavits, contractor forms and all paperwork and affairs related, but not limited to, the above-mentioned projects, as well as the indebtedness of the city.

Gonthier made it clear that this should be an independent audit by an auditor of the Council's choice and it should be reported back to the Council. Mayor stated that he has already begun an audit by requesting our city accountant to audit the invoices from the architect. He has also requested that CMSWillowbrook look at all of their pay requests and change orders and make certain everything is in order.

Voting yes: Nance, Smith, Chitwood, Barham, Gonthier, Siever, Shropshire. Voting no: none.

- c. Discussion and possible action regarding an increase in natural gas rates inside city limits from \$8.306 per MCF to \$11.246 per MCF, effective November 2022 Municipal Utility Board billing.**

Motion was made by Gonthier, second by Chitwood to approve an increase in natural gas rates inside city limits from \$8.306 per MCF to \$11.246 per MCF, effective November 2022 Municipal Utility Board billing. Jared Crisp and Travis Willis made a presentation to explain the situation. Voting yes: Smith, Chitwood, Barham, Gonthier, Siever, Shropshire, Nance. Voting no: none.

- d. Recommendation from the Mayor to the City Council for placement on the December 6<sup>th</sup>, 2022 Council agenda a proposal for amendment to the City Charter to create the position of City Manager to serve as Chief Executive Officer of the City.**

Motion was made by Gonthier, second by Smith to decline the recommendation at this time.

Motion was then made by Shropshire, second by Smith to discuss recommendation from the Mayor to the City Council for placement on the December 6<sup>th</sup>, 2022 Council agenda a proposal for amendment to the City Charter to create the position of City Manager to serve as Chief Executive Officer of the City.

After much discussion, no action was taken.

### **5. CITY ATTORNEY'S REPORT:**

- a. Discussion and possible action regarding an Interdepartmental Loan Agreement between the Municipal Utility Board and the City of Pryor Creek in a sum not to exceed \$2,000,000.00 with funds from Deferred Maintenance holdings at an interest rate of 4.5% for a term not to exceed FYE 6-30-2023, pursuant to the specific provisions of said loan agreement.**

Motion was made by Chitwood, second by Smith to approve an Interdepartmental Loan Agreement between the Municipal Utility Board and the City of Pryor Creek in a sum not to exceed \$2,000,000.00 with funds from Deferred Maintenance holdings at an interest rate of 4.5% for a term not to exceed FYE 6-30-2023, pursuant to the specific provisions of said loan agreement. Crisp and Willis made a presentation, and discussion ensued. Voting yes: Barham, Siever, Shropshire, Nance, Chitwood. Voting no: Gonthier and Smith.



**b. Second reading, discussion and possible action regarding an Ordinance Amending Title 3, Chapter 2A, Section 7 Regarding Mobile Food Services “Restrictions on Location as to Time” by repealing said Section 7 of Title 3, Chapter 2A; and providing for repealer and severability.**

Motion was made by Shropshire, second by Chitwood to waive reading of an Ordinance Amending Title 3, Chapter 2A, Section 7 Regarding Mobile Food Services “Restrictions on Location as to Time” by repealing said Section 7 of Title 3, Chapter 2A; and providing for repealer and severability. Voting yes: Gonthier, Siever, Shropshire, Nance, Smith, Chitwood, Barham. Voting no: none.

**c. First reading of an Ordinance regarding occupation of recreational type trailers or recreational vehicles as living quarters.**

Motion was made by Shropshire, second by Nance to table first reading of an Ordinance regarding occupation of recreational type trailers or recreational vehicles as living quarters. Voting yes: Siever, Shropshire, Nance, Smith, Chitwood, Barham, Gonthier. Voting no: none.

**6. DISCUSSION AND POSSIBLE ACTION ON CONSENT AGENDA.**

(Items deemed non-controversial and routine in nature to be approved by one motion without discussion. Any Council member wishing to discuss an item may request it be removed and placed on the regular agenda.)

- a. Approve minutes of the November 1<sup>st</sup>, 2022 Council meeting.
- b. Approve payroll purchase orders through November 25<sup>th</sup>, 2022.
- c. Approve claims for purchase orders through November 15<sup>th</sup>, 2022.

