



Pryor Police Department Statistics - February 2023 Reported for Council Meeting: April 4th, 2023

<u>Traffic Stops</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>Citations</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
January	679	640	858	January	109	95	182
February	533	618	384	February	36	89	89
March		695	737	March		122	118
April		569	644	April		126	114
May		601	602	May		113	125
June		778	621	June		73	108
July		1000	551	July		123	151
August		780	545	August		130	128
September		1101	1088	September		187	198
October		374	718	October		90	170
November		315	488	November		59	132
December		333	465	December		56	88
TOTAL (YTD)	1,212	7804	7,701	TOTAL (YTD)	145	1,263	1,603
Arrests							
January	29	27	51				
February	56	33	43				
March		34	41				
April		38	36				
May		42	60				
June		39	36				
July		33	67				
August		45	55				
September		39	82				
October		34	33				
November		23	36				
December		20	33				
TOTAL (YTD)	85	407	573				

2023 Year-to-Date - Statistics for categorical responses, calls, and incident reports.

These are tabulated into categories as "calls reported" via dispatch log and may not reflect actual crime statistics or case outcome.

<u>2023</u>	<u>Januar</u> y	<u>Februar</u> y	<u>March</u>	<u>April</u>	<u>May</u>	June
Larceny-Type	30	<u>42</u>				
Accidents	24	<u>24</u>				
Assaults	5	<u>10</u>				
Domestics	21	<u>17</u>				
Total Calls For Service	996	<u>1,000</u>				
Total Incident	107	<u>108</u>				

<u>2023</u>	<u>July</u>	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>
Larceny-Type						
Accidents						
Assaults						
Domestics						
Total Calls For Service						
Total Incident						

SHELTER REPORT

February 2023

INTAKE

	Owner Surrender	Stray	Born at Shelter	TOTALS
CATS	6	4	0	10
DOGS	1	20	0	21
TOTALS	7	24	0	31

DISPOSITION

	Returned to Owner	Adopted	Rescued	Euthanized Died	TOTALS
CATS	0	9	0	0	9
DOGS	12	11	0	1	24
TOTALS	12	20	0	1	33

2/1/2023 -- The month began with 76 animals in custody: 30 cats & 46 dogs

2/28/2023 -- The city has 74 animals: 43 dogs and 31 cats. 12 dogs (11 puppies & 1 adult) are in foster homes.

The Rockin' G has 34 usable dog kennels in General Population (one is in need of repair), and 3 in Isolation. At the end of February we had 31 dogs at the shelter



Coats, Darla <coatsd@pryorcreek.org>

Pay App #25

Brenna Wells <brenna.wells@cmswillowbrook.com>

Tue, Mar 21, 2023 at 3:37 PM

To: "Coats, Darla" <coatsd@pryorcreek.org>, Bryan Miles <Bryan.Miles@cmswillowbrook.com>, Carson Lile <carson.lile@cmswillowbrook.com>

Cc: "Lees, Larry" <leesl@pryorcreek.org>

Hi Darla,

If you compare last month's pay app to this months, you can see on line 9600 Museum Concrete, we released retainage and on line 14984 Resizing of the Library Doors, we released retainage.

9600 – Retainage was \$3,129.96

14984 – Library Doors was \$89.61

Total: \$3,219.57

As for the overall amount, the lines we billed are:

3100 Folding Partitions \$9,928.00

4608 Regrade Around Library Sidewalks \$520.00

14999 Added Library Signage \$1,125.00

15107 Added Doors at Toilet 104 and 105 \$1,416.00

15109 Sign Badges and Feature Wall Signage \$3,174.69

15117 Rekeying Library Doors \$881.00

15120 Break Room 170 Millwork \$3,988.90

Total \$21033.59

Grand Total: \$24,253.16

[Quoted text hidden]

CONTINUATION SHEET

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.: **24**
 Application Date: **02/06/23**
 To: **02/06/23**
 Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)							
8000	CM PR 05 Electrical	137,526.28	137,526.28		0.00	0.00	137,526.28	100.00%	0.00	0.00
8100	CM PR 05 Plumbing	1,849.45	1,849.45		0.00	0.00	1,849.45	100.00%	0.00	0.00
8200	CM PR 05 Fencing	28,125.90	28,125.90		0.00	0.00	28,125.90	100.00%	0.00	0.00
8300	CM PR 05 HVAC	1,253.98	1,253.98		0.00	0.00	1,253.98	100.00%	0.00	0.00
8400	CM PR 05 Millwork	3,271.40	3,271.40		0.00	0.00	3,271.40	100.00%	0.00	0.00
8500	CM PR 05 Concrete	-523.25	-523.25		0.00	0.00	-523.25	100.00%	0.00	0.00
8600	CM PR 05 Demo Allowance	798.50	0.00		0.00	0.00	0.00	0.00%	798.50	0.00
8685	AMOD 85 - Library Parking Spots	201.50	201.50		0.00	0.00	201.50	100.00%	0.00	0.00
8700	CM PR 05 Steel Allowance	2,000.00	0.00		0.00	0.00	0.00	0.00%	2,000.00	0.00
8800	CM PR 05 Access Panels Allowance	629.20	0.00		0.00	0.00	0.00	0.00%	629.20	0.00
8835	AMOD 35 - Access Panels	1,073.80	1,073.80		0.00	0.00	1,073.80	100.00%	0.00	0.00
8841	AMOD 41 - Mechanical Platform Floor Hatches	2,564.00	2,564.00		0.00	0.00	2,564.00	100.00%	0.00	0.00
8866	AMOD 66 - PR 5 - Misc Changes	2,233.00	2,233.00		0.00	0.00	2,233.00	100.00%	0.00	0.00
8900	CM PR 05 Tile Back Splash	450.00	0.00		0.00	0.00	0.00	0.00%	450.00	0.00
9000	Allowance									
9000	CM PR 05 Bollards Allowance	1,942.00	0.00		0.00	0.00	0.00	0.00%	1,942.00	0.00
9024	AMOD 24 - 2 Additional Bollards	1,058.00	1,058.00		0.00	0.00	1,058.00	100.00%	0.00	0.00
9100	CM PR 06 Added Cooker Gas Line	1,301.98	1,301.98		0.00	0.00	1,301.98	100.00%	0.00	0.00
9200	CM PR 07 Various Owner Request	26,059.54	26,069.54		-10.00	0.00	26,059.54	100.00%	0.00	0.00
9300	Finish Changes per drawing GH2	45,197.00	45,197.00		0.00	0.00	45,197.00	100.00%	0.00	0.00
9400	Museum Addition - Earthwork	19,800.00	19,800.00		0.00	0.00	19,800.00	100.00%	0.00	0.00
9500	Museum Addition - Electrical	80,536.97	80,536.97		0.00	0.00	80,536.97	100.00%	0.00	0.00
9600	Museum Addition - Concrete	55,036.00	62,599.10		-7,563.10	0.00	55,036.00	100.00%	0.00	3,129.96
9700	Museum Addition - Windows	18,515.00	18,515.00		0.00	0.00	18,515.00	100.00%	0.00	925.75
9800	Museum Addition - Flooring	5,942.00	5,942.00		0.00	0.00	5,942.00	100.00%	0.00	0.00
9900	Museum Addition - Demolition	2,505.80	2,505.80		0.00	0.00	2,505.80	100.00%	0.00	0.00
10000	Museum Addition - Doors & Frames	2,560.00	2,560.00		0.00	0.00	2,560.00	100.00%	0.00	0.00
10100	Museum Addition Masonry	19,481.70	19,481.70		0.00	0.00	19,481.70	100.00%	0.00	0.00
10200	Museum Addition - Fire Suppression	6,862.00	6,862.00		0.00	0.00	6,862.00	100.00%	0.00	0.00
10300	Museum Addition - Structural Steel	45,291.25	45,291.25		0.00	0.00	45,291.25	100.00%	0.00	0.00
10400	Museum Addition - Metal Roof	69,882.00	69,882.00		0.00	0.00	69,882.00	100.00%	0.00	0.00
10500	Museum Addition - TPO Roof Allowance	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
10525	AMOD 25 - Library TPO Roofing	5,000.00	5,000.00		0.00	0.00	5,000.00	100.00%	0.00	0.00

CONTINUATION SHEET

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.
 Invoice #: 1903a-PA24 Contract : 1903a. City of Pryor - Police, Fire, Library

Application No. : 24
 Application Date : 02/06/23
 To: 02/06/23
 Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	(G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)							
14300	Added Break Metal at Library	14,200.00	14,200.00		0.00	0.00	14,200.00	100.00%	0.00	0.00
14500	General Conditions/General Requirements	62,600.00	62,600.00		0.00	0.00	62,600.00	100.00%	0.00	0.00
14600	Bonds	1,920.47	1,920.47		0.00	0.00	1,920.47	100.00%	0.00	0.00
14700	Builders Risk Insurance	640.16	640.16		0.00	0.00	640.16	100.00%	0.00	0.00
14800	General Liability Insurance	1,707.08	1,707.08		0.00	0.00	1,707.08	100.00%	0.00	0.00
14900	Contingency	185,780.67	0.00		0.00	0.00	0.00	0.00%	185,780.67	0.00
14972	CMOD 72 - Move Gas Line	950.00	950.00		0.00	0.00	950.00	100.00%	0.00	0.00
14973	CMOD 73 - Brick Screen Wall and Credit	1,633.57	1,633.57		0.00	0.00	1,633.57	100.00%	0.00	0.00
14975	CMOD 75 - Cut in Door 195a Strike	400.00	400.00		0.00	0.00	400.00	100.00%	0.00	0.00
14976	CMOD 76 - Added Receipts & Data at Library	1,545.97	1,545.97		0.00	0.00	1,545.97	100.00%	0.00	0.00
14977	CMOD 77 - Various Owner Changes to IT Room	5,173.53	5,173.53		0.00	0.00	5,173.53	100.00%	0.00	0.00
14978	CMOD 78 - Smoke Detectors in Detention Area	11,565.78	11,565.78		0.00	0.00	11,565.78	100.00%	0.00	0.00
14979	CMOD 79 - Move Wall & Window at Library	2,114.00	2,114.00		0.00	0.00	2,114.00	100.00%	0.00	0.00
14980	CMOD 80 - Red Racks	5,709.89	5,709.89		0.00	0.00	5,709.89	100.00%	0.00	0.00
14981	CMOD 81 - Signage Vector Artwork	495.00	495.00		0.00	0.00	495.00	100.00%	0.00	0.00
14982	CMOD 82 - Library Door Frame Lamination	1,786.00	1,786.00		0.00	0.00	1,786.00	100.00%	0.00	0.00
14983	CMOD 83 - Return and Replacement of Mini Fridges	1,573.98	1,573.98		0.00	0.00	1,573.98	100.00%	0.00	0.00
14984	CMOD 84 - Resizing of Library Doors	1,792.29	1,792.29		0.00	0.00	1,792.29	100.00%	0.00	89.61
14985	CMOD 85 - Shower and Locker Room Benches	1,822.21	1,822.21		0.00	0.00	1,822.21	100.00%	0.00	0.00
14986	CMOD 86 - Lay in Diffusers Rooms 172A and 173	854.91	854.91		0.00	0.00	854.91	100.00%	0.00	0.00
14987	CMOD 87 - Fire Dampers In M103 and M105	4,765.31	4,765.31		0.00	0.00	4,765.31	100.00%	0.00	0.00
14988	CMOD 88 - Control Joints and Corner Bead in Corridors	2,875.00	2,875.00		0.00	0.00	2,875.00	100.00%	0.00	0.00
14989	CMOD 89 - Library Header and Column Framing per CM PR 44	2,368.00	2,368.00		0.00	0.00	2,368.00	100.00%	0.00	0.00
14991	CMOD 91 - TPO Roof, Gutters, and Downspouts per CM PR 53	7,463.96	7,463.96		0.00	0.00	7,463.96	100.00%	0.00	0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 1903a-PA25

To Owner: City of Pryor Creek
P.O. Box 1167
Pryor, OK 74362

Project: 1903a. City of Pryor - Police, Fire, Library

Application No.: 25

Distribution to:
 Owner
 Architect
 Contractor

From Contractor: CMSWillowbrook Inc.
P.O. Box 807
Chickasha, OK 73023

Via Architect: Graber & Associates, PC
2415 East Skelly Drive, Suite 101
Tulsa OK 74105

Period To: 3/6/2023

Contract Date: 1/19/2021

Contract For: Pryor - Emergency & Library

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum \$516,635.51
2. Net Change By Change Order \$13,279,895.29
3. Contract Sum To Date \$13,796,530.80
4. Total Completed and Stored To Date \$13,473,671.88
5. Retainage:
 - a. 0.18% of Completed Work \$24,621.09
 - b. 0.00% of Stored Material \$0.00
 Total Retainage \$24,621.09
6. Total Earned Less Retainage \$13,449,050.79
7. Less Previous Certificates For Payments \$13,424,797.63
8. Current Payment Due \$24,253.16
9. Balance To Finish, Plus Retainage \$347,480.01

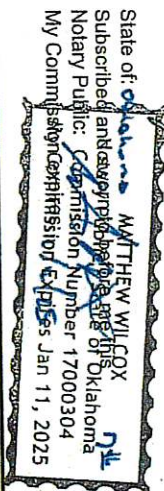
CHANGE ORDER SUMMARY		Additions	Deductions
Total changes approved in previous months by Owner		\$13,279,895.29	\$0.00
Total Approved this Month		\$0.00	\$0.00
TOTALS		\$13,279,895.29	\$0.00
Net Changes By Change Order		\$13,279,895.29	

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: CMSWillowbrook Inc.

By:  Date: 3/7/23

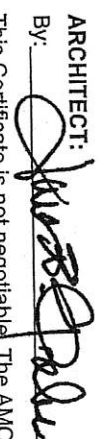
County of: *Goody*
day of: *March 2023*



ARCHITECT'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on on-site observations and the data comprising the above 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 \$24,253.16

(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: 3/8/23
 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

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. : 25
 Application Date : 03/06/23
 To: 03/06/23
 Architect's Project No.:

Invoice # : 1903a-PA25 Contract : 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)							
Bill Group: 1 Amend 1										
50	Amendment No 1	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
100	General Requirements	192,234.00	192,234.00		0.00	0.00	192,234.00	100.00%	0.00	0.00
200	General Conditions	123,600.00	123,600.00		0.00	0.00	123,600.00	100.00%	0.00	0.00
300	BP 1 Demolition (ARK Wrecking)	115,120.00	115,120.00		0.00	0.00	115,120.00	100.00%	0.00	0.00
400	Allowance - Aggregate	3,372.71	0.00		0.00	0.00	0.00	0.00%	3,372.71	0.00
412	AMOD 12 - Pryor Stone Invoices	1,373.53	1,373.53		0.00	0.00	1,373.53	100.00%	0.00	0.00
419	AMOD 19 - Temp. Staging & Ground Stabilization	2,026.49	2,026.49		0.00	0.00	2,026.49	100.00%	0.00	0.00
423	AMOD 23 - Ground Stabilization	4,024.31	4,024.31		0.00	0.00	4,024.31	100.00%	0.00	0.00
432	AMOD 32 - Ground Stabilization	1,210.78	1,210.78		0.00	0.00	1,210.78	100.00%	0.00	0.00
470	AMOD 70 - Aggregate Base for Lay Down	425.18	425.18		0.00	0.00	425.18	100.00%	0.00	0.00
484	AMOD 84 - Remove Aggregate	5,500.00	5,500.00		0.00	0.00	5,500.00	100.00%	0.00	0.00
486	AMOD 86 - Remove Broken Sidewalk	2,067.00	2,067.00		0.00	0.00	2,067.00	100.00%	0.00	0.00
500	Allowance - Temp Partitions	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
538	AMOD 38 - Temp Wall	2,610.54	2,610.54		0.00	0.00	2,610.54	100.00%	0.00	0.00
551	AMOD 51 - Temporary Walls Material	4,889.46	4,889.46		0.00	0.00	4,889.46	100.00%	0.00	0.00
600	CM Contingency	71.23	0.00		0.00	0.00	0.00	0.00%	71.23	0.00
601	CMOD 1 - EIM Existing Parking Lot Stabilized Aggrgt Removal	16,905.00	16,905.00		0.00	0.00	16,905.00	100.00%	0.00	0.00
660	CMOD 60 -Extend EF & Plumbing Vents to Retrofit Roof	1,086.69	1,086.69		0.00	0.00	1,086.69	100.00%	0.00	0.00
661	CMOD 61 - Library Added Door Frame	1,542.00	1,542.00		0.00	0.00	1,542.00	100.00%	0.00	0.00
662	CMOD 62 - Wood Doors at Library Museum	2,891.25	2,891.25		0.00	0.00	2,891.25	100.00%	0.00	0.00
664	CMOD 64 - 3" Domestic Water Line Move	426.53	426.53		0.00	0.00	426.53	100.00%	0.00	0.00
700	Bonds	3,851.01	3,851.01		0.00	0.00	3,851.01	100.00%	0.00	0.00
800	Builders Risk Insurance	1,940.91	1,940.91		0.00	0.00	1,940.91	100.00%	0.00	0.00
900	General Liability Insurance	2,533.28	2,533.28		0.00	0.00	2,533.28	100.00%	0.00	0.00
1000	CM Fee	26,933.61	26,933.61		0.00	0.00	26,933.61	100.00%	0.00	0.00

CONTINUATION SHEET

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. : **25**
 Application Date : **03/06/23**
 To: **03/06/23**
 Architect's Project No.:

Invoice # : **1903a-PA25** Contract : **1903a. City of Pryor - Police, Fire, Library**

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)							
2400	BP 13 Door Hardware Material (Mur Womble)	175,216.50	175,216.50		0.00	0.00	175,216.50	100.00%	0.00	0.00
2500	BP 14 Glass & Glazing - Allowance	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
2507	AMOD 7 - Glass & Glazing Contract (Advantage Glass)	393,700.00	393,700.00		0.00	0.00	393,700.00	100.00%	0.00	19,684.99
2600	BP 15 Framing, Drywall, Ceilings (Six Guns)	482,000.00	482,000.00		0.00	0.00	482,000.00	100.00%	0.00	0.00
2700	BP 16 Flooring (Arch Flooring)	173,950.00	173,950.00		0.00	0.00	173,950.00	100.00%	0.00	0.00
2800	BP 17 Painting - Allowance	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
2805	AMOD 5 - Painting Contract (Six Guns)	118,980.00	118,980.00		0.00	0.00	118,980.00	100.00%	0.00	0.00
2900	BP 18 Specialties (Material)	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
3000	Toilet Partitions - Allowance	1,550.00	0.00		0.00	0.00	0.00	0.00%	1,550.00	0.00
3027	AMOD 27 - Stainless Steel Toilet Partitions	10,450.00	10,450.00		0.00	0.00	10,450.00	100.00%	0.00	0.00
3100	Folding Partitions (Mur Womble)	25,196.00	15,268.00	9,928.00	0.00	0.00	25,196.00	100.00%	0.00	0.00
3200	Wall Protection (Y.I. Spec)	2,115.00	2,115.00		0.00	0.00	2,115.00	100.00%	0.00	0.00
3300	Toilet Accessories (Y.I. Spec)	13,536.00	13,536.00		0.00	0.00	13,536.00	100.00%	0.00	0.00
3400	Fire Extinguisher - Allowance	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
3459	AMOD 59 - Fire Extinguishers and Cabinets for EMS Center	3,963.31	3,963.31		0.00	0.00	3,963.31	100.00%	0.00	0.00
3460	AMOD 60 - Fire Extinguishers & Cabinets for Library	978.39	978.39		0.00	0.00	978.39	100.00%	0.00	0.00
3500	Welded Lockers (SW Sol Combo Bid)	130,112.00	130,112.00		0.00	0.00	130,112.00	100.00%	0.00	0.00
3600	Special Evidence Lockers (SW Sol)	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
3700	Property & Evidence (SW Sol)	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
3800	Shelving (SW Sol)	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
3900	BP 19 Signage (J&B Graphics)	14,173.01	14,173.01		0.00	0.00	14,173.01	100.00%	0.00	0.00
4000	BP 20 Residential Appliances	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
4100	Washer Extractors (RU Kool)	18,128.00	18,128.00		0.00	0.00	18,128.00	100.00%	0.00	0.00
4200	Appliances - Allowance	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
4222	AMOD 22 - Appliances	16,000.00	16,000.00		0.00	0.00	16,000.00	100.00%	0.00	0.00
4300	BP 21 Specialty Equip & Access - Allowance	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
4315	AMOD 15 - Vehicle Exhaust System	30,000.00	30,000.00		0.00	0.00	30,000.00	100.00%	0.00	0.00

CONTINUATION SHEET

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.: 25
 Application Date: 03/06/23
 To: 03/06/23
 Architect's Project No.:

Invoice #: 1903a-PA25 Contract: 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)							
Amend 1 Totals		516,635.51	513,191.57	0.00	0.00	0.00	513,191.57	99.33%	3,443.94	0.00
2 Amend 2										
1050	Amendment No 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1100	General Requirements	208,393.00	208,393.00	0.00	0.00	0.00	208,393.00	100.00%	0.00	0.00
1200	General Conditions	538,825.00	538,825.00	0.00	0.00	0.00	538,825.00	100.00%	0.00	0.00
1300	BP 2 Earthwork (D Owen)	206,500.00	206,500.00	0.00	0.00	0.00	206,500.00	100.00%	0.00	0.00
1400	BP 3 Site Utilities - Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1404	AMOD 4 - Site Utilities Contract (Key Maint)	243,640.00	243,640.00	0.00	0.00	0.00	243,640.00	100.00%	0.00	0.00
1500	BP 4 Concrete (4G)	1,219,300.00	1,219,300.00	0.00	0.00	0.00	1,219,300.00	100.00%	0.00	0.00
1600	BP 5 Masonry (C&N)	557,527.44	557,527.44	0.00	0.00	0.00	557,527.44	100.00%	0.00	0.00
1700	BP 6 Structural Steel (Green County)	845,191.00	845,191.00	0.00	0.00	0.00	845,191.00	100.00%	0.00	0.00
1800	BP 7 Rough Carpentry (CMS)	114,000.00	114,000.00	0.00	0.00	0.00	114,000.00	100.00%	0.00	0.00
1900	BP 8 Millwork (Wood Sys)	100,943.64	100,943.64	0.00	0.00	0.00	100,943.64	100.00%	0.00	0.00
2000	BP 9 Roofing - Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
2009	AMOD 9 - BP 9a Shingle Roofing Contract (CPR of Tulsa)	535,699.00	535,699.00	0.00	0.00	0.00	535,699.00	100.00%	0.00	0.00
2010	AMOD 10 - BP 9b Metal Roofing (Metal Roof Cont)	241,750.00	241,750.00	0.00	0.00	0.00	241,750.00	100.00%	0.00	0.00
2100	BP 10 HM Doors & Frames - Allowance	3,506.46	0.00	0.00	0.00	0.00	0.00	0.00%	3,506.46	0.00
2106	AMOD 6 - Hollow Metal Doors & Frames (Builders Supply)	62,350.00	62,350.00	0.00	0.00	0.00	62,350.00	100.00%	0.00	0.00
2129	AMOD 29 - Door Opening Revisions	6,481.14	6,481.14	0.00	0.00	0.00	6,481.14	100.00%	0.00	0.00
2153	AMOD 53 - Detention Door Frame Install	124.75	124.75	0.00	0.00	0.00	124.75	100.00%	0.00	0.00
2157	AMOD 57 - Detention Door Frame Additional Cost	316.57	316.57	0.00	0.00	0.00	316.57	100.00%	0.00	0.00
2158	AMOD 58 - Door 183 Knock Down Frame	210.00	210.00	0.00	0.00	0.00	210.00	100.00%	0.00	0.00
2164	AMOD 64 - Detention Frame Door Install 2	361.08	361.08	0.00	0.00	0.00	361.08	100.00%	0.00	0.00
2200	BP 11 Flush Wood Doors - Allowance	27,837.00	27,837.00	0.00	0.00	0.00	27,837.00	100.00%	0.00	0.00
2300	BP 12 Overhead Doors (OHD)	106,610.40	106,610.40	0.00	0.00	0.00	106,610.40	100.00%	0.00	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

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Application No.: 25
 Application Date: 03/06/23
 To: 03/06/23
 Architect's Project No.:

Invoice #: 1903a-PA25 Contract: 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)							
4400	BP 22 Casework (Void)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
4500	BP 23 Window Treatments (Cont Drapery)	4,710.00	4,710.00	0.00	0.00	0.00	4,710.00	100.00%	0.00	0.00
4600	BP 24 Landscaping - Allowance	23,384.24	0.00	0.00	0.00	0.00	0.00	0.00%	23,384.24	0.00
4601	AMOD 101 - Canopy Arches Wall Panels	8,850.00	8,850.00	0.00	0.00	0.00	8,850.00	100.00%	0.00	0.00
4602	AMOD 102 - Added Canopy Arch Framing	1,693.00	1,693.00	0.00	0.00	0.00	1,693.00	100.00%	0.00	0.00
4608	AMOD 108 - Regrade around Sidewalks - Library	520.00	0.00	520.00	0.00	0.00	520.00	100.00%	0.00	0.00
4613	AMOD 113 - Sod Install	412.76	412.76	0.00	0.00	0.00	412.76	100.00%	0.00	0.00
4698	AMOD 98 - Sod Supply & Installation	10,140.00	10,140.00	0.00	0.00	0.00	10,140.00	100.00%	0.00	0.00
4700	BP 25 Fencing & Gates (Robinson)	130,411.30	130,411.30	0.00	0.00	0.00	130,411.30	100.00%	0.00	0.00
4800	BP 26 Fire Suppression (Frazier)	109,760.00	109,760.00	0.00	0.00	0.00	109,760.00	100.00%	0.00	0.00
4900	BP 27 HVAC (Vision Air)	748,614.85	748,614.85	0.00	0.00	0.00	748,614.85	100.00%	0.00	0.00
5000	BP 28 Electrical (2 J's Elect)	1,162,734.50	1,162,734.50	0.00	0.00	0.00	1,162,734.50	100.00%	0.00	0.00
5100	BP 29 Detention Specialties (Sweeper)	304,470.00	304,470.00	0.00	0.00	0.00	304,470.00	100.00%	0.00	0.00
5200	BP 30 Plumbing (Midwest Mech)	603,690.36	603,690.36	0.00	0.00	0.00	603,690.36	100.00%	0.00	0.00
5300	Allowance - MEP	3,530.45	0.00	0.00	0.00	0.00	0.00	0.00%	3,530.45	0.00
5302	AMOD 2 - Removal of Unforseen 8" Piping Beneath Bid Pad	2,530.00	2,530.00	0.00	0.00	0.00	2,530.00	100.00%	0.00	0.00
5303	AMOD 103 - Dry Heads at Library Vestibules	856.00	856.00	0.00	0.00	0.00	856.00	100.00%	0.00	0.00
5304	AMOD 104 - Duct Detectors & Relays for Smoke Dampers	3,418.48	3,418.48	0.00	0.00	0.00	3,418.48	100.00%	0.00	0.00
5306	AMOD 106 - Ceiling Grid at Hoods	650.00	650.00	0.00	0.00	0.00	650.00	100.00%	0.00	0.00
5307	AMOD 107 - Added Jumbo Plates for Punch Item 391	117.75	117.75	0.00	0.00	0.00	117.75	100.00%	0.00	0.00
5309	AMOD 109 - Added Wall Heater in Library Mech Closet 117	1,761.57	1,761.57	0.00	0.00	0.00	1,761.57	100.00%	0.00	0.00
5310	AMOD 110 - EMSC Entry Door Strikes	1,377.73	1,377.73	0.00	0.00	0.00	1,377.73	100.00%	0.00	0.00
5311	AMOD 111 - Exhaust Fan TLT 123	88.06	88.06	0.00	0.00	0.00	88.06	100.00%	0.00	0.00
5312	AMOD 112 - Added Garbage Disposal in Library Kitchen 122	1,492.63	1,492.63	0.00	0.00	0.00	1,492.63	100.00%	0.00	0.00
5333	AMOD 33 - Museum Air Device Price Increase	294.57	294.57	0.00	0.00	0.00	294.57	100.00%	0.00	0.00

CONTINUATION SHEET

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

Application No. : 25
Application Date : 03/06/23
To: 03/06/23
Architect's Project No.:

Invoice # : 1903a-PA25 **Contract : 1903a. City of Pryor - Police, Fire, Library**

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)							
5345	AMOD 45 - Secure Duct to Structure - Library	2,724.73	2,724.73	0.00	0.00	0.00	2,724.73	100.00%	0.00	0.00
5361	AMOD 61 - Add Fittings EM Services Center Fire Riser	683.00	683.00	0.00	0.00	0.00	683.00	100.00%	0.00	0.00
5382	AMOD 82 - DSS 2&3 Upsizing	1,722.01	1,722.01	0.00	0.00	0.00	1,722.01	100.00%	0.00	0.00
5383	AMOD 83 - Ceiling Adjustments for Mech Equipment	3,049.00	3,049.00	0.00	0.00	0.00	3,049.00	100.00%	0.00	0.00
5388	AMOD 88 - Unit1 HVAC Penetration	1,352.89	1,352.89	0.00	0.00	0.00	1,352.89	100.00%	0.00	0.00
5389	AMOD 89 - Misc. Drywall Patches Lobby Area	660.00	660.00	0.00	0.00	0.00	660.00	100.00%	0.00	0.00
5391	AMOD 91 - Smoke Dampers at Detention Area	2,589.40	2,589.40	0.00	0.00	0.00	2,589.40	100.00%	0.00	0.00
5393	AMOD 93 - Roof Conduit Boot and Flashing	296.65	296.65	0.00	0.00	0.00	296.65	100.00%	0.00	0.00
5394	AMOD 94 - Laundry Room 127 Patches	420.00	420.00	0.00	0.00	0.00	420.00	100.00%	0.00	0.00
5395	AMOD 95 - SEF and SSF Motor Starter Supply	1,112.84	1,112.84	0.00	0.00	0.00	1,112.84	100.00%	0.00	0.00
5396	AMOD 96 - Kitchen Hood Connection to Fire Suppression	1,875.00	1,875.00	0.00	0.00	0.00	1,875.00	100.00%	0.00	0.00
5397	AMOD 97 - Laundry Room 215 Lowering Washer Box	244.61	244.61	0.00	0.00	0.00	244.61	100.00%	0.00	0.00
5399	AMOD 99 - CMU Block Repairs at Doors & Laundry Rm 215	2,152.63	2,152.63	0.00	0.00	0.00	2,152.63	100.00%	0.00	0.00
5400	Allowance - Sealants & Waterproofing	6,016.25	0.00	0.00	0.00	0.00	0.00	0.00%	6,016.25	0.00
5437	AMOD 37 - Temp Roof TPO at Library	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
5442	AMOD 42 - Metal Panels at Emergency Center Tower	19,624.52	19,624.52	0.00	0.00	0.00	19,624.52	100.00%	0.00	0.00
5449	AMOD 49 - Metal Panels at Museum	3,900.00	3,900.00	0.00	0.00	0.00	3,900.00	100.00%	0.00	0.00
5455	AMOD 55 - Firestopping Top of Masonry Wall	1,983.75	1,983.75	0.00	0.00	0.00	1,983.75	100.00%	0.00	0.00
5500	Allowance - Misc. Metals	300.80	0.00	0.00	0.00	0.00	0.00	0.00%	300.80	0.00
5547	AMOD 47 - Window Angle	77.70	77.70	0.00	0.00	0.00	77.70	100.00%	0.00	0.00
5575	AMOD 75 - Additional Lintels at Library	699.20	699.20	0.00	0.00	0.00	699.20	100.00%	0.00	0.00
5600	Allowance - Protect Existing	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
5638	AMOD 38 - Temp Wall	3,722.73	3,722.73	0.00	0.00	0.00	3,722.73	100.00%	0.00	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

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Application No. : 25

Application Date : 03/06/23

To: 03/06/23

Architect's Project No.:

Invoice # : 1903a-PA25

Contract : 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)							
5652	AMOD 52 - Library & Apparatus Bay	5,327.74	5,327.74		0.00	0.00	5,327.74	100.00%	0.00	0.00
5677	Openings AMOD 77 - Protect Existing Library from Weather	835.51	835.51		0.00	0.00	835.51	100.00%	0.00	0.00
5678	AMOD 78 - Protect Library Existing	114.02	114.02		0.00	0.00	114.02	100.00%	0.00	0.00
5700	Allowance - Misc. Patching/Painting	1,000.00	0.00		0.00	0.00	0.00	0.00%	1,000.00	0.00
5705	AMOD 105 - Library Opener	4,000.00	4,000.00		0.00	0.00	4,000.00	100.00%	0.00	0.00
5800	Sheetrock Patch	72.00	0.00		0.00	0.00	0.00	0.00%	72.00	0.00
5881	Allowance - Patch/Repair Paving	1,919.50	1,919.50		0.00	0.00	1,919.50	100.00%	0.00	0.00
5885	AMOD 81 - Core Drilling Fence Posts	3,008.50	3,008.50		0.00	0.00	3,008.50	100.00%	0.00	0.00
5900	AMOD 85 - Library Parking Spots	13,562.50	0.00		0.00	0.00	0.00	0.00%	13,562.50	0.00
5901	Allowance - Testing	185.00	185.00		0.00	0.00	185.00	100.00%	0.00	0.00
5903	AMOD 1 - Earthwork Monitoring thru 4/17/21	2,453.75	2,453.75		0.00	0.00	2,453.75	100.00%	0.00	0.00
5908	AMOD 3 - Earthwork Monitoring thru 5/15/21	1,687.50	1,687.50		0.00	0.00	1,687.50	100.00%	0.00	0.00
5911	AMOD 8 - Earthwork Monitoring thru 6/12/21	1,687.50	1,687.50		0.00	0.00	1,687.50	100.00%	0.00	0.00
5913	AMOD 11 - Earthwork Monitoring thru 7/10/21	708.75	708.75		0.00	0.00	708.75	100.00%	0.00	0.00
5914	AMOD 13 - Earthwork & Concrete Testing through 8/19/21	1,993.75	1,993.75		0.00	0.00	1,993.75	100.00%	0.00	0.00
5916	AMOD 14 - Concrete Testing 9/15/2021	2,385.00	2,385.00		0.00	0.00	2,385.00	100.00%	0.00	0.00
5917	AMOD 16 - Masonry & Concrete Testing through 10/15/2021	2,675.50	2,675.50		0.00	0.00	2,675.50	100.00%	0.00	0.00
5920	AMOD 17 - Testing 11/19/2021	3,013.00	3,013.00		0.00	0.00	3,013.00	100.00%	0.00	0.00
5926	AMOD 20 - Testing 12/11/2021	5,715.25	5,715.25		0.00	0.00	5,715.25	100.00%	0.00	0.00
5931	AMOD 26 - Testing 1/15/22	5,438.75	5,438.75		0.00	0.00	5,438.75	100.00%	0.00	0.00
5944	AMOD 31 - Testing 2/12/22	1,230.00	1,230.00		0.00	0.00	1,230.00	100.00%	0.00	0.00
5967	AMOD 44 - Testing 3/17/2022	311.25	311.25		0.00	0.00	311.25	100.00%	0.00	0.00
5969	AMOD 67 - Testing 4/19/22	2,591.25	2,591.25		0.00	0.00	2,591.25	100.00%	0.00	0.00
5976	AMOD 69 - Testing 05/14/2022	2,230.00	2,230.00		0.00	0.00	2,230.00	100.00%	0.00	0.00
5987	AMOD 76 - Testing 6/11/2022	1,413.75	1,413.75		0.00	0.00	1,413.75	100.00%	0.00	0.00
5999	AMOD 87 - Testing 7/16/22	1,808.75	1,808.75		0.00	0.00	1,808.75	100.00%	0.00	0.00
6000	AMOD 100 - Testing 9/10/22	596.25	596.25		0.00	0.00	596.25	100.00%	0.00	0.00
	Allowance - Pier/Casing Depth	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00

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Application Date : 03/06/23
To: 03/06/23
Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	In Place						
6046	AMOD46 -Covered Parking Metal Panels,Gutters,&Downspouts	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00%	0.00	0.00
6100	Allowance - Steel	4,158.76	0.00	0.00	0.00	0.00	0.00	0.00%	4,158.76	0.00
6118	AMOD 18 - Metal Soffit Price Increase	7,535.04	7,535.04	0.00	0.00	0.00	7,535.04	100.00%	0.00	0.00
6121	AMOD 21 - 12 Bollards Additional Cost	405.00	405.00	0.00	0.00	0.00	405.00	100.00%	0.00	0.00
6139	AMOD 39 - Museum Metal Decking	11,750.00	11,750.00	0.00	0.00	0.00	11,750.00	100.00%	0.00	0.00
6140	AMOD 40 - Museum Trusses	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	100.00%	0.00	0.00
6154	AMOD 54 - Added Mezzanine Angle	1,107.20	1,107.20	0.00	0.00	0.00	1,107.20	100.00%	0.00	0.00
6174	AMOD 74 - Soffit Panel Framing Break Metal	1,244.00	1,244.00	0.00	0.00	0.00	1,244.00	100.00%	0.00	0.00
6192	AMOD 92 - Library Deck Cutoff	750.00	750.00	0.00	0.00	0.00	750.00	100.00%	0.00	0.00
6200	CM Contingency	4,735.95	0.00	0.00	0.00	0.00	0.00	0.00%	4,735.95	0.00
6204	CMOD 4 - Adding Height EM Bldg Pad	10,650.00	10,650.00	0.00	0.00	0.00	10,650.00	100.00%	0.00	0.00
6205	CMOD 5 - Additional Bid Cost - Site Utilities (Key Maint)	12,830.00	12,830.00	0.00	0.00	0.00	12,830.00	100.00%	0.00	0.00
6206	CMOD 6 - Additional Bid Cost - Painting (Six Guns)	42,752.00	42,752.00	0.00	0.00	0.00	42,752.00	100.00%	0.00	0.00
6208	CMOD 8 - BP 9b Metal Roofing (Metal Roof Cont)	301,900.00	301,900.00	0.00	0.00	0.00	301,900.00	100.00%	0.00	0.00
6212	CMOD 12 - Library Tree Demolition	8,350.00	8,350.00	0.00	0.00	0.00	8,350.00	100.00%	0.00	0.00
6213	CMOD 13 - Cost Increase for HVAC Units	16,994.95	16,994.95	0.00	0.00	0.00	16,994.95	100.00%	0.00	0.00
6214	CMOD 14 - Additional Storefront Colors	3,652.50	3,652.50	0.00	0.00	0.00	3,652.50	100.00%	0.00	182.63
6215	CMOD 15 - Vehicle Exhaust System	4,974.00	4,974.00	0.00	0.00	0.00	4,974.00	100.00%	0.00	0.00
6216	CMOD 16 - Kitchen Hood	3,477.42	3,477.42	0.00	0.00	0.00	3,477.42	100.00%	0.00	0.00
6217	CMOD 17 - Storage Building Change to PEMB	18,000.00	18,000.00	0.00	0.00	0.00	18,000.00	100.00%	0.00	0.00
6221	CMOD 21 - Appliances	2,509.57	2,509.57	0.00	0.00	0.00	2,509.57	100.00%	0.00	0.00
6222	CMOD 22 - Unsuitable Soil Replacement - S EM Center	3,831.80	3,831.80	0.00	0.00	0.00	3,831.80	100.00%	0.00	0.00
6223	CMOD 23 - Unsuitable Soils - Alt Storage Bldg Footings	1,186.90	1,186.90	0.00	0.00	0.00	1,186.90	100.00%	0.00	0.00
6226	CMOD 26 - Curb Line Discrepancy & Unsuitable Soils	12,423.00	12,423.00	0.00	0.00	0.00	12,423.00	100.00%	0.00	0.00
6229	CMOD 29 - Flag Poles Police & Fire	9,970.00	9,970.00	0.00	0.00	0.00	9,970.00	100.00%	0.00	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing
 Contractor's signed certification is attached.
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Application No. : 25
Application Date : 03/06/23
To: 03/06/23
Architect's Project No.:

Invoice # : 1903a-PA25 Contract : 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	(G / C) %	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)							
6230	CMOD 30 - Smoke Dampers in Sleeping Quarters	1,323.59	1,323.59		0.00	0.00	1,323.59	100.00%	0.00	0.00
6232	CMOD 32 - Unforeseen Additional Trenching Costs	7,721.39	7,721.39		0.00	0.00	7,721.39	100.00%	0.00	0.00
6233	CMOD 33 - Added Flag Pole & Lighting	4,027.78	4,027.78		0.00	0.00	4,027.78	100.00%	0.00	0.00
6234	CMOD 34 - CM PR 08 Library Unforeseen Dimension Change	12,508.80	12,508.80		0.00	0.00	12,508.80	100.00%	0.00	0.00
6235	CMOD 35 - CM PR 14 Added Vanity Lights	1,941.46	1,941.46		0.00	0.00	1,941.46	100.00%	0.00	0.00
6236	CMOD 36-CM PR 13. Data Drop for Wireless Access Points	7,671.53	7,671.53		0.00	0.00	7,671.53	100.00%	0.00	0.00
6239	CMOD 39 - TV Blocking	2,570.00	2,570.00		0.00	0.00	2,570.00	100.00%	0.00	0.00
6240	CMOD40-Covered Parking Metal Panels, Gutters,&Downspouts	17,262.00	17,262.00		0.00	0.00	17,262.00	100.00%	0.00	0.00
6241	CMOD 41 - Workstation 199 Millwork	20,687.54	20,687.54		0.00	0.00	20,687.54	100.00%	0.00	0.00
6242	CMOD 42 - Breakroom 170 Furr Out	2,260.00	2,260.00		0.00	0.00	2,260.00	100.00%	0.00	0.00
6243	CMOD 43 - Dedicated Circuits at Dispatch	5,076.84	5,076.84		0.00	0.00	5,076.84	100.00%	0.00	0.00
6245	CMOD 45 - Camera Low Voltage	6,928.40	6,928.40		0.00	0.00	6,928.40	100.00%	0.00	0.00
6246	CMOD 46 - Sink Change	568.85	568.85		0.00	0.00	568.85	100.00%	0.00	0.00
6248	CMOD 48 - Washer & Drying Cabinet Model Change	2,995.00	2,995.00		0.00	0.00	2,995.00	100.00%	0.00	0.00
6249	CMOD 49 - Added Light Switches in Detention Area	5,652.26	5,652.26		0.00	0.00	5,652.26	100.00%	0.00	0.00
6250	CMOD 50 - PR 24 Walls to Structure Only	28,531.00	28,531.00		0.00	0.00	28,531.00	100.00%	0.00	0.00
6251	CMOD 51 - PR 24 Fire Dampers in Sleeping Quarters	1,754.49	1,754.49		0.00	0.00	1,754.49	100.00%	0.00	0.00
6252	CMOD 52 - Truck Wash Equipment	5,529.00	5,529.00		0.00	0.00	5,529.00	100.00%	0.00	0.00
6253	CMOD 53 - RFI 137 Locker Room Soffit	1,828.00	1,828.00		0.00	0.00	1,828.00	100.00%	0.00	0.00
6255	CMOD 55 - Emergency Added Voice Drops	15,820.35	15,820.35		0.00	0.00	15,820.35	100.00%	0.00	0.00
6256	CMOD 56 -PR32 Masonry Wall Fur Out & Brick Cleaning	12,464.66	12,464.66		0.00	0.00	12,464.66	100.00%	0.00	0.00
6257	CMOD 57 - Solid Surface Changes	3,408.24	3,408.24		0.00	0.00	3,408.24	100.00%	0.00	0.00
6258	CMOD 58 - DSS 2&3 Upsizing	14,802.11	14,802.11		0.00	0.00	14,802.11	100.00%	0.00	0.00

CONTINUATION SHEET

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Application No. : 25
 Application Date : 03/06/23
 To: 03/06/23
 Architect's Project No.:

Invoice # : 1903a-PA25 Contract : 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	In Place						
6259	CMOD 59 -Extend Furnace Flue Pipes Library to Retro Fit Roof	16,326.37	16,326.37	0.00	0.00	0.00	16,326.37	100.00%	0.00	0.00
6260	CMOD 60 -Extend EF & Plumbing Vents to Retrofit Roof	8,580.37	8,580.37	0.00	0.00	0.00	8,580.37	100.00%	0.00	0.00
6300	Bonds	97,376.44	97,376.44	0.00	0.00	0.00	97,376.44	100.00%	0.00	0.00
6400	Builders Risk Insurance	42,727.09	42,727.09	0.00	0.00	0.00	42,727.09	100.00%	0.00	0.00
6500	General Liability Insurance	85,795.99	85,795.99	0.00	0.00	0.00	85,795.99	100.00%	0.00	0.00
6600	CM Fee	594,566.23	594,566.23	0.00	0.00	0.00	594,566.23	100.00%	0.00	0.00
	Amend 2 Totals	11,403,751.79	11,331,486.38	10,448.00	0.00	0.00	11,341,934.38	99.46%	61,817.41	19,867.62
Bill Group: 3 CO 1										
6700	CO 1 - Overhead Door Height Adjustment	51,661.51	51,661.51	0.00	0.00	0.00	51,661.51	100.00%	0.00	0.00
	CO 1 Totals	51,661.51	51,661.51	0.00	0.00	0.00	51,661.51	100.00%	0.00	0.00
Bill Group: 4 CO 2										
6800	CO 2 - Various Owner/Architect Changes	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
6900	Added 12 Bollards	7,170.26	7,170.26	0.00	0.00	0.00	7,170.26	100.00%	0.00	0.00
7000	Added Radio Tower Foundation	4,749.76	4,749.76	0.00	0.00	0.00	4,749.76	100.00%	0.00	0.00
7100	Wall Type Change Per RFI 005 & 016	875.00	875.00	0.00	0.00	0.00	875.00	100.00%	0.00	0.00
7200	Omit Security Cameras from Project	-19,672.00	-19,672.00	0.00	0.00	0.00	-19,672.00	100.00%	0.00	0.00
7300	Detention Door & Hardware Change	17,698.00	17,698.00	0.00	0.00	0.00	17,698.00	100.00%	0.00	0.00
7400	Added Gun Lockers & Wall Change	6,910.69	6,910.69	0.00	0.00	0.00	6,910.69	100.00%	0.00	0.00
7500	Exhaust Fan to Wall Mount	851.30	851.30	0.00	0.00	0.00	851.30	100.00%	0.00	0.00
7600	CM PR 01 Move Cuff Bench & Booking172B Millwork	2,397.74	2,397.74	0.00	0.00	0.00	2,397.74	100.00%	0.00	0.00
7700	CM PR 02 Cont 163 Delete Millwork & Appliances	-3,599.68	-3,599.68	0.00	0.00	0.00	-3,599.68	100.00%	0.00	0.00
7800	CM PR 03 Add Conduit from Alt Storg to P/F	11,279.30	11,279.30	0.00	0.00	0.00	11,279.30	100.00%	0.00	0.00
7900	CM PR 04 Sleeping Quarters/Detention Area	9,183.34	9,183.34	0.00	0.00	0.00	9,183.34	100.00%	0.00	0.00

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Application No.: 25
 Application Date: 03/06/23
 To: 03/06/23
 Architect's Project No.:

Invoice #: 1903a-PA25 Contract: 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	G / C %	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)							
8000	CM PR 05 Electrical	137,526.28	137,526.28		0.00	0.00	137,526.28	100.00%	0.00	0.00
8100	CM PR 05 Plumbing	1,849.45	1,849.45		0.00	0.00	1,849.45	100.00%	0.00	0.00
8200	CM PR 05 Fencing	28,125.90	28,125.90		0.00	0.00	28,125.90	100.00%	0.00	0.00
8300	CM PR 05 HVAC	1,253.98	1,253.98		0.00	0.00	1,253.98	100.00%	0.00	0.00
8400	CM PR 05 Millwork	3,271.40	3,271.40		0.00	0.00	3,271.40	100.00%	0.00	0.00
8500	CM PR 05 Concrete	-523.25	-523.25		0.00	0.00	-523.25	100.00%	0.00	0.00
8600	CM PR 05 Demo Allowance	798.50	0.00		0.00	0.00	0.00	0.00%	798.50	0.00
8685	AMOD 85 - Library Parking Spots	201.50	201.50		0.00	0.00	201.50	100.00%	0.00	0.00
8700	CM PR 05 Steel Allowance	2,000.00	0.00		0.00	0.00	0.00	0.00%	2,000.00	0.00
8800	CM PR 05 Access Panels Allowance	629.20	0.00		0.00	0.00	0.00	0.00%	629.20	0.00
8835	AMOD 35 - Access Panels	1,073.80	1,073.80		0.00	0.00	1,073.80	100.00%	0.00	0.00
8841	AMOD 41 - Mechanical Platform Floor	2,564.00	2,564.00		0.00	0.00	2,564.00	100.00%	0.00	0.00
	Hatches									
8866	AMOD 66 - PR 5 - Misc Changes	2,233.00	2,233.00		0.00	0.00	2,233.00	100.00%	0.00	0.00
8900	CM PR 05 Tile Back Splash	450.00	0.00		0.00	0.00	0.00	0.00%	450.00	0.00
	Allowance									
9000	CM PR 05 Bollards Allowance	1,942.00	0.00		0.00	0.00	0.00	0.00%	1,942.00	0.00
9024	AMOD 24 - 2 Additional Bollards	1,058.00	1,058.00		0.00	0.00	1,058.00	100.00%	0.00	0.00
9100	CM PR 06 Added Cooker Gas Line	1,301.98	1,301.98		0.00	0.00	1,301.98	100.00%	0.00	0.00
9200	CM PR 07 Various Owner Request	26,059.54	26,059.54		0.00	0.00	26,059.54	100.00%	0.00	0.00
9300	Finish Changes per drawing GH2	45,197.00	45,197.00		0.00	0.00	45,197.00	100.00%	0.00	0.00
9400	Museum Addition - Earthwork	19,800.00	19,800.00		0.00	0.00	19,800.00	100.00%	0.00	0.00
9500	Museum Addition - Electrical	80,536.97	80,536.97		0.00	0.00	80,536.97	100.00%	0.00	0.00
9600	Museum Addition - Concrete	55,036.00	55,036.00		0.00	0.00	55,036.00	100.00%	0.00	0.00
9700	Museum Addition - Windows	18,515.00	18,515.00		0.00	0.00	18,515.00	100.00%	0.00	925.75
9800	Museum Addition - Flooring	5,942.00	5,942.00		0.00	0.00	5,942.00	100.00%	0.00	0.00
9900	Museum Addition - Demolition	2,505.80	2,505.80		0.00	0.00	2,505.80	100.00%	0.00	0.00
10000	Museum Addition - Doors & Frames	2,560.00	2,560.00		0.00	0.00	2,560.00	100.00%	0.00	0.00
10100	Museum Addition Masonry	19,481.70	19,481.70		0.00	0.00	19,481.70	100.00%	0.00	0.00
10200	Museum Addition - Fire Suppression	6,862.00	6,862.00		0.00	0.00	6,862.00	100.00%	0.00	0.00
10300	Museum Addition - Structural Steel	45,291.25	45,291.25		0.00	0.00	45,291.25	100.00%	0.00	0.00
10400	Museum Addition - Metal Roof	69,882.00	69,882.00		0.00	0.00	69,882.00	100.00%	0.00	0.00
10500	Museum Addition - TPO Roof	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
	Allowance									
10525	AMOD 25 - Library TPO Roofing	5,000.00	5,000.00		0.00	0.00	5,000.00	100.00%	0.00	0.00

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Application No. : 25
 Application Date : 03/06/23
 To: 03/06/23
 Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)							
10600	Museum Addition - Plumbing	4,000.26	4,000.26		0.00	0.00	4,000.26	100.00%	0.00	0.00
10700	Museum Addition - Door Hardware	21,833.00	21,833.00		0.00	0.00	21,833.00	100.00%	0.00	0.00
10800	Museum Addition - Framing, Drywall, Paint	88,454.00	88,454.00		0.00	0.00	88,454.00	100.00%	0.00	0.00
10900	Museum Addition - HVAC	39,211.32	39,211.32		0.00	0.00	39,211.32	100.00%	0.00	0.00
11000	Museum Addition - Specialty Install	4,903.00	4,903.00		0.00	0.00	4,903.00	100.00%	0.00	0.00
11100	Museum Addition - Material Testing	3,000.00	0.00		0.00	0.00	0.00	0.00%	3,000.00	0.00
11200	Museum Addition - General Requirements	14,955.00	14,955.00		0.00	0.00	14,955.00	100.00%	0.00	0.00
11300	Allowance - Back Cabinets & Desks for Offices	219.50	0.00		0.00	0.00	0.00	0.00%	219.50	0.00
11330	AMOD 30 - CM PR 09 Office Millwork Addition	51,580.00	51,580.00		0.00	0.00	51,580.00	100.00%	0.00	0.00
11343	AMOD 43 - CM PR 09 Millwork Backing	4,427.50	4,427.50		0.00	0.00	4,427.50	100.00%	0.00	0.00
11400	Allowance - Flag Pole & Light at Museum	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
11428	AMOD 28 - Added Flag Pole & Lighting	8,000.00	8,000.00		0.00	0.00	8,000.00	100.00%	0.00	0.00
11500	Allowance - Add 6 Shower Seats at P/F	0.00	0.00		0.00	0.00	0.00	0.00%	0.00	0.00
11534	AMOD 34 - Shower Seat Install	469.50	469.50		0.00	0.00	469.50	100.00%	0.00	0.00
11536	AMOD 36 - Shower Seats	2,530.50	2,530.50		0.00	0.00	2,530.50	100.00%	0.00	0.00
11600	Contingency	16,140.16	0.00		0.00	0.00	0.00	0.00%	16,140.16	0.00
11625	CMOD 25 - Slump Removal at Library	759.00	759.00		0.00	0.00	759.00	100.00%	0.00	0.00
11627	CMOD 27 - Library TPO Roofing	3,298.00	3,298.00		0.00	0.00	3,298.00	100.00%	0.00	0.00
11628	CMOD 28 - Mini Blinds to Roller Shades	4,285.00	4,285.00		0.00	0.00	4,285.00	100.00%	0.00	0.00
11631	CMOD 31 - Revision of Shop Drawings	1,097.93	1,097.93		0.00	0.00	1,097.93	100.00%	0.00	0.00
11637	CMOD 37 - Shower Seat (Rm 131)	761.50	761.50		0.00	0.00	761.50	100.00%	0.00	0.00
11638	CMOD 38 - Museum Trusses	38,800.00	38,800.00		0.00	0.00	38,800.00	100.00%	0.00	0.00
11663	CMOD 63 - MEP Coordination at Library	20,613.36	20,613.36		0.00	0.00	20,613.36	100.00%	0.00	0.00
11666	CMOD 66 - OH Door Control Changes in Apparatus Bay	1,591.33	1,591.33		0.00	0.00	1,591.33	100.00%	0.00	0.00
11667	CMOD 67 - Tower Changes	7,750.56	7,750.56		0.00	0.00	7,750.56	100.00%	0.00	0.00

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 Architect's Project No.:

Invoice #: 1903a-PA25 Contract: 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)							
11668	CMOD 68 - Sally Port OH Door Controls	2,102.15	2,102.15	0.00	0.00	0.00	2,102.15	100.00%	0.00	0.00
11669	CMOD 69 - Museum Hip Entry Roof Modifications	3,290.00	3,290.00	0.00	0.00	0.00	3,290.00	100.00%	0.00	0.00
11671	CMOD 71 - Added TPO Curb at Library North Canopy	1,069.96	1,069.96	0.00	0.00	0.00	1,069.96	100.00%	0.00	0.00
11700	Bond	7,947.91	7,947.91	0.00	0.00	0.00	7,947.91	100.00%	0.00	0.00
11800	Builders Risk Insurance	2,649.30	2,649.30	0.00	0.00	0.00	2,649.30	100.00%	0.00	0.00
11900	General Liability	7,064.81	7,064.81	0.00	0.00	0.00	7,064.81	100.00%	0.00	0.00
12000	CM Fee	54,399.04	54,399.04	0.00	0.00	0.00	54,399.04	100.00%	0.00	0.00
	CO 2 Totals	1,043,472.30	1,018,292.94	0.00	0.00	0.00	1,018,292.94	97.59%	25,179.36	925.75
	Bill Group: 5 CO 3									
12050	CO 3 - Remove & Replace Library Ceilings	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
12100	Remove & Replace Library Ceilings-HVAC	6,307.81	6,307.81	0.00	0.00	0.00	6,307.81	100.00%	0.00	0.00
12200	Remove & Replace Library Ceilings - Electrical	40,525.18	40,525.18	0.00	0.00	0.00	40,525.18	100.00%	0.00	0.00
12300	Remove & Replace Library Ceilings - Framing, Drywall, Ceilings	34,166.00	34,166.00	0.00	0.00	0.00	34,166.00	100.00%	0.00	0.00
12400	Allowance - Paint	3,818.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,818.00	0.00
12490	AMOD 90 - Finishing Tile Backer Board In RR	1,182.00	1,182.00	0.00	0.00	0.00	1,182.00	100.00%	0.00	0.00
12500	Allowance - Protect Existing	2,175.26	0.00	0.00	0.00	0.00	0.00	0.00%	2,175.26	0.00
12538	AMOD 38 - Temp Wall	1,253.20	1,253.20	0.00	0.00	0.00	1,253.20	100.00%	0.00	0.00
12548	AMOD 48 - Floor Protection at Existing Library	92.22	92.22	0.00	0.00	0.00	92.22	100.00%	0.00	0.00
12550	AMOD 50 - Floor Protection	134.97	134.97	0.00	0.00	0.00	134.97	100.00%	0.00	0.00
12562	AMOD 62 - Protect Library Floor	44.99	44.99	0.00	0.00	0.00	44.99	100.00%	0.00	0.00
12565	AMOD 65 - Book Shelf Protection in Library	349.71	349.71	0.00	0.00	0.00	349.71	100.00%	0.00	0.00
12571	AMOD 71 - Library Floor Protection	323.75	323.75	0.00	0.00	0.00	323.75	100.00%	0.00	0.00
12572	AMOD 72 - Temp Enclosures	125.90	125.90	0.00	0.00	0.00	125.90	100.00%	0.00	0.00
12600	General Requirements	6,700.00	6,700.00	0.00	0.00	0.00	6,700.00	100.00%	0.00	0.00

CONTINUATION SHEET

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Invoice # : 1903a-PA25 Contract : 1903a. City of Pryor - Police, Fire, Library

Application No. : 25
 Application Date : 03/06/23
 To: 03/06/23
 Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	In Place						
12700	Builders Risk Insurance	291.60	291.60	0.00	0.00	0.00	291.60	100.00%	0.00	0.00
12800	General Liability	777.59	777.59	0.00	0.00	0.00	777.59	100.00%	0.00	0.00
12900	Contingency	4,859.95	0.00	0.00	0.00	0.00	0.00	0.00%	4,859.95	0.00
13000	CM Fee	5,831.94	5,831.94	0.00	0.00	0.00	5,831.94	100.00%	0.00	0.00
	CO 3 Totals	108,960.07	98,106.86	0.00	0.00	0.00	98,106.86	90.04%	10,853.21	0.00
	6 CO 4									
13100	Remove, Replace, and Patch Library Parking & Sidewalks	61,037.00	61,037.00	0.00	0.00	0.00	61,037.00	100.00%	0.00	3,051.85
13200	Bonds	549.33	549.33	0.00	0.00	0.00	549.33	100.00%	0.00	0.00
13300	Builders Risk Insurance	183.11	183.11	0.00	0.00	0.00	183.11	100.00%	0.00	0.00
13400	General Liability Insurance	488.30	488.30	0.00	0.00	0.00	488.30	100.00%	0.00	0.00
13500	Contingency	3,051.85	0.00	0.00	0.00	0.00	0.00	0.00%	3,051.85	0.00
13600	CM Fee	3,918.57	3,918.57	0.00	0.00	0.00	3,918.57	100.00%	0.00	0.00
	CO 4 Totals	69,228.16	66,176.31	0.00	0.00	0.00	66,176.31	95.59%	3,051.85	3,051.85
	7 CO 5									
13700	Power and Installation of Air Scrubbers	30,705.10	30,705.10	0.00	0.00	0.00	30,705.10	100.00%	0.00	0.00
13800	Added Metal Panels at Library Door 107A	13,150.00	13,150.00	0.00	0.00	0.00	13,150.00	100.00%	0.00	0.00
13900	Added ADA Openers at Library	6,134.00	6,134.00	0.00	0.00	0.00	6,134.00	100.00%	0.00	0.00
14000	Allowance - Remove/Replace Unsuitable Soils	25,190.00	0.00	0.00	0.00	0.00	0.00	0.00%	25,190.00	0.00
14079	AMOD 79 - Remove/Replace Unsuitable Soils	3,655.00	3,655.00	0.00	0.00	0.00	3,655.00	100.00%	0.00	0.00
14080	AMOD 80 - Remove/Replace Unsuitable Soils	13,155.00	13,155.00	0.00	0.00	0.00	13,155.00	100.00%	0.00	0.00
14100	Covered Parking Soffits, Gutters, and Downspouts	25,039.00	25,039.00	0.00	0.00	0.00	25,039.00	100.00%	0.00	0.00
14200	Metal Ceiling Panels at Sallyport/Defention Area	19,557.00	19,557.00	0.00	0.00	0.00	19,557.00	100.00%	0.00	0.00
14300	Added Break Metal at Library	14,200.00	14,200.00	0.00	0.00	0.00	14,200.00	100.00%	0.00	0.00

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Application No. : 25
Application Date : 03/06/23
To: 03/06/23
Architect's Project No.:

Invoice # : 1903a-PA25

Contract : 1903a. City of Pryor - Police, Fire, Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)							
14993	CMOD 93 - Museum East Low Roof Framing Changes	6,255.00	6,255.00	0.00	0.00	0.00	6,255.00	100.00%	0.00	0.00
14994	CMOD 94 - Doors 114,125 & 126B added Hardware	273.00	273.00	0.00	0.00	0.00	273.00	100.00%	0.00	0.00
14995	CMOD 95 - Metal Panels at Lib Condensing Unit Fence	5,660.00	5,660.00	0.00	0.00	0.00	5,660.00	100.00%	0.00	0.00
14996	CMOD 96 - Angle Iron for APP Bay Doors	2,865.00	2,865.00	0.00	0.00	0.00	2,865.00	100.00%	0.00	0.00
14997	CMOD 97 - Gate Changes at Storage	503.80	503.80	0.00	0.00	0.00	503.80	100.00%	0.00	0.00
14998	CMOD 98 - Added #9 Fixture in the Detention Area	1,801.96	1,801.96	0.00	0.00	0.00	1,801.96	100.00%	0.00	0.00
14999	CMOD 99 - Added Museum Signage	1,125.00	0.00	1,125.00	0.00	0.00	1,125.00	100.00%	0.00	0.00
15000	CM Fee	34,059.17	34,059.17	0.00	0.00	0.00	34,059.17	100.00%	0.00	0.00
15101	CMOD 101 - Evidence Locker Changes	4,610.67	4,610.67	0.00	0.00	0.00	4,610.67	100.00%	0.00	0.00
15102	CMOD 102 - Permit Fees for State Fire Marshal	1,599.13	1,599.13	0.00	0.00	0.00	1,599.13	100.00%	0.00	0.00
15103	CMOD 103 - City Logo Sign	22,417.00	22,417.00	0.00	0.00	0.00	22,417.00	100.00%	0.00	0.00
15104	CMOD 104 - Ceramic at Study Rooms	954.00	954.00	0.00	0.00	0.00	954.00	100.00%	0.00	0.00
15105	CMOD 105 Paint Detention Furniture	6,379.00	6,379.00	0.00	0.00	0.00	6,379.00	100.00%	0.00	0.00
15106	CMOD 106 Door 121 Reorder	617.00	617.00	0.00	0.00	0.00	617.00	100.00%	0.00	0.00
15107	CMOD 107 - Added Doors at TLT 104 & 105	10,584.43	9,168.43	1,416.00	0.00	0.00	10,584.43	100.00%	0.00	458.42
15108	CMOD 108 - TV Mounts	750.00	750.00	0.00	0.00	0.00	750.00	100.00%	0.00	0.00
15109	CMOD 109 - Sign Badges & Feature Wall Signage	12,698.25	6,349.00	3,174.69	0.00	0.00	9,523.69	75.00%	3,174.56	317.45
15110	CMOD 110 - South Canopy Roof TPO	7,762.50	7,762.50	0.00	0.00	0.00	7,762.50	100.00%	0.00	0.00
15111	CMOD 111 - Reception Desk Header	2,368.00	2,368.00	0.00	0.00	0.00	2,368.00	100.00%	0.00	0.00
15112	CMOD 112 - Feature Wall	4,366.11	4,366.11	0.00	0.00	0.00	4,366.11	100.00%	0.00	0.00
15114	CMOD 114 - Added Transformer Bollards	1,290.00	1,290.00	0.00	0.00	0.00	1,290.00	100.00%	0.00	0.00
15115	CMOD 115 - Additional Bollards	971.74	971.74	0.00	0.00	0.00	971.74	100.00%	0.00	0.00
15116	CMOD 116 - Sealing the LVT Floors in the EMSC	1,850.00	1,850.00	0.00	0.00	0.00	1,850.00	100.00%	0.00	0.00
15117	CMOD 117 - Re-Keying the Library Exterior Doors	881.00	0.00	881.00	0.00	0.00	881.00	100.00%	0.00	0.00

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Contract: 1903a. City of Pryor - Police, Fire, Library

Application No.: 25
 Application Date: 03/06/23
 To: 03/06/23
 Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)							
14500	General Conditions/General Requirements	62,600.00	62,600.00		0.00	0.00	62,600.00	100.00%	0.00	0.00
14600	Bonds	1,920.47	1,920.47		0.00	0.00	1,920.47	100.00%	0.00	0.00
14700	Builders Risk Insurance	640.16	640.16		0.00	0.00	640.16	100.00%	0.00	0.00
14800	General Liability Insurance	1,707.08	1,707.08		0.00	0.00	1,707.08	100.00%	0.00	0.00
14900	Contingency	186,627.67	0.00		0.00	0.00	0.00	0.00%	186,627.67	0.00
14972	CMOD 72 - Move Gas Line	950.00	950.00		0.00	0.00	950.00	100.00%	0.00	0.00
14973	CMOD 73 - Brick Screen Wall and Credit	1,633.57	1,633.57		0.00	0.00	1,633.57	100.00%	0.00	0.00
14975	CMOD 75 - Cut in Door 195a Strike	400.00	400.00		0.00	0.00	400.00	100.00%	0.00	0.00
14976	CMOD 76 - Added Receipts & Data at Library	1,545.97	1,545.97		0.00	0.00	1,545.97	100.00%	0.00	0.00
14977	CMOD 77 - Various Owner Changes to IT Room	5,173.53	5,173.53		0.00	0.00	5,173.53	100.00%	0.00	0.00
14978	CMOD 78 - Smoke Detectors in Detention Area	11,565.78	11,565.78		0.00	0.00	11,565.78	100.00%	0.00	0.00
14979	CMOD 79 - Move Wall & Window at Library	2,114.00	2,114.00		0.00	0.00	2,114.00	100.00%	0.00	0.00
14980	CMOD 80 - Red Racks	5,709.89	5,709.89		0.00	0.00	5,709.89	100.00%	0.00	0.00
14981	CMOD 81 - Signage Vector Artwork	495.00	495.00		0.00	0.00	495.00	100.00%	0.00	0.00
14982	CMOD 82 - Library Door Frame Lamination	1,786.00	1,786.00		0.00	0.00	1,786.00	100.00%	0.00	0.00
14983	CMOD 83 - Return and Replacement of Mini Fridges	1,573.98	1,573.98		0.00	0.00	1,573.98	100.00%	0.00	0.00
14984	CMOD 84 - Resizing of Library Doors	1,792.29	1,792.29		0.00	0.00	1,792.29	100.00%	0.00	0.00
14985	CMOD 85 - Shower and Locker Room Benches	1,822.21	1,822.21		0.00	0.00	1,822.21	100.00%	0.00	0.00
14986	CMOD 86 - Lay in Diffusers Rooms 172A and 173	854.91	854.91		0.00	0.00	854.91	100.00%	0.00	0.00
14987	CMOD 87 - Fire Dampers In M103 and M105	4,765.31	4,765.31		0.00	0.00	4,765.31	100.00%	0.00	0.00
14988	CMOD 88 - Control Joints and Corner Bead in Corridors	2,875.00	2,875.00		0.00	0.00	2,875.00	100.00%	0.00	0.00
14989	CMOD 89 - Library Header and Column Framing per CM PR 44	2,368.00	2,368.00		0.00	0.00	2,368.00	100.00%	0.00	0.00
14991	CMOD 91 - TPO Roof, Gutters, and Downspouts per CM PR 53	7,463.96	7,463.96		0.00	0.00	7,463.96	100.00%	0.00	0.00

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 To: 03/06/23
 Architect's Project No.:

Invoice # : 1903a-PA25 Contract : 1903a. City of Pryor - Police, Fire, Library

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			From Previous Application (D+E)							
15118	CMOD 118 - Radiant Heater Shutoff Switches	3,520.92	0.00	0.00	0.00	0.00	0.00	0.00%	3,520.92	0.00
15119	CMOD 119 - Sealing of Tile Floors at EMSC	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00	100.00%	0.00	0.00
15120	CMOD 120 - Break Rm 170/Kitchen 115 Millwork	3,988.90	0.00	0.00	3,988.90	0.00	3,988.90	100.00%	0.00	0.00
15122	CMOD 122 - Metal Fascia	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
CO 5 Totals		602,821.46	373,722.72	10,585.59	0.00	384,308.31	63.75%	218,513.15	775.87	
Grand Totals		13,796,530.80	13,452,638.29	21,033.59	0.00	13,473,671.88	97.66%	322,858.92	24,621.09	



Coats, Darla <coatsd@pryorcreek.org>

Re: FW: Town Of Pryor Animal Shelter Repairs.

1 message

Lees, Larry <leesl@pryorcreek.org>

Wed, Mar 22, 2023 at 8:51 AM

To: Steve Powell <steve.powell@isgengineering.com>, Darla Coats <coatsd@pryorcreek.org>

Cc: Dennis Nichols <nicholsd@pryorcreek.org>

Steve,

I would like to place this as a mayor's report item for city council approval on the 4Apr23 council meeting.

Discussion and possible action regarding accepting a bid, as in the best interests of the city, from Carlton Utilities LLC in the amount of \$26,500, to be paid from Capital Outlay account # 44-445-5448, for metal siding replacement and repairs at the City of Pryor Creek animal shelter.

Steve, The agenda packet should have the bid exhibit, construction plans, and documents for signature. Also, please plan to present the item to council at the April 4, 2023 council meeting.

Darla, please include this email stream in the council packet with Steve's submissions.

We have been working on this project for a long time. Glad to see it on the starting line. Thank you for your work!

Sincerely,

Larry Lees

Mayor

[Pryor Creek, Oklahoma](#)[12 N Rowe, Ste B](#)

PO Box 1167

Pryor, OK 74362-1167

LeesL@PryorCreek.org

918.825.0888 o

918.633.9288 c

On Wed, Mar 22, 2023 at 7:48 AM Steve Powell <steve.powell@isgengineering.com> wrote:

I have provided this to Chief Nichols. It appears Mr. Carlton bid is approx.. \$24,000 less than the verbal statement from Brewer Const. last summer. We have been trying to get bids on the siding replacement for some time going through formal bid process (no bids) getting select contractors to visit the site and provide quotes. (No responses). Key Maintenance, Brewer Const. , Jerry Excavation, Whitney Metal Buildings. I called each of these requesting quotes or site visits. I also called Vanover Buildings, no visit, no response, I called BetyCo and no response.

Mr. Carlton, is from the McAlester area and is doing work for MUB at the wastewater plant. He is also doing work for Westport locating and repairing water system leaks. He has shown the ability to do a multitude of jobs and job tasks. We sent him the spec and exhibit used in the formal bidding process prior to his visit and written quote. He understands the scope and nature of the repairs.

Our recommendation is to allow him to make the repairs assuming the budget has sufficient funds.

Steve a. Powell, pe

Tulsa Office Manager

[3840 S. 103rd E. Avenue, Suite 227 Tulsa, OK 74145](#)

(918) 664-5500 Telephone (918) 231-1391 Cell

Steve.powell@isgengineering.com www.isgengineering.com

McAlester - Oklahoma City - Tulsa - Little Rock

-----Original Message-----

From: Dalton Carlton <daltoncarlton@carltonutilities.com>

24

Sent: Tuesday, March 21, 2023 6:47 PM

To: Steve Powell <steve.powell@isgengineering.com>

Subject: Town Of Pryor Animal Shelter Repairs.

Would like to give a formal quote to the Town of Pryor in the sum of \$26,500.00 to repair the animal shelter walls inside and out to match engineers plans. Thanks for your consideration.

Dalton Carlton
Carlton Utilities LLC
918-470-5815

Sent from my iPhone

PRYOR CREEK



GUIDE FOR GROWTH 2023

ACKNOWLEDGEMENTS

This document was created through the assistance of committed citizens in each of the Four Corners communities who gave their time and energy to provide input to the planning process, as well as to the staff of each community.

Assistance was also provided by the staff of MidAmerica Industrial Park whose initiative and funding made this planning effort possible.

COMMUNITY PARTNERS

Town of Adair

Town of Chouteau

Town of Langley

Town of Locust Grove

City of Pryor Creek

Town of Salina

Mayes County HOPE / TSET HLP Grant

Prepared by

DESIGNWORKSHOP

301 N WEST STREET, SUITE 109
RALEIGH, NORTH CAROLINA 27603
919-973-6254

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Introduction

In 2022, Mid America Industrial Park (MAIP) initiated a robust community-based process to assist the communities in the Four Corners region, located within Mayes County Oklahoma, in envisioning their future and understanding how growth may occur as a result to regional changes and developments within MAIP.

This process involved residents of the municipalities - Adair, Chouteau, Pryor Creek, Langley, Locust Grove and Salina - in discussions to identify issues and concerns that need to be addressed and how to create guidance for accommodating the projected growth and opportunities that will follow the successful development of the industrial park in ways that will contribute to everyone's quality-of-life and sense of place.

Community discussions and resident input informed each consecutive step and phase of the development of these Growth and Development Guides and the resulting set of recommendations for action items. While there are action items that are applicable County-wide, there are additional items recommended that are specific to the needs of each community.

Through documenting tangible action items that are supported by the community, stakeholders and leadership in the Four Corners region – the municipalities can utilize these Guides to implement recommendations over the near, mid and long-term as the state of planning and supporting regulations evolves.

If implemented, the recommendations in these Guides steps will help the Four Corners region in its efforts to retain its unique sense of place and character, guide the accommodation of expected growth, anticipate future needs such as utilities, transportation, environmental resource protection, housing, community services, and educational needs.

OVERVIEW AND CONTEXT

Mayes County sits in the northeast of Oklahoma and is an area with a long rich history that includes prehistoric development, early 18th century settlements, and the Cherokee nation, and military activity during the Civil War (more detailed historic information about the region can be found in the Culture and Historical Resources Section of this Guide). Post-Civil War the area experienced transportation improvements which served to expand the region's economic activity. Railroad tracks, cattle trails, and the Texas Road connected this area to the greater region.

Mayes County is bisected by the Grand River, a natural feature that defines a lot of the landscape and development seen across the 684 square miles of land within its boundaries. Approximately 28 square miles of land in the County is water. To the east, the Ozark Plateau is embodied with large swaths of flat areas interspersed with deep stream valleys. To the west, the Prairie Plains, large expanse flatlands.

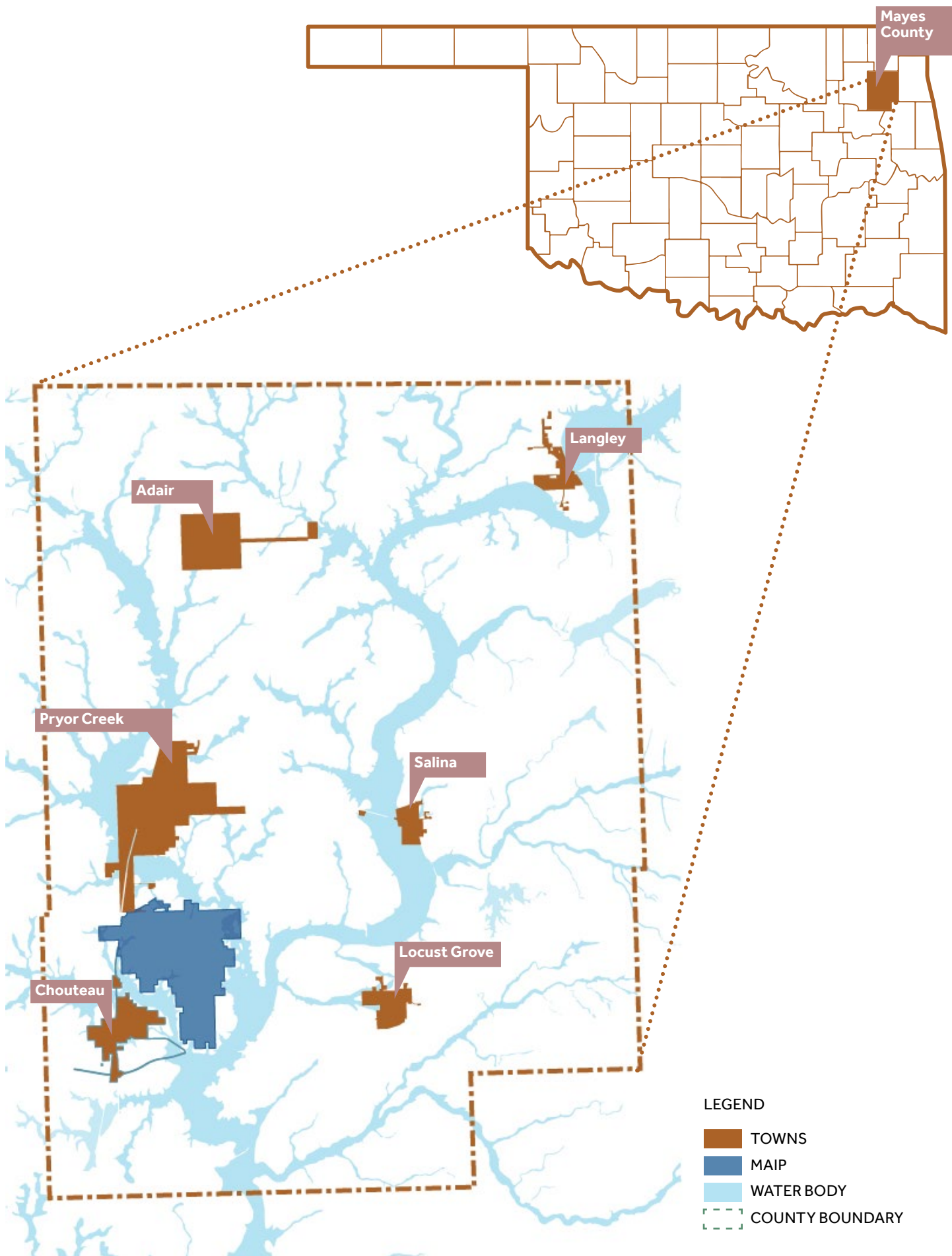
The County contains many man-made reservoirs built by the Federal Government and managed by the Grand River Dam Authority. These reservoirs were constructed

to mitigate flooding and provide for hydroelectric power generation.

Mayes County has seen steady growth over the last 100-years, with the exception of more recent population shifts in response to trends seen during COVID-19, and is expected to see growth and the local economy continues to evolve and bring in new industries. Traditionally, farming and agriculture have been at the helm of economic activities but that trend began to shift in the mid-20th century with the introduction of heavy industry and the introduction of the Oklahoma Ordnance Works – a plant that manufactured munitions near Pryor Creek.

Eventually, this plant closed after the second World War and in its stead MAIP opened which converted the use of the site from munitions production to production plants for paper, fertilizer, and cement. MAIP has continued to expand over the last 60+ years to response to the needs of tenants, employees, and the greater community. As MAIP continues to expand and bring additional jobs into the region, it will be more important than ever for the Four Corners region to look forward together to work towards a collective vision for the future.





PURPOSE OF THE GUIDES

The purpose of the Four Corners Guides for Growth is to help the six communities of Mayes County Four Corners region: Adair, Chouteau, Langley, Locust Grove, Pryor Creek, and Salina - prepare for growth, particularly in response to new developments within the MidAmerica Industrial Park (MAIP). These developments offer great potential for new jobs and higher paying jobs for residents of these communities.

In addition, this growth offers the promise of increased community benefits in terms of schools, parks, retail opportunities, which can improve the quality of life in the region.

To realize this potential, the Four Corners communities must anticipate the demands on public infrastructure, including utilities and roadways, anticipate the need for expanded and improved educational, library, and park facilities that will come in response to that growth, and create an action plan to guide future growth.

Given that it is a guide, this document is to inspire future actions by the municipalities of Four Corners in order that it meets with citizen expectations.

The key, however, is action. Without deliberate effort to work on the action items of the Guide, and accountability to get things done, citizen expectations will not be met, and growth will continue to cause the concerns and challenges that have been expressed by the community.

This is a great time for MAIP, Four Corners and Mayes County time to consider the most appropriate ways that it can continue to grow, prosper, hold onto what it values most, and leverage the unique quality of life that it possesses. With simple and direct action, which respects individual property rights, the Four Corners region can establish the tools and policies that will ensure that Mayes County remains special for generations to come.

QUALITY OF LIFE

A high-quality of life is defined through an individual's or community's perception of how the place they live delivers basic needs, services, and amenities to its residents. Availability of jobs, housing options at affordable prices, good schools, entertainment and retail options, safety, walkability, physical character (design and history) and local culture all contribute to what is perceived as a high-quality of living by many.

FUTURE ACTIONS MAY INCLUDE:

- **Education** associated with the benefits of land use planning.
- Assisting those places within the Four Corners that want to **move forward** with land use guidance.
- **Inspiring tools** that can influence acceptable growth.
- Coordinating **development standards, growth, infrastructure, transportation, and economic development** with the municipalities within the Four Corners.
- Defining where **agricultural and environmental protections** should occur.
- Determining where **shared amenities** might be beneficial for all.
- Determining when and where **shared resources** would be beneficial.
- Highlighting where **growth** may best be accommodated.