<u>FUNDS</u>	<u>PURCHASE ORDER NUMBER</u>	<u>TOTALS</u>
GENERAL	2220221113 – 2220221169	186,955.14
STREET & DRAINAGE	2220221188 – 911317B	7,139.29
GOLF COURSE	2220221132 – 911301B	12,109.22
CAPITAL OUTLAY	2220220720 – 911294B	62,722.39
REAL PROPERTY ACQUIS. RESERVE	2220221114 - 2220221171	960.00
RECREATION CENTER	2220221095 - 2220221101	22,768.11
PRYOR PUBLIC WORKS AUTHORITY	2220221122 - 2220221123	4,800.00
DONATIONS AND EARMARKED	2220221159 - 2220221078	4,052.19
<b>TOTAL</b>		<b>301,506.34</b>
<b>NO BLANKETS</b>		

- d. Acknowledge receipt of deficient purchase orders.  
*There were no deficient purchase orders.*
- e. Approve July 2022 Appropriations Requests.
- f. Approve August 2022 Appropriations Requests.
- g. Approve September 2022 Appropriations Requests.
- h. Discussion and possible action regarding hire of Caleb Peper to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 12<sup>th</sup>, 2022, pending pension physical.
- i. Discussion and possible action regarding hire of Wyatt Murphy to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 13<sup>th</sup>, 2022, pending pension physical.
- j. Discussion and possible action regarding hire of Christian Fletcher to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 14<sup>th</sup>, 2022, pending pension physical.
- k. Discussion and possible action authorizing Mayor to sign a sponsorship agreement dated, May 27<sup>th</sup>, 2022, between Pryor Creek Recreation Center and Mid America Industrial Park for their contribution to the citizens of Pryor Creek in sponsoring the National Fitness Campaign outdoor fitness court, constructed on the grounds of our Recreation Center.
- l. Discussion and possible action regarding Hotel / Motel grant application from Pryor Main Street in the amount of \$6,771.00 for a Lights-On Downtown Community Tree.
- m. Discussion and possible action regarding Hotel / Motel grant application from Pryor Area Chamber of Commerce in the amount of \$2,900.00 for the 2022 Christmas Parade of Lights on December 1<sup>st</sup>, 2022.
- n. Discussion and possible action regarding Hotel / Motel grant application from Pryor Area Chamber of Commerce in the amount of \$2,300.00 for a Nativity Museum Christmas Pop-Up from November 3<sup>rd</sup>, 2022 through January 1<sup>st</sup>, 2023.
- o. Discussion and possible action regarding seeking applications for budgeted part-time position at the Thomas J. Harrison Pryor Public Library.
- p. Discussion and possible action regarding an expenditure in the amount of \$6,729.00 to Bostick Electric for replacement of parking lot lights with LED bulbs at the Pryor Creek Recreation Center from Recreation Repair and Maintenance Account #84-845-5091. Other bids received:

2 J's Electric Inc., in the amount of \$7,850.00; Electrical Services Inc., in the amount of \$12,000.00.

- q. Acknowledge emergency expenditure in the amount of \$8,000.00 to JayCo Heat & Air as in the best interest of the city to rebuild the #6 HVAC compressor at the Pryor Creek Recreation Center from Recreation Capital Outlay Account #84-845-5410. No other bids received.

Motion was made by Chitwood, second by Shropshire to approve items a – q, less items a, h i, j and o. Voting yes: Shropshire, Nance, Smith, Chitwood, Barham, Gonthier, Siever. Voting no: none.

**a. Approve minutes of the November 1<sup>st</sup>, 2022 Council meeting.**

Motion was made by Shropshire, second by Smith to approve minutes of the November 1<sup>st</sup>, 2022 Council meeting. Voting yes: Nance, Smith, Barham, Gonthier, Siever, Shropshire. Abstaining, counting as a no vote: Chitwood. Voting no: none.

**h. Discussion and possible action regarding hire of Caleb Peper to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 12<sup>th</sup>, 2022, pending pension physical.**

Motion was made by Chitwood, second by Smith to approve hire of Caleb Peper to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 12<sup>th</sup>, 2022, pending pension physical. Voting yes: Smith, Chitwood, Barham, Siever, Shropshire, Nance. Abstaining, counting as a no vote: Gonthier. Voting no: none.

**i. Discussion and possible action regarding hire of Wyatt Murphy to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 13<sup>th</sup>, 2022, pending pension physical.**

Motion was made by Chitwood, second by Smith to approve hire of Wyatt Murphy to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 13<sup>th</sup>, 2022, pending pension physical. Voting yes: Chitwood, Barham, Siever, Shropshire, Nance, Smith. Abstaining, counting as a no vote: Gonthier. Voting no: none.

**j. Discussion and possible action regarding hire of Christian Fletcher to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 14<sup>th</sup>, 2022, pending pension physical.**

Motion was made by Shropshire, second by Chitwood to approve hire of Christian Fletcher to the Pryor Creek Fire Department at Range N, Step 1 (annual wage - \$37,872.00), effective December 14<sup>th</sup>, 2022, pending pension physical. Voting yes: Barham, Siever, Shropshire, Nance, Smith, Chitwood. Abstaining, counting as a no vote: Gonthier. Voting no: none.

**o. Discussion and possible action regarding seeking applications for budgeted part-time position at the Thomas J. Harrison Pryor Public Library.**

Motion was made by Shropshire, second by Smith to approve seeking applications for budgeted part-time position at the Thomas J. Harrison Pryor Public Library. Voting yes: Siever, Shropshire, Nance, Smith, Chitwood, Barham. Voting no: Gonthier.

Mayor moved to the Addendum.

**ADDENDUM  
CITY COUNCIL MEETING  
TUESDAY, NOVEMBER 15<sup>TH</sup>, 2022 AT 6:00 P.M.**

**1. Discussion and possible action regarding an expenditure in the amount of \$5,458.97 to Digi Security Systems for two (2) Intercoms, four (4) PDU Units, two (2) Micro PC's for TV, and labor, from Police Capital Outlay Account #44-445-5424. This is State contract pricing and needed for the security system for the Emergency Services Center.**

Motion was made by Gonthier, second by Chitwood to approve an expenditure in the amount of \$5,458.97 to Digi Security Systems for two (2) Intercoms, four (4) PDU Units, two (2) Micro PC's for TV, and labor, from Police Capital Outlay Account #44-445-5424. This is State contract pricing and needed for the security system for the Emergency Services Center. Voting yes: Siever, Shropshire, Nance, Smith, Chitwood, Barham, Gonthier. Voting no: none.

Mayor moved back to the regular Agenda.

**7. COMMITTEE REPORTS:**

**a. Budget and Personnel (Shropshire)**

Shropshire reported that the next Budget and Personnel Committee meeting will be December 13<sup>th</sup>, 2022.

**b. Ordinance and Insurance (Shropshire)**

Shropshire reported that the Ordinance and Insurance Committee will meet on Monday, December 12<sup>th</sup>, 2022.

**c. Street (Smith)**

Smith reported that the Street Committee will meet next Tuesday.

**8. UNFORESEEABLE BUSINESS.**

(ANY MATTER NOT REASONABLY FORESEEN PRIOR TO POSTING OF AGENDA.)

There was no unforeseeable business.

**9. ADJOURN.**

Motion was made by Chitwood, second by Smith to adjourn. Voting yes: Shropshire, Nance, Smith, Chitwood, Barham, Gonthier, Siever. Voting no: none.

**PRYOR PUBLIC WORKS AUTHORITY**

**1. CALL TO ORDER.**

Meeting was called to order at 8:00 p.m.

**2. APPROVE MINUTES OF NOVEMBER 1<sup>ST</sup>, 2022 MEETING.**

Motion was made by Smith, second by Chitwood to approve minutes of November 1<sup>st</sup>, 2022 meeting. Voting yes: Nance, Smith, Barham, Gonthier, Siever, Shropshire. Abstaining, counting as a no vote: Chitwood. Voting no: none.

**3. UNFORESEEABLE BUSINESS.**

(ANY MATTER NOT REASONABLY FORESEEN PRIOR TO POSTING OF AGENDA.)

There was no unforeseeable business.

**4. ADJOURN.**

Motion was made by Smith, second by Nance to adjourn. Voting yes: Smith, Chitwood, Barham, Gonthier, Siever, Shropshire, Nance. Voting no: none.

MINUTES APPROVED BY MAYOR / P.P.W.A. CHAIRMAN LARRY LEES

\_\_\_\_\_

MINUTES WRITTEN BY CITY CLERK/P.P.W.A. SECRETARY EVA SMITH

\_\_\_\_\_

<b>Monday, January 2, 2023</b>	New Year's Day Observed
<b>Monday, January 16, 2023</b>	Martin Luther King Day
<b>Monday, February 20, 2023</b>	President's Day
<b>Friday, April 7, 2023</b>	Good Friday
<b>Monday, May 29, 2023</b>	Memorial Day
<b>Tuesday, July 4, 2023</b>	Independence Day
<b>Monday, September 4, 2023</b>	Labor Day
<b>Monday, October 9, 2023</b>	Columbus Day
<b>Friday, November 10, 2023</b>	Veteran's Day Observed
<b>Thursday, November 23, 2023</b>	Thanksgiving Day
<b>Friday, November 24, 2023</b>	Thanksgiving Day After
<b>Friday, December 22, 2023</b>	Christmas Eve Observed
<b>Monday, December 25, 2023</b>	Christmas Day

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY VOTE OF SUPPORT BY THE CITY COUNCIL OF THE CITY OF PRYOR CREEK, OKLAHOMA.**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_, DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**CITY COUNCIL**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **CITY COUNCIL** WILL MEET IN REGULAR SESSION AT 6.00 P.M. ON THE FIRST AND THIRD TUESDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW\*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 6:00 P.M. ON:**