Pryor Creek , OK

COMPREHENSIVE PLANNING OF OKLAHOMA STATE REQUIREMENTS

While Comprehensive Plans are not required by state law in Oklahoma, when adopted, these plans are considered the official guiding document for future land use and development in their communities. In Oklahoma, Comprehensive Plans are often developed through a collaborative process with the community, officials, and government entities - and are reviewed and adopted by either or both of the Planning and County Commissions. State planning legislation (Title 11, Section 43-102 ff) requires that "ordinances, regulations, and zoning decisions to be consistent with the comprehensive plan". Furthermore, Oklahoma law establishes the scope of a comprehensive plan, and establishment of building, structure, and land development regulations to include, among others, the following objectives to lessen congestion in the streets; to secure safety from fire, and other dangers; to promote health and the general welfare, including

peace and quality of life; to promote historical preservation; to facilitate the adequate provision of transportation, utilities, schools, parks and other public requirements; and to provide "reasonable consideration" for the character of a district and its suitability for particular uses, conserving the value of buildings, and encouraging the most appropriate uses of land throughout a municipality.

While these Guides for Growth should not be considered to be comprehensive plans, they lay the groundwork for the towns and cities in the Four Corners region to begin the process of exploring and implementing a comprehensive plan and supporting regulatory policies. And, in the case of Pryor Creek which already has a comprehensive plan, an opportunity to assess where the city is in its implementation of the goals and objectives contained in their plan.

THE IMPORTANCE OF ANTICIPATING AND GUIDING GROWTH

Four Corners is positively poised for the inevitable population growth associated with MAIP, along with the industries that spin off from it. The region is already seeing growth, which is creating opportunities as well as challenges for those that have lived here a long time.

These opportunities are associated with economic development, more housing choices, the ability to attract more retail, places to eat, and places to work. With more rooftops the potential for better quality of life elements such as bigger stores, more accessible shopping locations, more parks, greenways, cultural offerings, and community services become more possible.

The challenges related to sprawl and unregulated growth intruding into the rural areas of the Four Corners region include inconsistent levels of quality of development and regulatory standards, impacts to the natural environment and resources, stress on existing school systems, increased traffic, and an increase in housing costs. When a community is not prepared, growth can overwhelm the citizens that have lived there for a long time. Growth begins to show up in unlikely places, slows traffic, and alters the sense of place and character.

Growth can also reach into areas where farming and a rural quality-of-life have been part of the community for generations, creating tension that pushes a community to have to deal with changes that would alter this way of life. While this can be positive for individual landowners who have decided it was time to cash out, it challenges

those that are still farming and challenges the Four Corner's available natural resources.

Guiding growth through an established framework or set of policies and/or regulations creates a more efficient use of land and helps to identify land that is highly developable and land that might be better preserved for agriculture, natural resources, or other community and environmentally beneficial uses. This framework can also assist communities to mitigate the possibility of negative impacts such as sprawl, overburdened infrastructure, inequity in the allocation of community services, and disorganized responses to growth. Deciding where growth occurs within communities also serves to manage environmental risks, such as increased flooding, pollution, and wildlife habitat loss.

Perhaps most importantly, guiding growth helps to accommodate the basic needs of the community - needs such as housing; jobs; education; opportunities for recreation; transportation; and basic services like water, electricity, clean air and health care - while it evolves and expands.

Establishing a framework for guiding growth goes hand-in-hand with understanding what a community's vision is for the future. Who are we? What is important to our community? What are our opportunities? What should be celebrated and preserved? And, what should change? These questions are the baseline for any discussions around planning for the future.

ACCEPTING SOME LEVEL OF LAND USE GUIDANCE CAN:

Ultimately, these Guides for Growth, and the accompanying tools and resources, should:

- Support the **rural and agricultural community** by elevating the importance and viability of working farmland and open space to the economic and social value of the Four Corners.
- Support existing communities, municipalities, and places by maximizing **efficient growth**, **efficient investment in infrastructure**, and taking care of **place-making assets** that the community values.
- Create the potential for new and vibrant places to grow by **focusing development** where infrastructure exists, around key community crossroads, and where jobs are located so that people can live, work, and recreate in a smaller footprint.
- **Link together the investment** in infrastructure, schools, parks, open space, greenways, and support services with the growth of new places.
- Help to **mitigate potential risks** associated with environmental changes, economic cycles, cultural shifts, and demographic changes.

MIDAMERICA INDUSTRIAL PARK



Midamerica Industrial Park (MAIP) Aerial



Airport MAIP

BENEFITS OF GROWTH AND DEVELOPMENT GUIDES

Growth and Development Guides are a tool that can enable a community to protect its most valuable assets, its character, and its culture.

This Guide is meant to capture the vision for the future that a community or municipality or county has for itself and creates the “recipes” for how the vision can become reality. It directs how growth will be supported and encouraged within the context of that vision and establishes those values and principles that help ensure it is the type of growth that will support the culture and landscape that define a particular place.

These Guides promote a market-based approach that supports maximizing economic potential while also enabling those protections that benefit a community’s health, safety, enjoyment, and sense of place.

Growth and Development Guides do not create or mandate policy, or supersede individual community efforts to protect their municipality.

HOW TO USE THE DOCUMENT

This Growth and Development Guide will act as a resource for communities that wish to remain small town by showing them as important places to protect, while simultaneously showing how to grow to meet the demands of their community.

This document will serve as the baseline for creating a common ground between all municipalities within the region by developing common agreement on the things about Four Corners that are important to support, invest in, promote, and protect for the betterment of the quality of life. This effort includes establishing common vocabulary, expectations, principles, and actions between municipalities, citizens, stakeholders, and developers. This Guide will build trust, community pride, and a sense of camaraderie within the many varied communities that make up the Four Corners.



The Guide describes options and strategies that align with the community vision, while being acceptable politically, legally, environmentally, and culturally. This document outlines where different community types and place types might best be located relative to transportation, utilities, schools, services, agriculture, natural resources, and cultural resources. It allows communities to quantify growth expectations spatially by testing different scenarios and options so that growth is better understood in terms of land area, housing types, jobs, services, etc. This growth also accounts for anticipated infrastructure service extensions, road connectivity, and future school development.

Along with these goals, this Guide will provide high level guidance for how to accommodate growth while anticipating increased environmental hazards while protecting valuable natural resources, water quality, habitats, and landscape conservation efforts.

As a result of an extensive public planning process, this Growth and Development Guide provides a common vision for Four Corners in managing the challenges of explosive growth and development.

This Guide is to be used regularly by municipal staff, leadership, interest groups and citizens to hold each accountable to act toward the common vision that it establishes. Using this document, the Four Corners can preserve sense of place, while taking advantage of positive opportunities for additional growth and development.

The Guide defines the big picture and describes general concepts for future development that citizens desire to see implemented over a long-range period of time. As such, this document becomes a guide for the day-to-day decision-making responsibilities providing goals, strategies, and policies necessary for implementing the vision.

The Growth and Development Guide is intended to be a living document, to evolve and grow in response to changes in public values and to market and physical conditions. It focuses on the ideal locations for accommodating growth, and the locations that are best preserved based on the natural environment, or existing land use. This document provides clarity around the principles and values that the community has expressed within the process of creating it, and create a touch stone for future efforts that are of priority to the community.

The Guide will be implemented through the actions and enforcement of various parts of the Four Corners' efforts to manage growth: development regulations, capital improvement planning and budgeting, specific plans, transportation plans and decisions about the appropriateness of development proposals.

Only through continuing use, evaluation, detailing, reconsideration and amendment can the Guides fully serve Four Corners - only then can the people of the Four Corners use it wisely as a creative tool toward achievement of its comprehensive vision for the community. The Guides should be reviewed, refined and revised on a regularly determined basis as deemed necessary by participating towns and cities.

2

Planning Process

The planning process for the Four Corners Region Guides for Growth was designed to be a collaborative exercise that took the approach of understanding existing conditions in the County, capturing community members' visions for the future, organizing goals and objectives, and creating actionable recommendations tailored to each City and Town to help them achieve their visions.

The process began with a deep-dive into available information on existing community demographics, land use and development standards, transportation-related studies and plans, existing and planned major utilities and infrastructure plans, natural lands and resources, parks and open spaces, historic and cultural resources, location of community services and economic data.

Utilizing this assessment of existing conditions as a baseline for discussions with communities, the project team began its community engagement efforts to discuss community visions for the future and begin to outline key goals and objectives. These initial discussions with the community informed subsequent meetings and exercises pertaining to land use and future growth and development.

The planning process and community visioning exercises are further described in the following sections.

COMMUNITY VISIONING

In completing the Guide for Growth, an initial kickoff meeting was held at MidAmerica Expo Center with County residents in attendance. This meeting included a presentation of the planning process and a discussion of areas of interest and concerns to the participants.

Following this opening session, four rounds of public meetings were held in each of the six cities and towns of the Four Corners region as shown in the timeline below. These meetings involved small group discussions to further define the goals and objectives of the Guide for Growth for each of the towns.

Meetings were also held with Mayes County officials and staff, Oklahoma Department of Transportation,

MidAmerica Industrial Park, electric and gas providers, and rural water districts.

The key takeaways from the community engagement process focused on the public's desire to protect the natural environment and mitigate floods, to promote transportation options and connectivity, to capitalize on the unique community character and quality of life of the region, to foster regional cooperation and collaboration and to achieve stable growth while remaining fiscally responsible.





COMMUNITY ENGAGEMENT ROUND 1

The first round of community engagement meetings were held on April 21, 2022, and introduced the project plan. These meetings were attended by both town and city representatives and other community members and focused primarily on establishing a vision for the individual municipalities and the region.



COMMUNITY ENGAGEMENT ROUND 2

The second round of community engagement meetings were held on June 20, 2022. These meetings provided a workshop format which focused on understanding the communities' growth opportunities and challenges to future development. Community members shared their ideas and priorities through a live polling exercise and chip board game focused on future land uses.



COMMUNITY ENGAGEMENT ROUND 3

The third round of community engagement meetings was held on September 24, 2022, where the meetings were focused on the review of the chip game exercise from Round 2, providing strategic guidance on the mapping of potential future development. Strategic actions were also provided for community members to review as the project team began to assemble action items in response to community feedback across all rounds of engagement.



COMMUNITY ENGAGEMENT ROUND 4

The fourth and final round of community engagement meetings took place on November 28 and 29, 2022. These meetings allowed the project team the opportunity to share initial recommendations for action items for both county-wide measures and town and city specific measures. These recommendations for action items focused on the key themes to come out of the cumulative engagement process.

GOALS AND OBJECTIVES

In order to guide future growth effectively and safely, there are several community priorities that need to be taken into account such as health, safety, order, prosperity and general wellbeing.

In order to accomplish this, the project team spoke with community members to develop actionable land development goals and objectives in order to promote development within the County and Four Corners Region is compatible with its present and future needs.

It is important to understand, that while these goals individually have equal weight and importance, there will be times where the community has to prioritize one over another in their decision-making. This is expected.

Ultimately, while balancing competing interests, or prioritizing a specific goal over another, it will be important for decision makers to reflect on the community's vision, the goals and objectives, and the intent of the Guide to help prepare the Four Corners Region communities for anticipated growth through the creation of actionable strategies.

Maintaining focus on the development and maintenance of community infrastructure will be integral to building on the work already accomplished by the city and towns of the region. Investments in downtown areas, water and sewer infrastructure expansions and maintenance, provision of natural gas, and maintaining or expanding schools and funding sources and community programs were at the forefront of most conversations with community members.

Each town has progressed its policies to respond to their community's needs. With each town having a slightly different baseline of policies and regulations in places it affords two large opportunities - the first to learn from each other, and the second, to work together to share assets, partner on important issues such as housing and economic development, and take a more collaborative approach to discussions around land use planning and future growth.

The community engagement process revealed several unique priorities for Pryor Creek as it responds to growth opportunities and challenges. These goals and objectives are outlined below.

PRYOR CREEK GOALS AND OBJECTIVES:

- Support new growth with quality neighborhoods.
- Plan for growth east and north of the city, away from the floodplain areas.
- Connect the city with MAIP using trail connections to promote multi-modal options for workers commuting from Pryor Creek.
- Create a greenbelt with trails within flood plain areas to connect neighborhoods with open space.
- Create gateway zone east of Pryor Creek on Highway 20 and south of Pryor Creek on N4320 Road that accesses MAIP.
- Support downtown and surrounding neighborhoods with infill housing, sidewalks, property maintenance, etc.
- Work with ODOT on access management and traffic calming strategies on Highway 20 and Highway 69.
- Create greenbelt open space and trail network within flood plain to connect neighborhoods with a distinguishing recreation element.



3

Mayes County Existing Conditions

Mayes County is a largely rural community that contains several more densely populated and developed municipalities interspersed along the Grand River and Highway 28 and U.S. Route 69. The County is connected to the Tulsa metro area by several highways including U.S. Route 412 and Interstate 44 and is adjacent to the famed Route 66. The County has a population of 41,152 with approximately 15,000 households. Its history, natural features, rural lands and agricultural uses have helped to inform the type of development found in the Four Corners region today.

In the assessment of existing conditions in Mayes County, the project team looked at demographic information, community character, land uses, the natural environment, historic and cultural resources, land ownership, transportation and roads, and community infrastructure and services.

Key data points and findings served as the baseline for many of the discussions with the communities during the workshops and meetings, and have also been utilized as the baseline understanding of each city and town's challenges and opportunities. And perhaps, more importantly, highlighting immediate next steps to begin to plan for future growth.

These conditions have been summarized in map in more detail in the sections that follow and have directly informed the actionable strategies recommended across the Four Corners Region.

COUNTY DEMOGRAPHICS



According to the 2020 census, Mayes County, with an area of approximately 684 square miles, has a population of 41,152. Pryor Creek, the only city within the County is the county seat. Over time the County has remained a relatively rural area containing twelve incorporated towns – Adair, Chouteau, Disney, Grand Lake Towne, Hoot Owl, Langley, Locust Grove, Pensacola, Salina, Spavinaw, Sportsman Acres, and Strang, as well as, fourteen census-designated areas, and one unincorporated community.

There are 18,340 housing units in the county, and 15,070 households, with an average household size (2017-2021) of 2.58. The majority of households (94.8%) speak only English at home.

Median household income (\$52,956) for the County is slightly lower compared to the median Oklahoma household income (\$56,956), and the overall percentage of persons in poverty is slightly higher at approximately 14.6% of residents compared to 15.6% state-wide.

The distribution of residents living in Mayes County is comprised largely of adults age 18 to 64 (57.9%) and youth age 0 to 17 (23.4%). The senior population in Mayes County, 65 and over, comprises 18.7% of the resident population and is slightly higher than estimates statewide. The County also has a slighter larger population of veterans at 9.4%, compared to 8.0% of the population statewide. The distribution of people among the three categories will influence how the County addresses some of its priorities and future investments; especially in terms of parks, transportation, and senior services. Anecdotally, there is an aging population in the County that will require special attention specific to housing and access to community amenities such as shopping.

There are 786 employers in Mayes County with the majority of employees (69.6%) working for private companies. The second largest class of worker defined in the 2020 Census is government – local, state, and federal – workers at 14.4%. Over 80% of employees drive to work alone (80.5%) with an average travel time of 24.2 minutes. Approximately 53.7% of residents in Mayes County are employed.

Attracting a more distributed demographic profile for the County in terms of age, race, income, household size, material status, etc. will result in a more well-rounded community. Across these demographic categories, groups underrepresented in Mayes County will be attracted to economic opportunities, new housing, neighborhoods, shopping, and entertainment options as the area continues to experience growth.

\$52,956
**Median Household
Income**

57.9%
**Residents Aged
18-64**

18.4%
**Residents
Aged 65 +**

24.2
Average
commute
time in 2020

786
Employers in
the County
in 2020

69%
Employees
work for
private
companies

648
Square Miles of Land

39,159
Number of residents
in 2021

12
Incorporated towns

14
Census-Designated
Areas

18,340
Number of Housing
Units in the County

15,070
Number of
Households in the
County

2.58
Average Household
Size

9.4%
Percentage of
Veterans

53.7%
Percentage of
residents that were
employed in 2020

SENSE OF PLACE AND CHARACTER



The character of Mayes County and the Four Corners region is largely defined by its history, the natural environment, its small towns, and the agriculture of corn, soybeans, sorghum, and hay, and the cattle ranching and dairy farming that characterize the economy. Grand Lake O' The Cherokee, created by damming Grand River, also is an important part of the character of the region and an essential recreational resource.

Residents' interactions with their built environment – whether it is dropping their kids off at school, waiting at an intersection on their commute to work, driving past open fields and farms, visiting local parks and enjoying recreational opportunities or just walking along Main Street past historic buildings after doing some shopping or getting a bite to eat – all can contribute to a community's sense of place. Character is more often defined through structures and design – historic buildings, architectural styles, and / or design elements along Main Street such as sidewalks with trees, lights, and seating.

While many residents see the benefits of new development, local residents pride themselves and cherish the largely rural character and sense of place and are cautious about the impact of future development on the quality of life they enjoy. Maintaining this sense of place and character while also capturing the benefits of continuing economic growth is a key goal for all of the Guides for Growth.



Art Murals



City of Pryor Creek along State Highway 69



Agricultural land



Nature Trails



Industrial growth



Small Businesses



RV Trailer parks



Commercial Signage



Local History and Heritage



Rural Residential and Farming



Parks and Recreation



Bodies of Water



Main Streets

NATURAL ENVIRONMENT














The natural environment of Mayes County and of the Four Corners region is defined by topography, hydrology, vegetation, and soils.

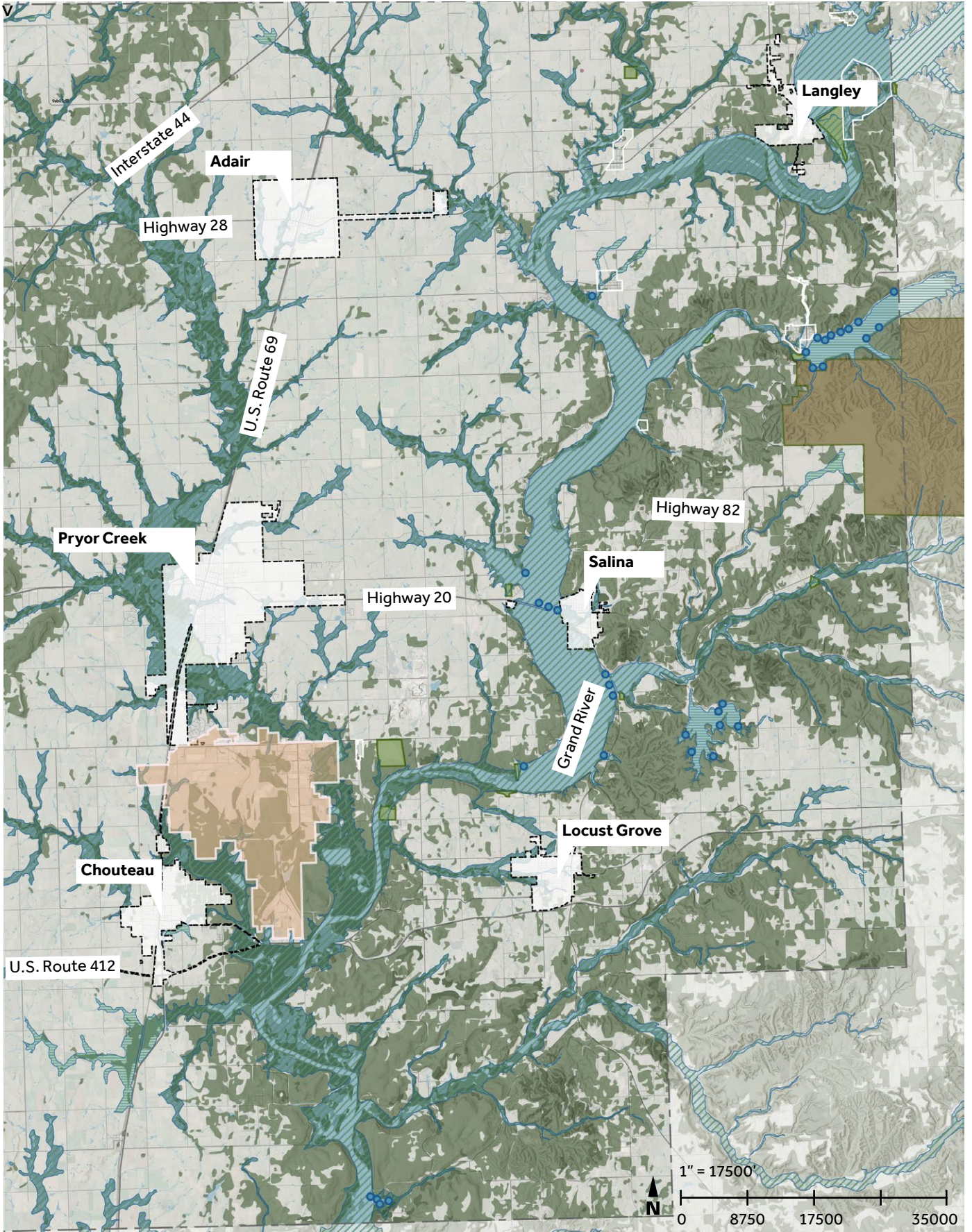
The topography in Mayes County ranges from approximately 548 feet in elevation along the Grand River banks to upwards of 1,100 feet in elevation along the eastern and southeastern border of the County.