<b>January 3, 2023</b>	<b>July 5, 2023* (Wednesday)</b>
<b>January 17, 2023</b>	<b>July 18, 2023</b>
<b>February 7, 2023</b>	<b>August 1, 2023</b>
<b>February 21, 2023</b>	<b>August 15, 2023</b>
<b>March 7, 2023</b>	<b>September 5, 2023</b>
<b>March 21, 2023</b>	<b>September 19, 2023</b>
<b>April 4, 2023</b>	<b>October 3, 2023</b>
<b>April 18, 2023</b>	<b>October 17, 2023</b>
<b>May 2, 2023</b>	<b>November 7, 2023</b>
<b>May 16, 2023</b>	<b>November 21, 2023</b>
<b>June 6, 2023</b>	<b>December 5, 2023</b>
<b>June 20, 2023</b>	<b>December 19, 2023</b>

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_<sup>TH</sup> DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**BUDGET AND PERSONNEL**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **BUDGET AND PERSONNEL COMMITTEE** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE SECOND TUESDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW\*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 5:30 P.M. ON:**

**January 10, 2023**  
**February 14, 2023**  
**March 14, 2023**  
**April 11, 2023**  
**May 9, 2023**  
**June 13, 2023**

**July 11, 2023**  
**August 8, 2023**  
**September 12, 2023**  
**October 10, 2023**  
**November 14, 2023**  
**December 12, 2023**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**STREET COMMITTEE**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **STREET COMMITTEE** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FOURTH TUESDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW\*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 5:30 P.M. ON:**

**January 24, 2023**  
**February 28, 2023**  
**March 28, 2023**  
**April 25, 2023**  
**May 23, 2023**  
**June 27, 2023**

**July 25, 2023**  
**August 22, 2023**  
**September 26, 2023**  
**October 24, 2023**  
**November 28, 2023**  
**December 26, 2023**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_ DAY OF DECEMBER, 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**PARK / CEMETERY BOARD**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **PARK / CEMETERY BOARD** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FOURTH MONDAY OF EACH MONTH, EXCEPT AS NOTED BELOW\*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 5:30 P.M. ON:**

**January 23, 2023**  
**February 27, 2023**  
**March 27, 2023**  
**April 24, 2023**  
**May 22, 2023**  
**June 26, 2023**

**July 24, 2023**  
**August 28, 2023**  
**September 25, 2023**  
**October 23, 2023**  
**November 27, 2023**  
**December 18, 2023\***

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk



CITY OF PRYOR CREEK, OKLAHOMA  
**PLANNING AND ZONING COMMISSION**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **PLANNING AND ZONING COMMISSION** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FIRST THURSDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW\*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 5:30 P.M. ON:**

**January 5, 2023**  
**February 2, 2023**  
**March 2, 2023**  
**April 6, 2023**  
**May 4, 2023**  
**June 1, 2023**

**July 6, 2023**  
**August 3, 2023**  
**September 7, 2023**  
**October 5, 2023**  
**November 2, 2023**  
**December 14, 2023\***

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**PLANNING AND ZONING BOARD OF ADJUSTMENT / MULTI – HAZARD  
MITIGATION COMMITTEE**  
SCHEDULE OF MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK *PLANNING AND ZONING BOARD OF ADJUSTMENT / MULTI – HAZARD MITIGATION COMMITTEE* WILL MEET IN SPECIAL SESSION AS NEEDED. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS ARE HELD AS NEEDED.**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**RECREATION CENTER BOARD**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **RECREATION CENTER BOARD** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FIRST MONDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW\*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 5:30 P.M. ON:**

**January 9, 2023\***  
**February 6, 2023**  
**March 6, 2023**  
**April 3, 2023**  
**May 1, 2023**  
**June 5, 2023**

**July 10, 2023\***  
**August 7, 2023**  
**September 11, 2023\***  
**October 2, 2023**  
**November 6, 2023**  
**December 4, 2023**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**LIBRARY BOARD**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **LIBRARY BOARD** WILL MEET IN REGULAR SESSION THE 4<sup>TH</sup> THURSDAY EACH MONTH AT 5:00 P.M. ON THE DATES INDICATED BELOW. MEETINGS WILL BE HELD IN THE MEETING ROOM OF THE PRYOR PUBLIC LIBRARY, 505 EAST GRAHAM STREET, PRYOR CREEK, OKLAHOMA ON THE FOURTH THURSDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW\*. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0777 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 5:00 P.M. ON:**

**January 26, 2023**  
**February 23, 2023**  
**March 23, 2023**  
**April 27, 2023**  
**May 25, 2023**  
**June 22, 2023**