The 684 square miles of Mayes County are divided by the Grand River and is encapsulated in what is known as the Grand Watershed Region. This region relies primarily on bedrock groundwater and surface water, and it is anticipated that water users will continue to be reliant on these water sources to meet future demand (OCWP 2012). The water quality in this area is highly influenced by both geology and land use practices and ranges from good to excellent depending on drainage and location.

The eastern half of the county contains the Ozark Highlands. Salina, Locust Grove, and Langley lie within the foothills of this area which is defined as rocky, well-drained, acidic and humus poor soils on steep slopes (in some areas up to 27%). The western half of the county is predominantly in the Cherokee Prairies with large expanses of grazing and agricultural lands. Soils in the area are known to be clayey, loamy, humus rich soils on very gentle slopes. This prairie landscape is characterized by deep stream valleys, notably present in Pryor Creek and Adair, that contain large stands of trees along these drainages.

LEGEND

- | | | | |
|---|-------------------------|---|-------------------------|
|  | FOREST |  | TOWN BOUNDARY |
|  | PROTECTED WILDLIFE AREA |  | COUNTY BOUNDARY |
|  | FLOOD AREA |  | COUNTY ROAD |
|  | STATE PARK |  | HIGHWAY |
|  | WATER BODY |  | STATE FISHING STRUCTURE |
|  | MAIP | | |





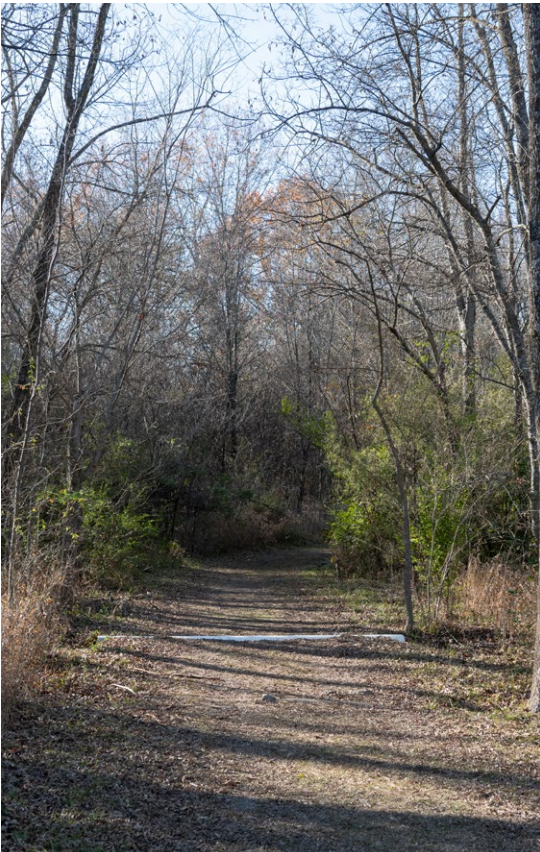
Little Blue Park



Snowdale Park



Salina Park



Pryor Creek Trail



Lake Hudson



Snowdale Park



Grand State park



Grand River

CULTURAL AND HISTORICAL RESOURCES



Named for Sam Houston Mayes, principal Chief of the Cherokee Nation from 1895 to 1899, Mayes County was created by the Sequoyah Convention in 1905. As the ancestral home of Native American people, Mayes County has many prehistoric sites including evidence of Paleo-Indian, Archaic, Woodland, and Plains Village occupation periods. – the earliest of which is estimated to be before 6,000 B.C.

Many of the names within the County are credited to the French voyageurs that explored the area in the early 18th century, naming many of the waterways and other local sites. The state's earliest mission, school, church and cemetery were a part of one of the first white settlements, Union Mission, in Oklahoma near present day Salina. Jean Pierre Chouteau, from whom the town of Chouteau derives its name, who traded with the Osage tribe that lived in the area.

In 1828, members of the Western Cherokee Nation acquired the area for their lands in Arkansas. The Eastern Cherokee, who were forced from their homes in Georgia, North Carolina, and Tennessee ventured - through what is now called the Trail of Tears - to the Oklahoma Territory in the 1830s. In 1841, the present Mayes County area became part of the Saline District of the Cherokee Nation. It was here in 1835, that Reverend Samuel Worcestor set up the first printing press in this part of the United States.

This region of Oklahoma experienced military activity during the Civil War including a skirmish near the present site of Locust Grove, Oklahoma in July 1862 where 300 troops surprised Confederate forces. The Union force prevailed and captured about one third of the Confederates, while the remainder escaped. A year later in July of

LEGEND



NATIONAL REGISTER OF HISTORIC PLACES



NATIONAL UNREGISTER OF HISTORIC PLACES



MUSEUMS



WATER BODY



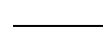
MAIP



TOWN BOUNDARY



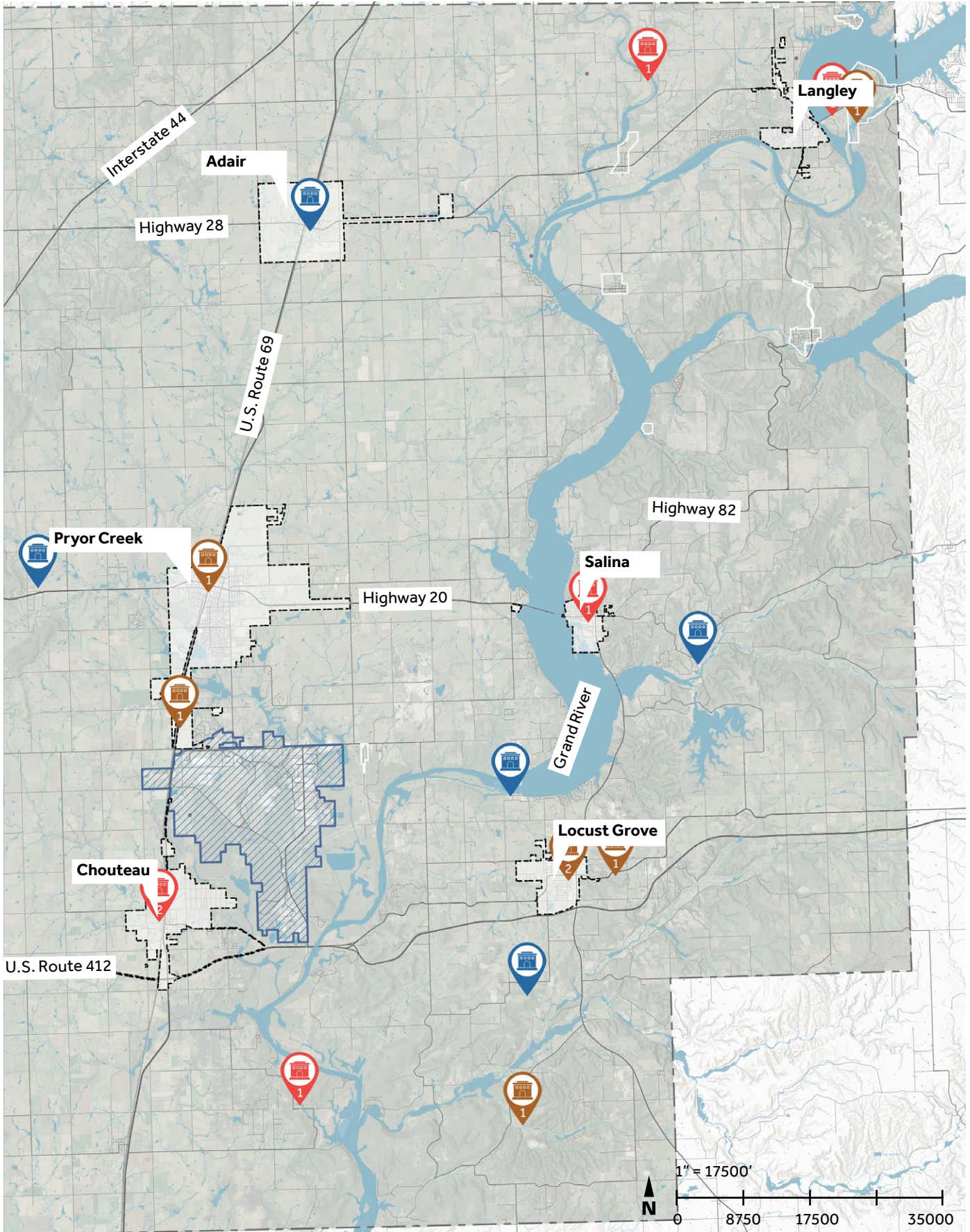
COUNTY BOUNDARY

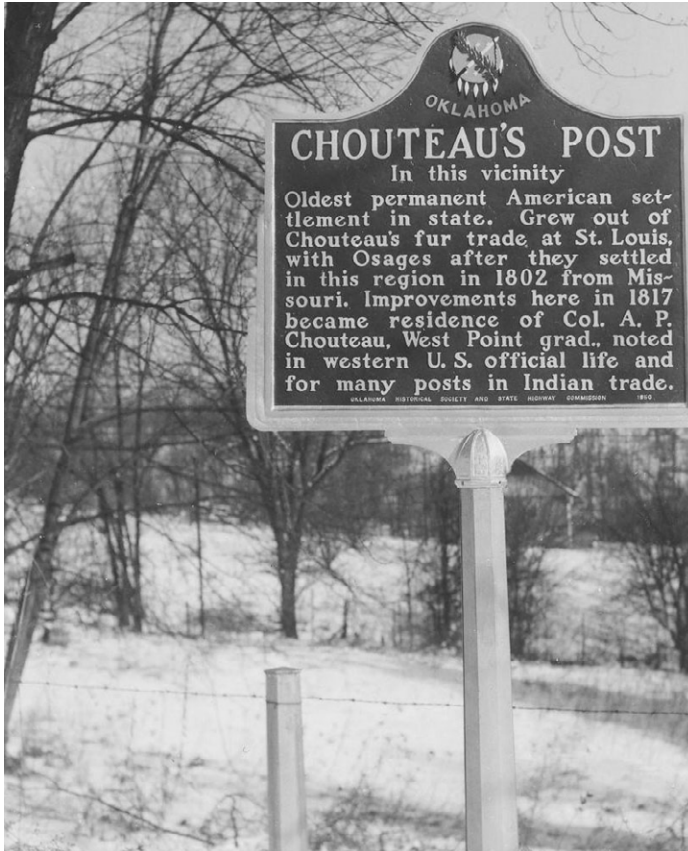


COUNTY ROAD



HIGHWAY





Chouteau Post



Chouteau

1863, in the first Cabin Creek engagement Confederate General Stand Watie attempted to intercept a Union supply train headed to Fort Gibson. Federal forces under Colonel James Williams successfully defended the train and drove off Watie's men. In September 1864, Brig. General Watie and Brig. General Richard Gano did successfully capture a Union supply train in the same location. Colonel James Williams led a detachment that recovered the wagon train in a skirmish near Pryor Creek. The Confederate force escaped.

The creation of the County began with the constitution for the proposed State of Sequoyah in 1905. In 1907, Mayes County become a part of the state of Oklahoma through the Oklahoma Constitutional Convention, during which time Pryor Creek, originally known as Cooy-Yah, became the county seat.

In 1871, when the Missouri, Kansas, and Texas Railway built its line across Indian Territory, Chouteau became a terminus. As a result, it grew into a thriving cattle town. Today, Chouteau is home to the largest Amish settlement in Oklahoma.

Named in honor of two Cherokee brothers, William Penn Adair and Dr. Walter Thompson Adair, the Town of Adair was founded shortly after the construction of the Missouri, Kansas and Texas Railway (MK&T) in 1872.

Pryor Creek, similarly, grew initially as a cattle town before turning to agriculture and farming where wheat was the primary cash crop through the mid-twentieth century.

Salina's name derives from a salt works in the vicinity Sale of salt was Salina's second commercial industry next to the trading post.

Locust Grove, which was founded in 1912, by O.W. Killam in response to the construction of the Kansas, Oklahoma, and Gulf Railroad (KO&G) Railroad. Killam purchased a Cherokee allotment in order to establish a townsite.

Langley was founded by Clifford Bogle, who was an original landowner in the area who divided his land into lots and developed the townsite, naming it in honor of J. Howard Langley a prominent county attorney who later served as an Oklahoma Supreme Court justice.



Cabin Creek Battle Field



Lewis Ross Springhouse



Pensacola Dam

CHEROKEE NATION RESERVATION



The Cherokee Nation is the sovereign government of the Cherokee people.

In Oklahoma, the Cherokee Nation exercises tribal jurisdiction over a 7,000 square mile area in northeastern Oklahoma which was established more than 180 years ago. This jurisdiction encompasses all or parts of 14 counties including Mayes County.

As a governing body to the Cherokee people, the Cherokee Nation has the right to its own government, constitution, regulations, laws and the ability to impose taxes within its jurisdiction. The Cherokee Nation also provides community services including but not limited to law enforcement, transportation, infrastructure development, sanitation, engineering, environmental health, and water services for families and communities.

The Cherokee Nation is now one of the largest employers in northeast Oklahoma and is recognized as the largest tribal nation in the country. Cherokee Nation employees approximately, 11,000 residents in northeastern Oklahoma across a variety of businesses, including gaming and manufacturing.

Cherokee Nation has a financial impact of over \$2 billion dollars annually in Oklahoma and in Mayes County alone the Cherokee Nation government and business operations directly produce or purchase about \$80 million of goods and services, and contribute over 700 jobs.

LEGEND



CHEROKEE NATION COMMUNITY CENTER



CHEROKEE NATION RESERVED LAND



CHEROKEE NATION DISTRICT 11



CHEROKEE NATION DISTRICT 9



CHEROKEE NATION DISTRICT 15



CHEROKEE NATION DISTRICT 10



WATER BODY



MAIP



TOWN BOUNDARY



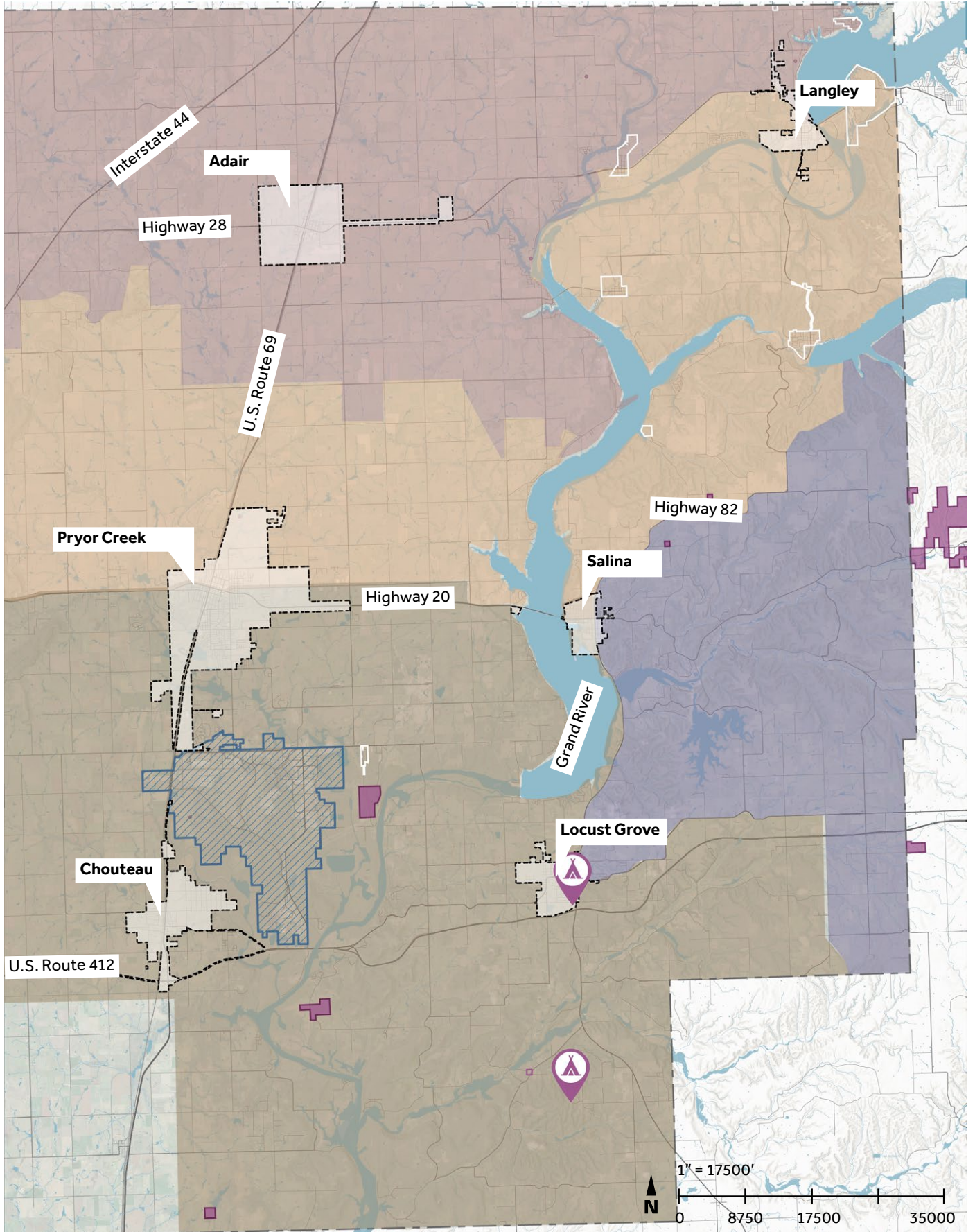
COUNTY BOUNDARY



COUNTY ROAD



HIGHWAY



RURAL AND AGRICULTURAL LANDS



Mayes County consists primarily of rural and agricultural land uses, with around 60% of the land being dedicated to farmland. Information from the last census of agriculture (2017) indicates that there were approximately 271,232 acres at the time of the census. The fertile soils of the Ozark Plateau and the favorable conditions of the Prairie Plains facilitate the cultivation of many crops including corn, soybeans, sorghum, hay, wheat with more rugged lands used for cattle and dairy farming.

The average farm in Mayes County is 175 acres, with approximately 1,550+ farms accounted for in 2017. These numbers represent a 5% decrease from the previous census in 2012. Of the 60% of lands used by farms, land uses were further defined by croplands (33%), pasturelands (52%), woodlands (12%) and other uses.

The market value of goods sold in Mayes County in 2017 was listed at \$79,391,000, which was equivalent to 1% of the states total agricultural sales. Approximately 91% of farms sold livestock, poultry, and other products with only 9% of farms that sold crops.

The tables on Pages 36-37 provide additional insights into farming in the region.

LEGEND

- AGRICULTURAL LAND
- WATER BODY
- MAIP
- TOWN BOUNDARY
- COUNTY BOUNDARY
- COUNTY ROAD

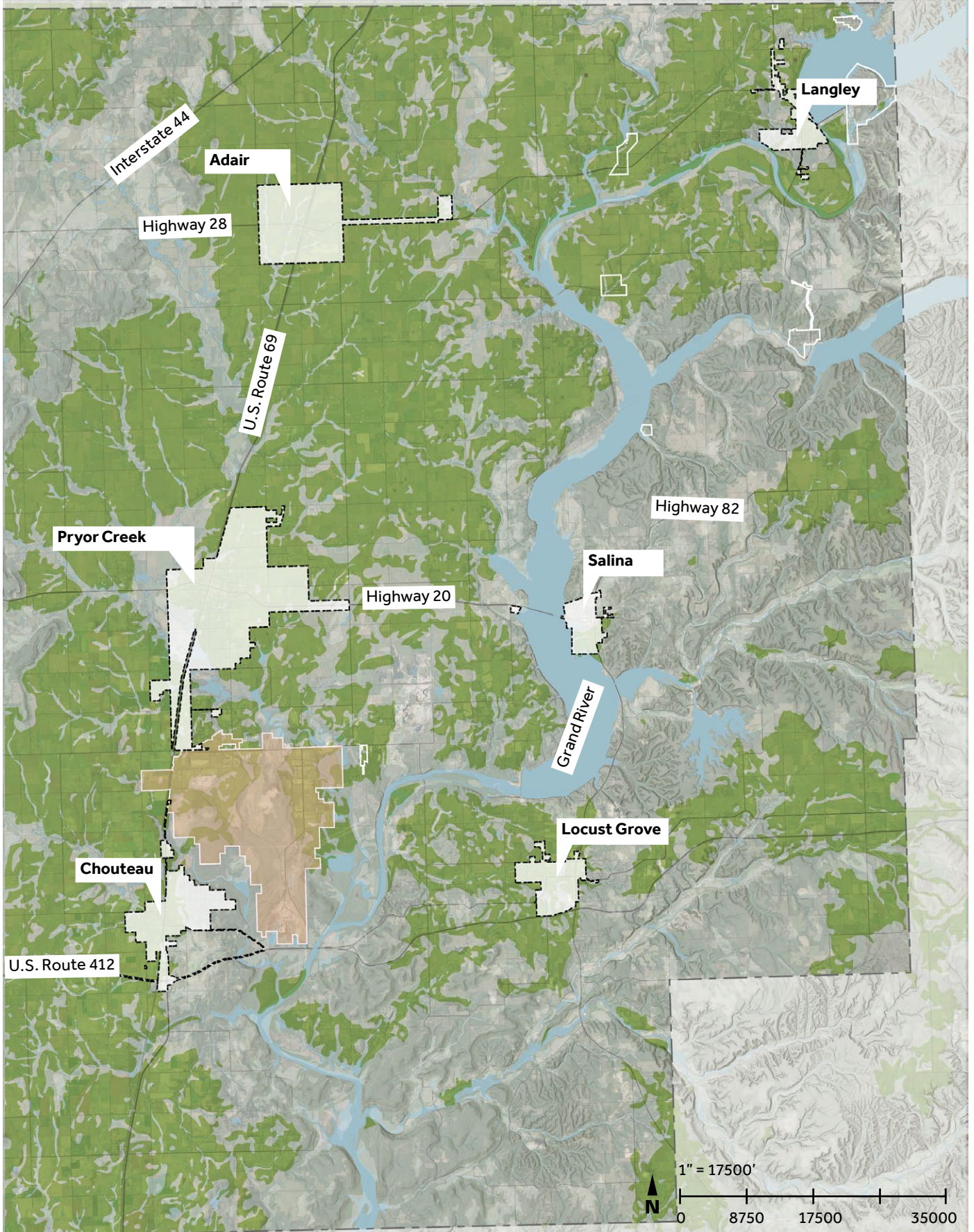


Table 1: Farms by Value of Sales

	NUMBER	PERCENT OF TOTAL
Less than \$2,500	537	35
\$2,500 to \$4,999	200	13
\$5,000 to \$9,999	224	14
\$10,000 to \$24,999	263	17
\$25,000 to \$49,999	132	9
\$50,000 to \$99,999	97	6
\$100,000 or more	99	6

Table 2: Farms by Size

	NUMBER	PERCENT OF TOTAL
1 to 9 acres	123	8
10 to 49 acres	516	33
50 to 179 acres	530	34
180 to 499 acres	262	17
180 to 499 acres	77	5
1,000 + acres	44	3

Total Producers

2,664

Male 1,586
 Female 1,098

Age

<35 302
 35-64 1,606
 65+ 756

Race

American Indian/Alaska Native 518
 Asian 9
 Black or African American 4
 Native Hawaiian/Pacific Islander 0
 White 1,900
 More than one race 233

Other Characteristics

Hispanic, Latino, Spanish origin 46
 With military service 272
 New and beginning farmers 734



Hay Fields

74%
have internet access

0%
farm organically

4%
sell directly to consumers

17%
hire farm labor

99%
are family farms



Farm Entrance



Aerial of farmlands

TRANSPORTATION AND ROADS












The cities and towns of the Four Corners region are linked by four major roadways. Interstate 44 and Oklahoma Highway 412 run east/west from Tulsa toward Springdale, Arkansas, and connect Chouteau to Locust Grove. Oklahoma 20 also runs east/west linking Pryor Creek and Salina. Another east/west state highway, Oklahoma 28 links Adair and Langley.

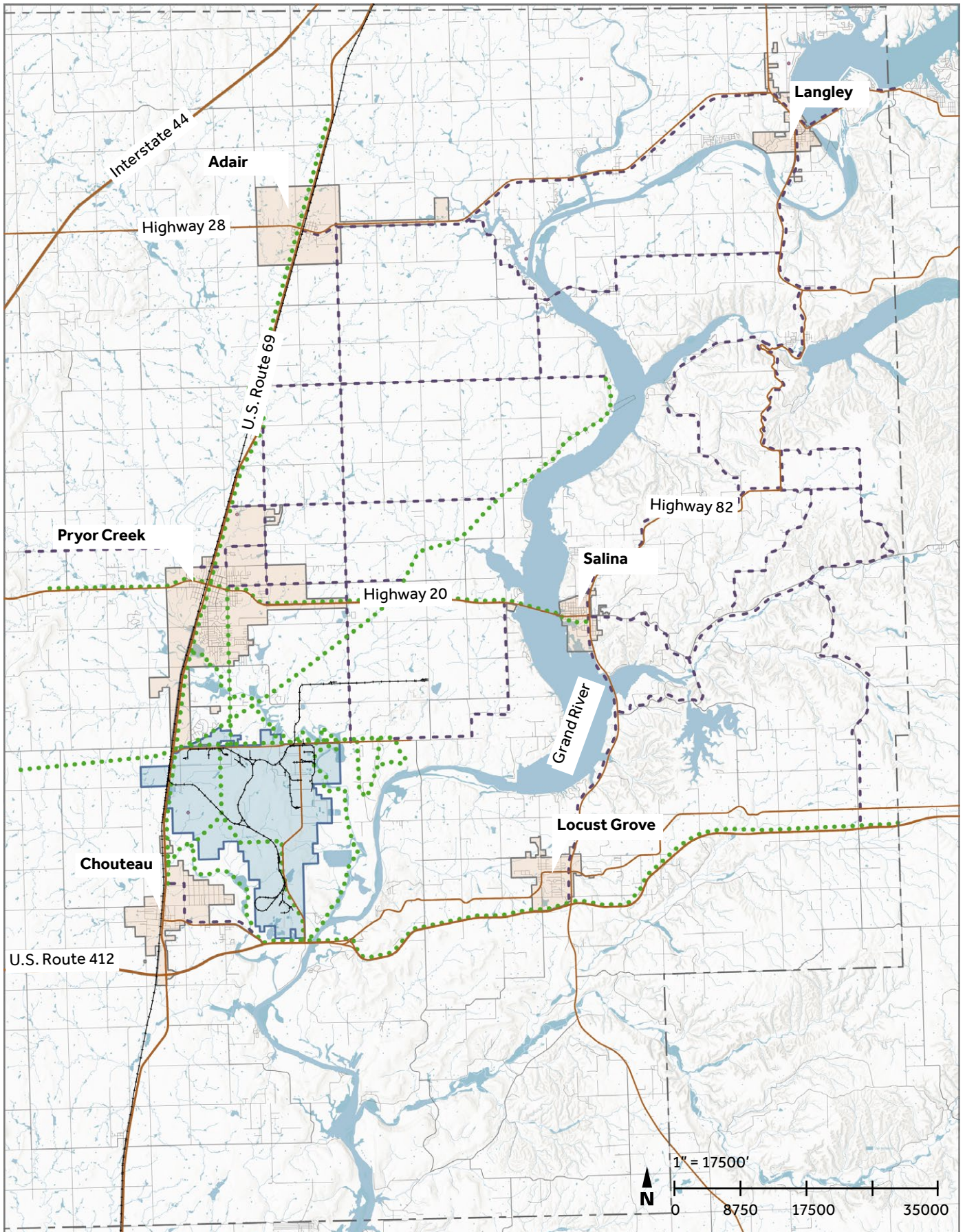
On the west Oklahoma Highway 69 runs north/south linking Adair, Pryor Creek, and Chouteau. On the east, Oklahoma Highway 82 runs north/south linking Langley, Salina, and Locust Grove. A central element of the Guide for Growth will be anticipating the impact of new development on this roadway network.

Although the roadways are critical to the quality of life of the Four Corners regions, there are concerns about the increased traffic that will come with future development, as well as the present impact of truck traffic on the safety and character of the Four Corners communities today, particularly Chouteau and Pryor Creek along Highway 69.

Running north/south and roughly bordering Highway 69, are the tracks of the Union Pacific railroad. In 1871 to 1872, the Missouri-Kansas-Texas Railroad built its track through the present county. The Missouri, Oklahoma and Gulf Railway (later, the Kansas, Oklahoma, and Gulf Railway, built a line in 1913 that joined the Katy system at Strang, Oklahoma. Although rail lines are important to the economy of the region, the need for signalized and other rail crossings are critical to the future development of the Four Corners communities.

LEGEND

	WATER BODY		COUNTY BOUNDARY
	MAIP		COUNTY ROAD
	TOWN BOUNDARY		HIGHWAY
			MAYES COUNTY TRAIL
			BIKE PATH
			RAILWAY



EXAMPLES OF REGIONAL ROAD TYPOLOGIES



Local road



Main street



Scenic road

EXAMPLES OF REGIONAL ROAD TYPOLOGIES



Connector road



Country highway



Highway/interstate

COMMUNITY AND UTILITY INFRASTRUCTURE



Community infrastructure plays an integral role in the overall well-being of residents – providing for basic needs like utilities (water, sewer, electricity, gas, waste management), safety (fire protection, police, and emergency services), healthcare (hospitals and medical facilities), and education and community facilities (libraries and schools).

Changes in the economy, consumer preferences, climate, and lifestyle choices may impact how the Four Corners Region and its partners plan for and invest in new infrastructure. Forward-thinking and close coordination with officials that influence land use and development standards — the demand factors for the various systems — will be needed to control costs and manage the timing of new infrastructure to meet demand.

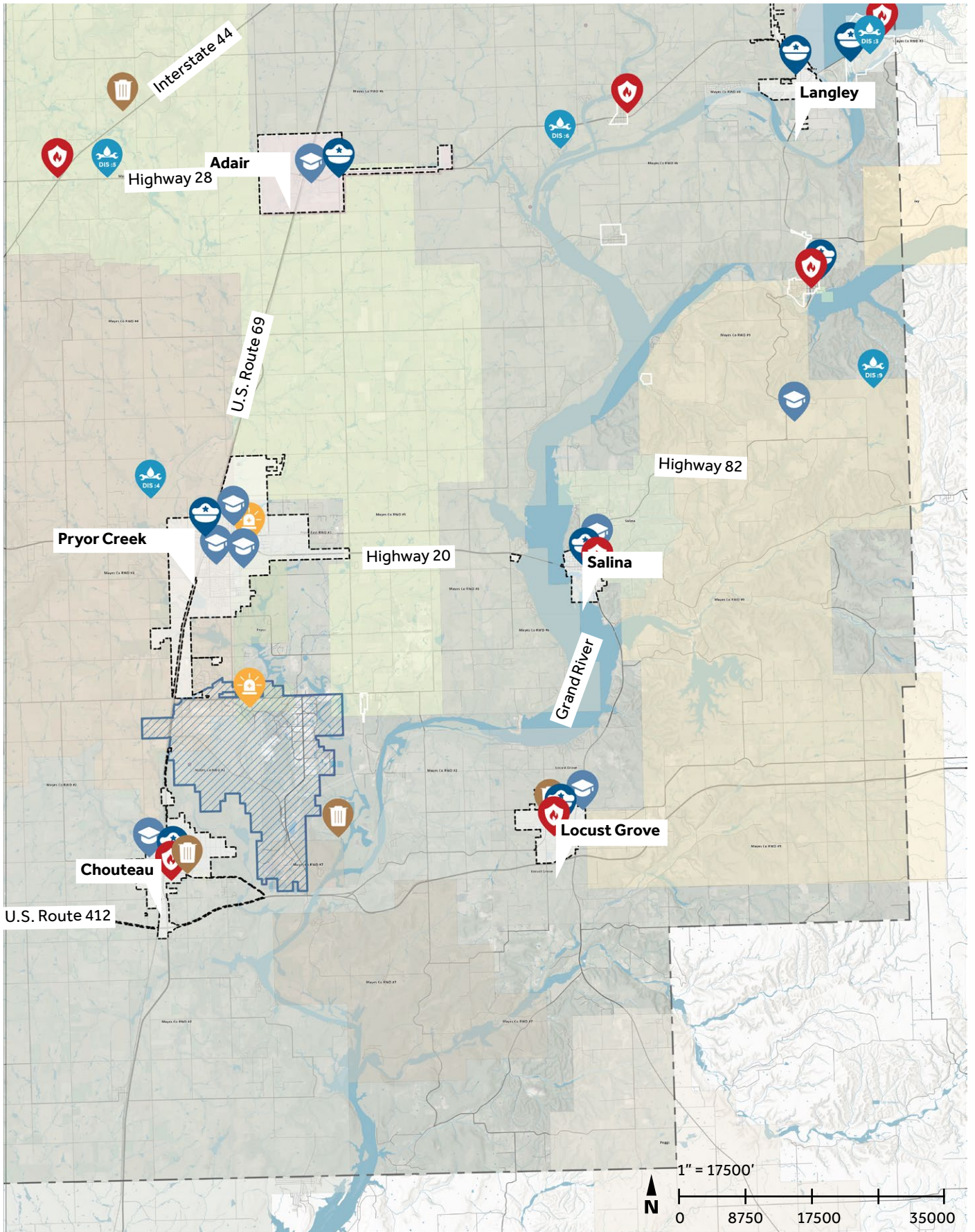
Some communities struggle with managing the true cost of providing infrastructure — starting with construction or acquisition of the facility or equipment, budgeting for its annual operating and maintenance costs, and programming funds for future years to eventually rehabilitate or replace the asset because it has reached its useful life. These communities are surprised by large, unanticipated budget requests because departments or elected officials are not prepared for the full accounting of providing infrastructure.

Unplanned expenditures lead to unfortunate budget discussions where priorities are triaged because there is not enough money for everything. Continued unmet operating and maintenance costs for existing infrastructure deferred to future years may also lead to larger, more expensive capital costs when facilities fail and lead to emergency repairs or replacement. The cost to complete these improvements could place additional long-term burdens on future budgets for decades to come that could be managed with regular spending on maintenance of existing infrastructure.

Currently, each of the communities provides some level of service across these community infrastructure categories to residents within their town or city limits, and limited services to those in outside of town or city limits, with rural areas covered by Mayes County services.

LEGEND

	WASTE MANAGEMENT		FIRE DEPARTMENT		TOWN BOUNDARY
	POLICE STATION		EMERGENCY SERVICES		COUNTY BOUNDARY
	SCHOOL		WATER BODY		COUNTY ROAD
	RURAL WATER DISTRICT		MAIP		HIGHWAY



4

Pryor Creek's Guide to Growth

Pryor Creek's completed and adopted its Comprehensive Plan in 2018. This Guide to Growth provides interim guidance relating to existing conditions, goals and objectives, key themes, and community progress on the implementation of recommendations for future land uses, natural resources, flood mitigation, transportation options and connectivity, housing, community services, and fostering regional cooperation and collaboration.

Actionable strategies are provided for the steps recommended for the city to continue their implementation of the Pryor Creek Comprehensive Plan - from planning efforts, to potential ordinances and regulations, infrastructure planning and service boundaries, to opportunities for historic preservation, annexations, recreation and trail connectivity.



CREDIT CENTER SURVEYING

COVINGTON CREDIT

Alabama Realty

OVERVIEW AND CONTEXT

Pryor Creek is located about 6 miles northwest of MAIP along Highway 20 and Highway 69.

The 2020 Census counted 9,444 residents in Pryor Creek which was a slight decrease from the 2010 Census which listed 9,539 residents. The median age of residents in Pryor Creek is 31.7 years old with a median annual household income of \$43,278. Approximately, 60% of residents identify as Caucasian, 17% identify as Native American, and 17% identifying as two or more races. As of the 2020 Census, 550 of the 4,253 housing units counted were listed as vacant.

Pryor Creek is comprised of approximately 10 square miles with a small town center based around a historic Main Street. Pryor Creek is expected to experience growth in population due to the increase in economic opportunity coming to the region in the near future.

The purpose of this guide is to describe tangible steps that Pryor Creek will follow over the near, mid, and long term to help it retain its unique sense of place and character, protect natural resources and agriculture, and anticipate future needs, such as utilities, transportation, environmental resource protection, housing, community services, and education.

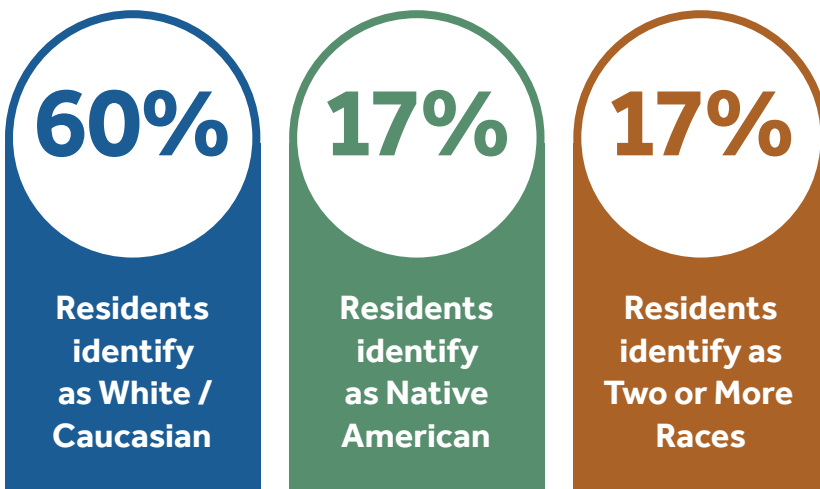
9,444
Number of residents
counted in 2020
Census

10
Miles in Land Area

31.7
Median Age of
Residents

\$43,278
Median Household
Income

4,253
Housing Units



HISTORY OF THE TOWN

Pryor Creek was named after Captain Nathaniel Pryor, a Lewis and Clark Expedition member, War of 1812 Veteran and Osage Indian Agent who set up a trading post near Grand River. The city was originally named Coo-Y-Yah but the name was later changed to Pryor Creek by the postal service in 1887. In 1894, Pryor Creek was incorporated as a town under the laws of the Cherokee Nation.

Over time, Pryor Creek has come full circle. What began as a cattle town that turned to farming and wheat production, returned to a cattle town focused on meat and dairy production. With the construction of the Pensacola Dam, the city's population expanded to roughly 2,500 people. Within ten years the population nearly doubled with the introduction of electricity to the city and the introduction of the Oklahoma Ordnance Works which was located four miles south of the city. The munitions plant drew almost ten thousand workers at its peak and served as a regional draw for employment. Between 1950 and 1970, Pryor Creek saw its community gain another 2,500 residents due to a strong local economy in the manufacturing industry. What was the Oklahoma Ordnance Works is now the MidAmerica Industrial Park which is still one of the region's largest employers.



Historic Downtown Pryor Creek, pryorcreek.org



Early Pryor Creek, okhistory.org



Pryor Creek train station, okhistory.org

VISION FOR TOWN GROWTH AND DEVELOPMENT

Mayes County is poised for growth, and the Four Corners Region stands to house a large portion of the proposed growth. In order to accommodate this growth, the County at-large needs to begin implementing measures, land use management policies, and regulations to ensure that future development patterns are reflective of the community's vision.

The Pryor Creek Guide for Growth is a visionary document, that builds on the 2018 Comprehensive Plan, that reflects one of the few opportunities where the city can dream big and challenge itself to think about its long-term future. The city vision sets the stage for goals, objectives and actionable strategies to be implemented incrementally over time.

Community members want to see Pryor Creek grow, intentionally, while focusing on investments in a thriving downtown and local economy. Residents were interested in promoting economic growth, introducing new mixed-use developments, expanding residential neighborhoods, expanding sidewalk and trail networks, and promoting access to recreational opportunities.



OPPORTUNITIES AND CHALLENGES

The City of Pryor Creek, due to its size, growth, and economy, already has a Comprehensive Plan, Zoning, Subdivision Ordinance and other tools and policies to manage growth and development. In that regard, it is ahead of the other municipalities that make up the Four Corners. Being so enables it to be in a leadership position as it relates to coordinating development standards, codes, and policies across the region to help create consistency and a higher standard.

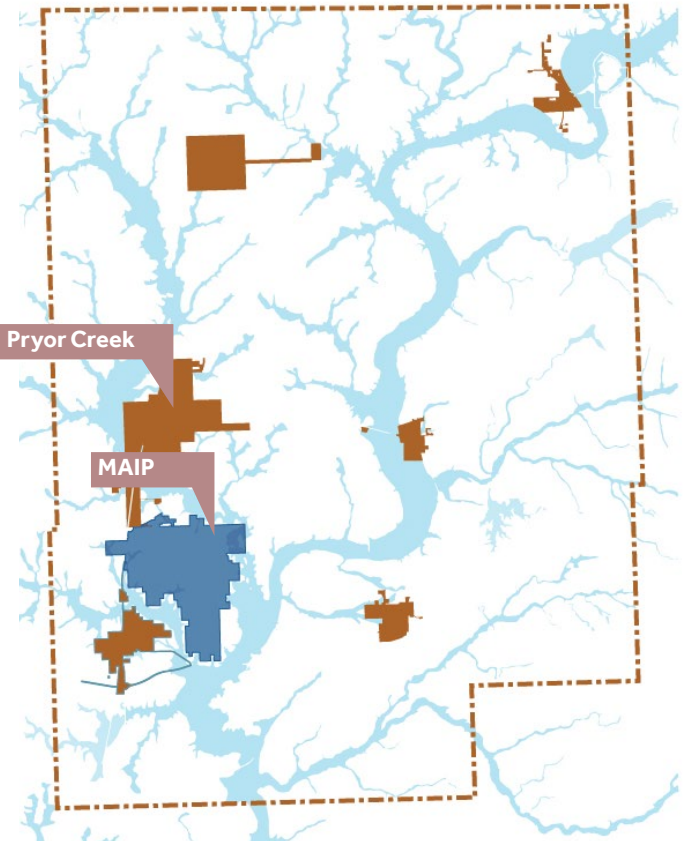
Pryor Creek has the funding, leverage, and staff to work with agencies across the state to assist with acting on the strategies that are outlined in the Four Corners Growth and Development Guide, such as Oklahoma Department of Transportation, Mayes County, and the United States Department of Agriculture amongst others.