**July 27, 2023**  
**August 24, 2023**  
**September 28, 2023**  
**October 26, 2023**  
**November 16, 2023\***  
**December 28, 2023**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**ORDINANCE AND INSURANCE COMMITTEE**  
SCHEDULE OF MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK ***ORDINANCE AND INSURANCE COMMITTEE*** WILL MEET IN SPECIAL SESSION AS NEEDED. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS ARE HELD AS NEEDED.**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**FLOOD PLAIN BOARD**  
SCHEDULE OF MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **FLOOD PLAIN BOARD** WILL MEET IN SPECIAL SESSION AS NEEDED. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS ARE HELD AS NEEDED.**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**HOTEL / MOTEL BOARD**  
SCHEDULE OF MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **HOTEL / MOTEL BOARD** WILL MEET IN SPECIAL SESSION AS NEEDED. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS ARE HELD AS NEEDED.**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA  
**ECONOMIC DEVELOPMENT TRUST AUTHORITY**  
SCHEDULE OF REGULAR MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK ***ECONOMIC DEVELOPMENT TRUST AUTHORITY*** WILL MEET IN REGULAR SESSION AT 12:00 P.M. ON THE SECOND MONDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW\*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS WILL BE HELD AT 12:00 P.M. ON:**

**January 9, 2023**  
**February 13, 2023**  
**March 13, 2023**  
**April 10, 2023**  
**May 8, 2023**  
**June 12, 2023**

**July 10, 2023**  
**August 14, 2023**  
**September 11, 2023**  
**October 16, 2023\***  
**November 13, 2023**  
**December 11, 2023**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk



CITY OF PRYOR CREEK, OKLAHOMA  
**PERSONNEL BOARD**  
SCHEDULE OF MEETINGS FOR  
2023

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **PERSONNEL BOARD** WILL MEET IN SPECIAL SESSION AS NEEDED. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

**MEETINGS ARE HELD AS NEEDED.**

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS \_\_\_\_ DAY OF DECEMBER 2022.

---

Eva Smith, City Clerk



**IN COMPLIANCE WITH THE 1977 OPEN MEETING ACT (TITLE 25, SECTION 301-314 STATE OF OKLAHOMA) SEE THE FOLLOWING SCHEDULE FOR THE CALENDAR YEAR 2023.**

**THE MUNICIPAL UTILITY BOARD WILL MEET ON THE FIRST AND THIRD MONDAY OF EACH MONTH AT 6PM IN THE BOARD ROOM, 12 NORTH ROWE STREET #A, PRYOR CREEK, OKLAHOMA.**

<b>3</b>	<b>JANUARY</b>	<b>(TUESDAY)</b>
<b>17</b>	<b>JANUARY</b>	<b>(TUESDAY)</b>
<b>6</b>	<b>FEBRUARY</b>	
<b>21</b>	<b>FEBRUARY</b>	<b>(TUESDAY)</b>
<b>6</b>	<b>MARCH</b>	
<b>20</b>	<b>MARCH</b>	
<b>3</b>	<b>APRIL</b>	
<b>17</b>	<b>APRIL</b>	
<b>1</b>	<b>MAY</b>	
<b>15</b>	<b>MAY</b>	
<b>5</b>	<b>JUNE</b>	
<b>20</b>	<b>JUNE</b>	<b>(TUESDAY)</b>
<b>30</b>	<b>JUNE</b>	<b>(FRIDAY) 5PM END OF F/Y</b>
<b>3</b>	<b>JULY</b>	
<b>17</b>	<b>JULY</b>	
<b>7</b>	<b>AUGUST</b>	
<b>21</b>	<b>AUGUST</b>	
<b>5</b>	<b>SEPTEMBER</b>	<b>(TUESDAY)</b>
<b>18</b>	<b>SEPTEMBER</b>	
<b>2</b>	<b>OCTOBER</b>	
<b>16</b>	<b>OCTOBER</b>	
<b>6</b>	<b>NOVEMBER</b>	
<b>20</b>	<b>NOVEMBER</b>	
<b>4</b>	<b>DECEMBER</b>	
<b>18</b>	<b>DECEMBER</b>	

**RECEIVED AND FILED IN THE OFFICE OF THE PRYOR CREEK, OKLAHOMA CITY CLERK ON THIS 18<sup>TH</sup> DAY OF OCTOBER 2022.**

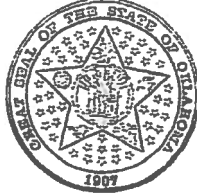
*Eva Smith*

CITY CLERK

**POSTED ON THIS 18<sup>th</sup> DAY OF OCTOBER 2022.**

*Eva Smith*

CITY CLERK



**Board of County Commissioners  
Mayes County, Oklahoma**

**Matt Swift, District No. 1  
Darrell Yoder, District No. 2  
Ryan Ball, District 3  
Dana Thompson, Secretary**

**1 Court Place, Suite 140  
Pryor, Ok 74361  
Tel. 918-825-0639  
Fax 918-825-3811**

11/15/2022

RE: Emergency Management Building at the Fairgrounds

Dear City of Pryor,

Mayes County Emergency Management is building a storage building in the fairgrounds to store our equipment, personal protective equipment, and supplies that we use throughout the County including in the City of Pryor. Since Emergency Management shares this equipment in their day-to-day duties with the City of Pryor, we are requesting a waiver on the building permit fees. We feel like the County should be responsible for the inspection fees and are not requesting a waiver for those cost. If you have any questions, please contact me.

Thank you for your consideration,

Darrell Yoder  
Chairman of the Board of County Commissioners



P.O. Box 3330  
Durham NC 27702  
United States

Tax ID: 45-4844733

Invoice: #25563

Invoice Date: 12/18/2022

Terms: Net 30

PO#:

[invoicing@optimere.com](mailto:invoicing@optimere.com)

[Click here to view our W9](#)

**Bill To**

City of Pryor Creek, OK  
12 North Rowe Street  
Pryor Creek OK 74361  
United States

**AMOUNT DUE**

**\$2,988.00**

**Due Date: 01/17/2023**

Item	Amount (USD)
<b>Economy - 1.5KR - 12A</b> Social Media Archiving Subscription (\$249/month) - Up to 12 Accounts & Up To 1.5k Records Per Month. Annual Renewal 12/18 each year.	\$2,988.00

<b>Subtotal</b>	\$2,988.00
<b>Tax Total</b>	\$0.00
<b>Total (USD)</b>	\$2,988.00
<b>Payments Applied</b>	\$0.00
<b>Amount Due</b>	\$2,988.00



P.O. Box 3330  
Durham NC 27702  
United States

Tax ID: 45-4844733

Invoice: #25563

Invoice Date: 12/18/2022

Terms: Net 30

PO#:

[invoicing@optimere.com](mailto:invoicing@optimere.com)

[Click here to view our W9](#)

## REMITTANCE

**Please make payment to:**

ArchiveSocial, Inc.  
Bank: PNC Bank, N.A.  
Account no.: 8026469276  
Routing no.: 031207607  
SWIFT/BIC: PNCCUS33  
Email: [invoicing@optimere.com](mailto:invoicing@optimere.com)  
Attention / Memo: City of Pryor Creek, OK, Invoice #25563

Dilapidated Building Public Nuisance Abatement Demolition  
City of Pryor Creek, Oklahoma

QUOTATION SUBMITTAL

Firm or Corporation Name: Tibbets  
Mailing Address: 1700 E. 480  
City/State/Zip: Pryor OK 7436  
Contact Person: Brue Tibbets  
Title: Owner  
Phone/Cell: 918 373 5229  
E-Mail: tibbetsstrucking@gmail.com

Property:

Amount:

305 N Mayes  
House only  
and vegetation (leave mature trees and  
accessory building)  
JZ Hogan Addition Blk 2 S50' of N 60' of Lot 15

\$ 5150.00

Completion Date

12-12-22

Please attach copy of liability insurance form.

I, as authorized signatory for the above firm, do hereby authorize the City of Pryor Creek, Oklahoma, to consider this quotation for the purchase of demolition services as specified. I also agree to hold the City of Pryor Creek, and employees and agents thereof, harmless from liability for personal injuries and/or property damages resulting from any actions performed under arrangements of this quotation submittal.

Brue Tibbets  
Name

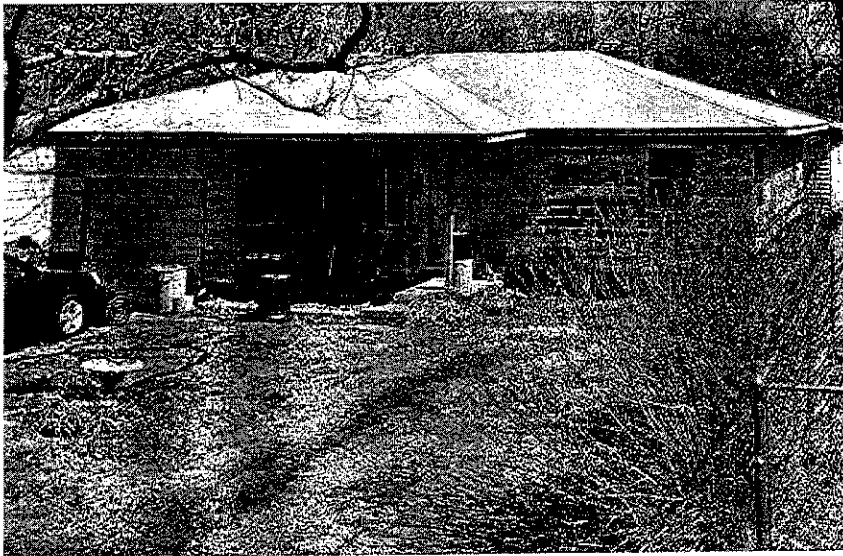
Nov 30 2022  
Date

**City of Pryor Creek, Oklahoma Housing  
Demolition Abatement**

**Site Characteristics**

**ADDRESS:** 305 N Mayes

**LEGAL:** JZ Hogan Addition Blk 2 S50' of N 60' of Lot 15



Dilapidated Building Public Nuisance Abatement Demolition  
City of Pryor Creek, Oklahoma

QUOTATION SUBMITTAL

Firm or Corporation Name: All Terrain Demolition and Excavation  
Mailing Address: 627 S. Wilson St,  
City/State/Zip: Vinita Ok 74301  
Contact Person: Greg Maple  
Title: Operations Manager  
Phone/Cell: 918-244-4450  
E-Mail: gmaple@atkrtrucking.com

Property:

Amount:

305 N Mayes  
House only  
and vegetation (leave mature trees and  
accessory building)  
JZ Hogan Addition Blk 2 S50' of N 60' of Lot 15

\$ 6800.00

Completion Date

12-31-22



Please attach copy of liability insurance form.

I, as authorized signatory for the above firm, do hereby authorize the City of Pryor Creek, Oklahoma, to consider this quotation for the purchase of demolition services as specified. I also agree to hold the City of Pryor Creek, and employees and agents thereof, harmless from liability for personal injuries and/or property damages resulting from any actions performed under arrangements of this quotation submittal.

Maple  
Name

11-22-22  
Date

**City of Pryor Creek, Oklahoma Housing  
Demolition Abatement**

**Site Characteristics**

**ADDRESS:** 305 N Mayes

**LEGAL:** JZ Hogan Addition Blk 2 S50' of N 60' of Lot 15



Firm or Corporation Name: KustomKutts LLC

Mailing Address: 12041 S. 4220 P.O.

City/State/zip: Claremore OK 74017

Contact Person Jonathan Burkholder

Title Owner/Operator

Phone/cell (918) 557-5566

E-Mail: burkholder323@gmail.com

Property: 305 N Mayes / House and vege.

Amount: \$19,500 Demolition includes tearing down the dilapidated house/buildings vegetation fencing and walls of any kind.

All materials and debris will be hauled away in Roll-off dumpsters to a state licensed waste site

And the site shall be graded to insure that it will be mowable when that season arrives in the sp.

Jonathan Burkholder over →

154

completion Date:



# Pryor Chevrolet Buick GMC

## Automobile Status Report

Prepared For

PRYOR POLICE DEPT  
9188105924  
TRAMELK@PRYORCREEK.ORG



2015 Chevrolet TAHOE  
Date November 14, 2022  
VIN 1GNLC2EC4FR629520  
Mileage 81417  
RO# 6017690

Service Advisor

Steve LOCKE  
steve.locke@pryorchevybuickgmc.com  
9189311236

#15  
Engine

**PRYOR**  
CHEVROLET • BUICK • GMC

Pryor Chevrolet Buick GMC  
3301 South Mills Street  
Pryor, OK 74361

# Repair Estimate

PREPARED FOR  
**PRYOR POLICE DEPT**  
 (918) 864-1181

Service Advisor  
 Steve LOCKE (126)  
 steve.locke@pryorchevybuickgmc.com  
 9189311236

Date 11/14/2022 05:09 PM  
 2015 Chevrolet TAHOE  
 VIN 1GNLC2EC4FR629520  
 Mileage 81,417  
 RO# 6017690

Service Name	Price
[Primary]: 11CVZ01 - ENGINE CONCERN (MINOR) ENGINE CONCERN (MINOR) C/S: CUSTOMER STATES THE ENGINE RUNS ROUGH AND FEE L LIKE IT S MISFIRING	\$0.00
[Primary]: MPI - PERFORM MULTI-POINT VEHICLE INSPECTION PERFORM MULTI-POINT VEHICLE INSPECTION	\$0.00
Engine Rebuild/Replace: 3YEAR/100,000 MILE LONG ENGINE	\$8520.00
Printed on November 14, 2022	
Quote expires on December 14, 2022	

Subtotal \$8520.00  
 Shop Charges \$19.95  
 Tax  
 Total

# 8539<sup>95</sup> -



Pryor Chevrolet Buick GMC  
 3301 South Mills Street  
 Pryor, OK 74361

9188255410

**MIKE'S TIRE & CAR CARE LLC**  
 328 W. GRAHAM AVE.  
 PRYOR, OK 74361  
 918-825-6633

**CITY OF PRYOR**

Nov 30, 2022 07:45 AM

Home:  
 Mobile:  
 Work:  
 Email:

YMMS: 2015 Chevrolet Tahoe PPV  
 Engine: 5.3L Eng  
 License:  
 VIN: 1GNLC2EC4FR629520  
 Odometer:

TYPE	DESCRIPTION	PART #	QTY	PRICE	RATE	HOURS	LINE TOTAL
Labor	ENGINE ASSEMBLY (COMPLETE) - Remove & Replace - [Includes: R&I Engine Assembly. Transfer Fuel and Electrical Assemblies and Engine Mounts. DOES NOT include transfer of Manifolds, Valve Cover(s), Timing Cover(s), Oil Pan and/or Water Pump. NOTE: For bare Engine, refer to Long Block - R&R.] PPV,RWD - [Includes: R&I Intake Manifold. Includes: R&I Radiator. Includes: R&I Air Conditioning Condenser; recover, evacuate and recharge Air Conditioning System.]	-	-	-	\$99.52	23.7	\$2,358.62
Parts	JASPER 5.3L NON AFM ENGINE		1.0	\$5,220.00	-	-	\$5,220.00
Sublet / Misc	MISC SUPPLIES	-	-	-	-	-	\$250.00
Sublet / Misc	3YR 100,000K WARRANTY	-	-	-	-	-	\$173.00

Labor:	\$2,781.62
Parts:	\$5,220.00
Shop Supplies:	\$39.97
Hazardous Materials:	\$0.00
Labor Taxes:	\$0.00
Parts Taxes:	\$515.48
<b>TOTAL:</b>	<b>\$8,557.07</b>

Customer Signature: \_\_\_\_\_



www.techsupply.biz  
913-888-5466

VIN#

FR629520

Pryor Police  
918.810.5924

Tomelk@pryorcreek.org

8 cylinder  
5.3L  
SIDI VVT  
AFM  
E85 Max  
Aluminum

19368175

800-827-7455

2015 Tahoe  
active fuel mail

Q#

5220 LIST  
4176 OVR  
2500 COL  
not available

Parts - 5220<sup>00</sup>  
Labor - 3875<sup>00</sup>

#9,095<sup>00</sup>

3yr/100k miles - New/purchased

2yr/unlimited - Rebuild@Shop

Parts - 2320<sup>07</sup>  
Labor - 5637<sup>50</sup>

#8,157.57

10601 Lackman, Lenexa, KS 66219

Update My Profile  
 Logout

mation,  
Title information

IOE  
is: Yes

OTHER VIN

tion Details are  
highlighted

Status

Closed

Closed

Closed

Closed

Closed

Closed

Closed

of The Polk  
y other

For this vehicle:

→ [View Vehicle Summary](#)

→ Service  
→ Contract

→ Branded Title  
→ Warranty Block

→ [View Vehicle Build](#)

→ [View Vehicle  
Component Summary](#)

→ [View Vehicle  
Transaction History  
Detail](#)

→ [View Vehicle Delivery  
Information](#)

→ [Investigate Major  
Assembly History](#)

### Service Information

Vehicle has no current record of outstanding service information.

### OnStar and XM Satellite Radio Information

Vehicle has no current record of OnStar / XM Radio information.

**ELECTRICAL SERVICES INC.**

P. O. BOX 734  
PRYOR, OK 74362  
918-825-4640  
918-825-4631 FAX  
STATE LICENSE NO. 540

16 September 2022

Pryor Creek Recreation Center  
1111 SE 9<sup>th</sup> Street  
Pryor, OK 74361

Attn: Jessica Tiger

Electrical Services, Inc. of Pryor Creek, Oklahoma would like to offer an estimate for the main pool pump seal replacement at the Pryor Creek Recreation Center including, but not limited to the following:

- 1) Remove main pool pump assembly and transport to motor repair facility for pump seal replacement.
- 2) Replace flange gaskets upon reinstallation of main pool pump
- 3) Test for proper operation.

Notes: This quote is for the replacement of the pump seals and gaskets only. No motor, impeller, or machine work is included. All labor is quoted as straight time. Overtime work for expedited service is not included. Two days minimum pool down-time will be necessary for this work.

\$2750

Thank you,

Brian Moody

S & D Electric Motors, Inc.

P.O. Box 1296  
 Pryor, OK 74362



**Estimate**

Name / Address
Pryor Creek Recreation Center 1111 SE 9th Street Pryor, OK 74361

Date	Estimate #
6/16/2022	11849

W. O. #	P.R. #	Project

Item	Description	Qty	Total
Recondition	US 15 HP 1775 RPM 254JM FRAME 230/460 3 PHASE MOD# G29314 ID# W 04 7619654-0007 M 0001  Aurora Pump SN AS-15-35606 MOD# 6X6X9-LB TYPE 341A-BF 800 GPM 55 HEAD FEET 1800 RPM This is based on a recondition cost only. If something further is needed once we have the pump in shop and evaluated we will contact you before moving forward.		1,650.00T
Service Call	Removal and installation. Two Techs This is an estimate, actual time may vary.		1,350.00T
	Out-of-state sale, exempt from sales tax		0.00
<b>Total</b>			\$3,000.00

E-mail	We are unable to hold an item and wait for an OK to proceed for longer than 90 days after the estimate has been provided. After 90 days the item will be considered abandoned and will be scrapped. 4% will be added to card transactions
sdelectricmotor.inc@gmail.com	