Pryor Creek can also set an example on downtown and neighborhood revitalization strategies that culminate in a bustling environment that is friendly for pedestrians. This could include building renovations, streetscape, traffic calming, infill retail and mixed-use development, sidewalks and trails, pedestrian safety strategies, and building maintenance. Doing so would make it an entertainment and commercial hub in the region that other municipalities would benefit from.

Key to Pryor Creek's future is the continuation of implementation of the policy recommendations from its Comprehensive Plan. The City has made significant progress and is working to prioritize and fund efforts associated with downtown revitalization, infill development, and redevelopment but it will need to continue to assess its progress.

As it is with many of the municipalities of the Four Corners, Pryor Creek is challenged with funding for regulations, infrastructure, maintenance, and capital improvements. As such, it could potentially benefit from a regional approach to guiding growth, one that enables a sharing of cost, standards, review, and planning. A regional approach might also help to identify grant funding sources to maintain and expand improvement programs.

The following pages outline key opportunities and projects identified by community members throughout the engagement process. Page 51 provides some examples of successful projects nationwide that have employed Main Street improvements, upgraded sidewalks, flood mitigation measures, bike trails, pedestrian crossings, signage, and affordable housing options.



Location of Pryor Creek in Mayes County



Downtown Pryor Creek

EXAMPLES OF BEST PRACTICE DESIGN ELEMENTS



Example of Implemented Rural Main Street Improvements



Example of Sidewalk Design



Example of Stormwater Retention and Bike Trails



Example of Town Signage



Example of Pedestrian Crossing



Example of an Affordable Housing Type
















FUTURE LAND USES

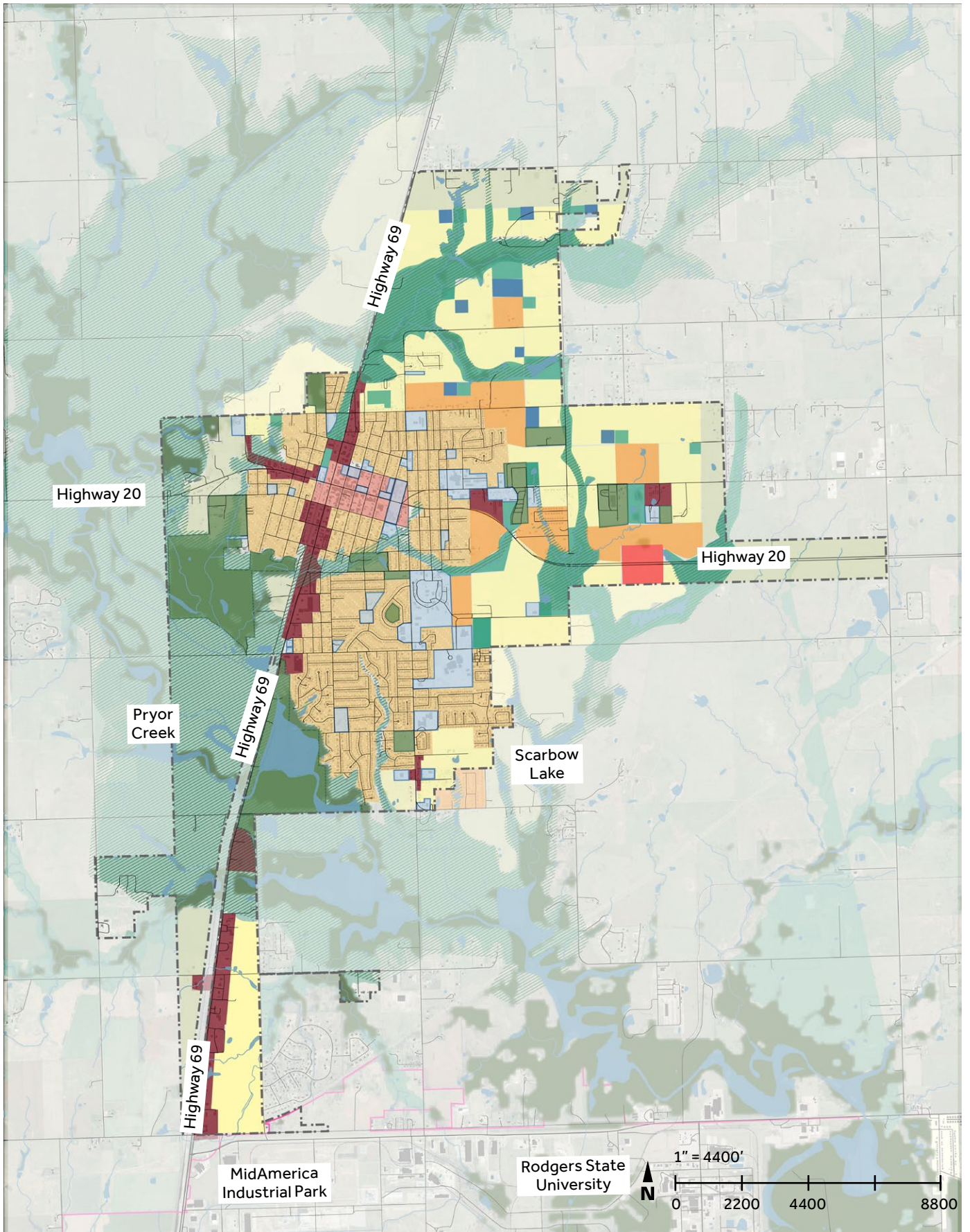
Based upon recommendations in the Comprehensive Plan and discussions with community members and town leadership, Pryor Creek has the opportunity to codify policies that would further strengthen its implementation of land use regulations and its future land use map. This includes exploring natural resource conservation strategies and planning, housing GIS resources for use by the municipalities, concepts of neighborhood connectivity and walkable development patterns, connected trail networks and greenbelts, Complete Streets design and engineering, connectivity planning, access management on major roadways that run through town, and agricultural protection strategies. Doing so, in partnership with state agencies and the other municipalities of the Four Corners would enhance the quality of life of the region and create the momentum needed to affect a positive future.

During the community workshops, participants were interested in seeing additional housing to support more commercial development, renovations to the downtown corridor, and continued growth through annexations to the east of town. Perhaps more specifically, participants were interested in additional residential and mixed use areas surrounding established neighborhoods, and a new commercial area along Highway 20 to the east of town. Specific strategies include:

- Strengthen development regulations and review processes to ensure development that fits with Pryor Creek's vision outlined in its Comprehensive Plan.
- Plan for growth east and north of town, and away from flood plains, with quality neighborhoods.
- Support downtown and surrounding neighborhoods with infill housing, sidewalks, property maintenance, etc.
- Support new growth with quality neighborhoods that provide housing of all types, have parks, access to schools, sidewalks, and connectivity.

LEGEND

	EXISTING NEIGHBORHOODS		PROPOSED NEW NEIGHBORHOOD
	EXISTING DOWNTOWN		PROPOSED PARKS AND OPEN SPACES
	EXISTING INSTITUTIONAL AND CIVIC		PROPOSED GREENWAY
	EXISTING PARKS		WATERBODIES
	PROPOSED MIXED USE		FLOOD PLAIN
	PROPOSED COMMERCIAL		TOWN BOUNDARY
	EXISTING COMMERCIAL		COUNTY ROAD
			HIGHWAY



PROTECTING OUR UNIQUE NATURAL ENVIRONMENT AND MITIGATING FLOODS

Pryor Creek has significant lands dedicated to parks, open spaces, and natural areas. The city may need to continue discussions around investments in park facilities to address structure life cycles and in order to balance future growth with the preservation of open spaces, natural areas, and agricultural lands.





At the time of the Comprehensive Plan update, over half of Pryor Creek’s land area was designated as agricultural lands primarily utilized for livestock pasture and foraging. Agricultural lands run along most of the city’s borders and due to existing floodplains to the west and south potential future development will likely need to be directed to the north and east. In order to maintain agricultural lands the city should explore conservation strategies.

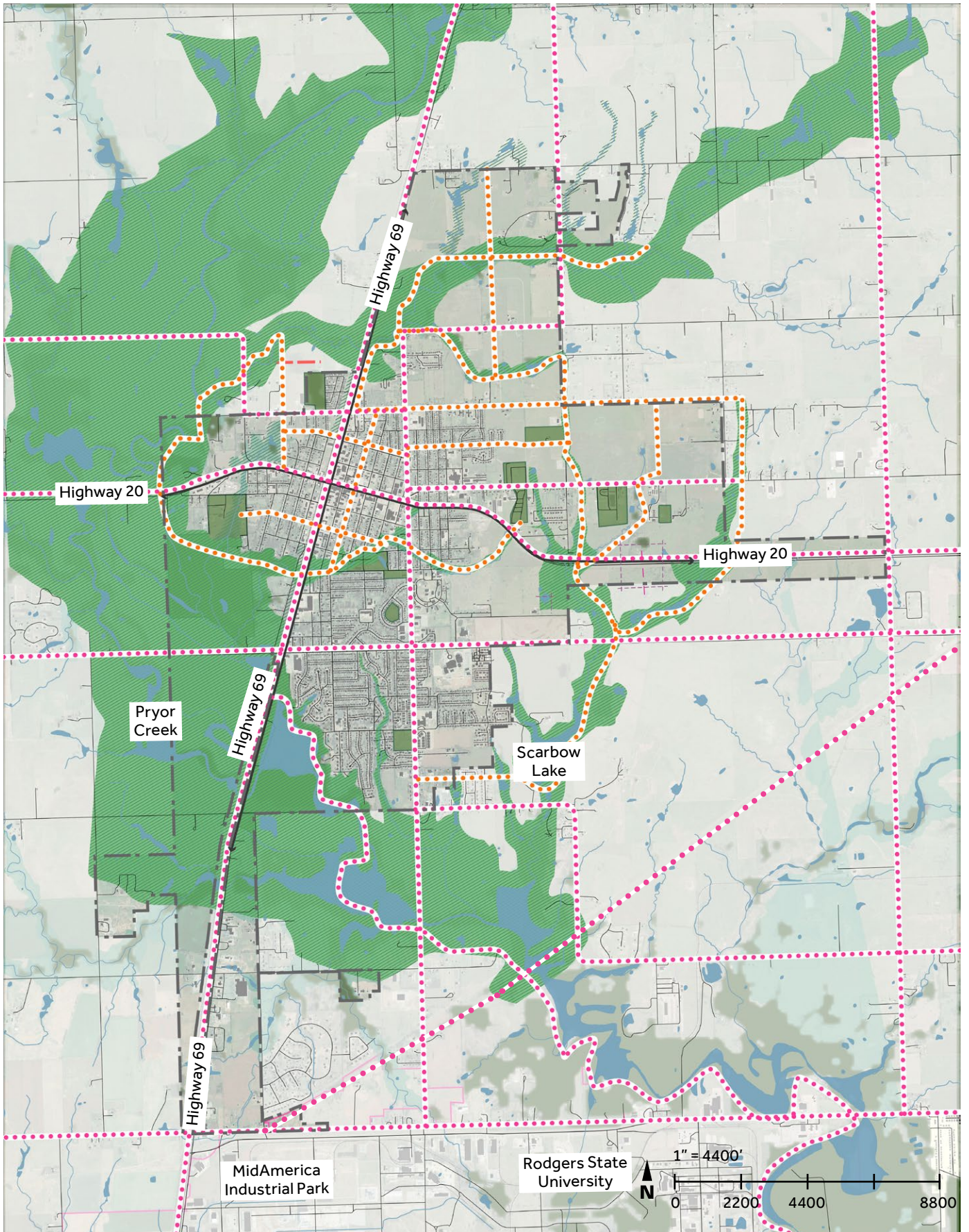
The Comprehensive Plan strongly encouraged the expansion of trails across several of land use categories and participants from the community workshops mirrored these recommendations, discussing specific areas for potential greenbelts and new trails. While Mayes County has several proposed trails as part of its County-wide trails plan that traverse Pryor Creek. New trail alignments and connections were highlighted through discussions with community members and have been identified in orange in the map to the right. Community members highlighted the need for the following actions to assist in realizing delivery of a comprehensive trail network:

- Connect with MAIP using trail connections that enable biking to work.
- Work with property owners and use conservation tools to create greenbelts, open spaces and a trail network to connect neighborhoods with a distinguishing recreation element.

Community members felt strongly that it is important for the city to protect its waterways and water quality, preserve access to the natural environment, and protect cultural historical landscapes.

LEGEND

	PROPOSED PROTECTED GREENWAY		COUNTY ROAD
	WATER BODY		HIGHWAY
	FLOOD PLAIN		MAYES COUNTY TRAIL
	TOWN BOUNDARY		PROPOSED TRAIL



PROMOTE TRANSPORTATION OPTIONS AND CONNECTIVITY

Several highway corridor improvements were indicated in the Comprehensive Plan which focused primarily on Highway 69 and Highway 20 and creating more defined gateways into the city. The Highway 69 corridor was broken down into several components in order to retain the town's character throughout the city - specifically, the Plan looked to create a rural character zone, destination retail cluster zone, commercial corridor zone, and Pryor Creek floodway corridor zone. A similar concept was applied to recommendations for updates to Highway 20, focusing on a medical district, downtown zone, commercial corridor zone, and industrial corridor zone.

Throughout the community workshops, community members highlighted key opportunities for improvements to transportation and connectivity throughout the city, specifically, residents want to see support for downtown and existing residential neighborhoods through improved asset maintenance and development of standards for sidewalks, streetscapes, traffic calming, infill development, and city branding.

With a growing population and potential for increases in traffic volumes, the community should explore the implementation of additional crosswalks, access management, on-street parking, and new street design such as bulb-outs throughout downtown. Residents were also very interested to see the city invest in trails and greenways and bike trails.

Community members highlighted the need to work with ODOT on access management and traffic calming strategies on Highway 20 and Highway 69 and for the creation of a gateway zone east of town on Highway 20 and south of town on N4320 Road that accesses MAIP.



LEGEND

- COUNTY ROAD
- HIGHWAY
- ● ● MAYES COUNTY TRAIL
- — PROPOSED SIDEWALK
- — PROPOSED URBAN STREET SCAPE
- PROPOSED CROSSWALKS

IMPORTANCE OF COMMUNITY SERVICES

As part of the Comprehensive Plan engagement efforts community members were asked to rate various community services including: police and fire protection, schools, parks and infrastructure. Residents generally were satisfied with the services provided by the city with the exception of noting that the condition of streets and sidewalks needed improvements. Residents also noted that parks and parks facilities needed reinvestments.

The city has extensive community service offerings due to its size which include Mayes County and City of Pryor Creek administrative services, the County Jail, and Municipal Utility Board. In addition to government services, and police and fire protection, Pryor Creek boasts being home to the Hillcrest Hospital and a range of other medical and emergency medicine services.

Pryor Creek is served by the Pryor Creek Public School District which is considered to be one of the best performing school districts in the state, has approximately 2,876 students throughout their three elementary schools, middle school and high school. Just outside of Pryor Creek in the MidAmerica Industrial Park, Rogers State University and the Northeast Technology Center have educational facilities.

The City of Pryor Creek manages several parks and recreational facilities including Centennial Park, Whitaker Park, Samuel Roosevelt Park, Bobby Buck Park, the Pryor Creek Sports Complex and the Pryor Creek Recreational Center. Community members were generally satisfied with existing access to parks but did express a desire for the need to balance future growth with the preservation of open spaces.

Conversations around future budgets and potential funding mechanisms for expansion of services will be important as the city continues to grow and experience capital improvements that make it more attractive to employees looking to relocate to seize new regional employment opportunities.

LEGEND



CIVIC BUILDINGS



POLICE STATION



SCHOOL



MEDICAL INSTITUTES



CHURCH



FIRE DEPARTMENT



COMMERCIAL



INSITUTIONAL AND CIV



PARKS



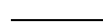
WATER BODY



TOWN BOUNDARY



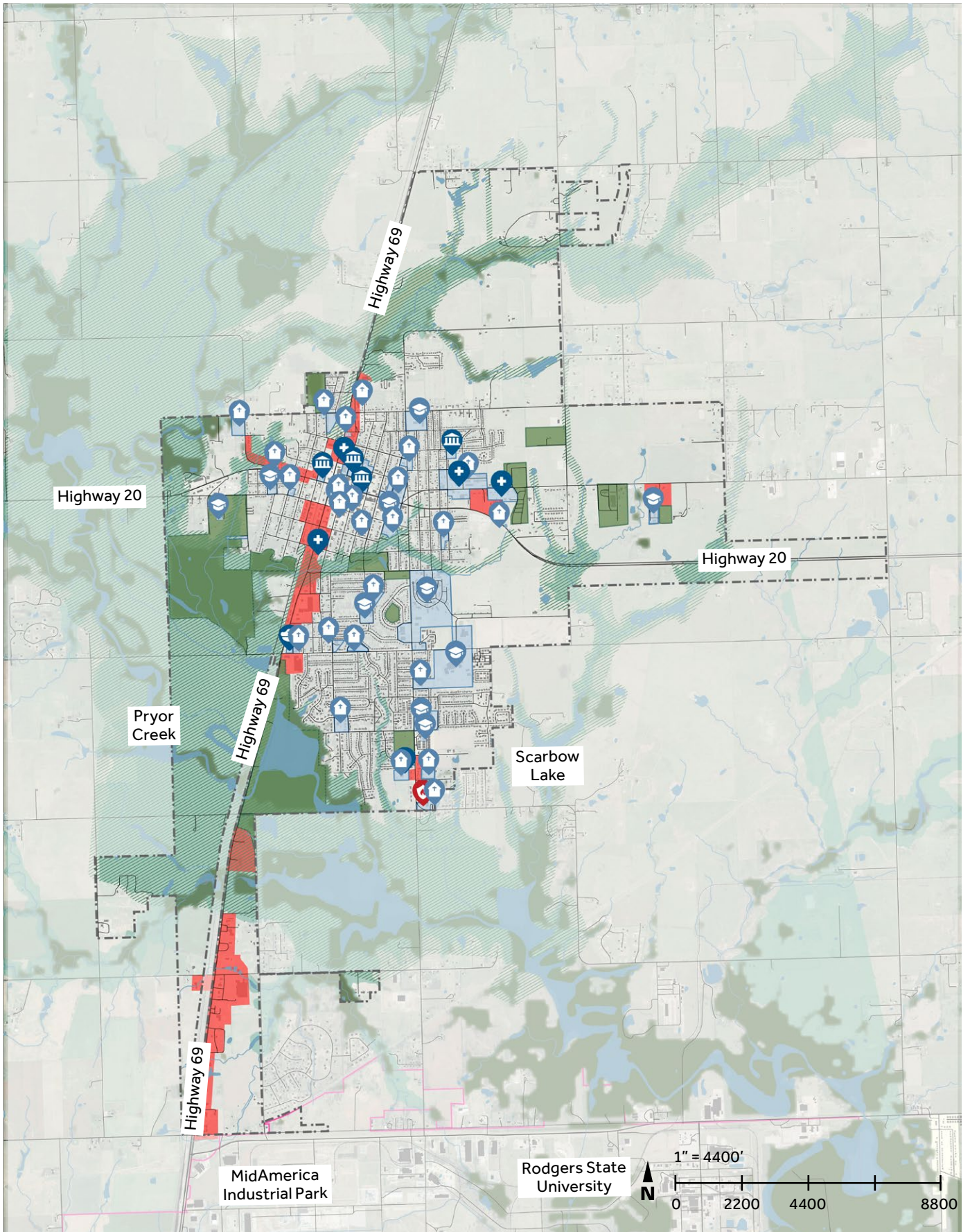
COUNTY BOUNDARY



COUNTY ROAD



HIGHWAY



FOSTER REGIONAL COOPERATION AND COLLABORATION

Residents across all communities in the Four Corners region were interested in seeing quality development and design standards for new homes and buildings and expressed a desire for their respective towns to explore implementing regulations to set clear guidance for land uses and future development.

As part of this sentiment, community members universally expressed an interest in adoption of building codes and setting up frameworks for building inspectors and inspection programs to ensure ongoing community and building safety. Pryor Creek is further along than the other Four Corner communities and has begun the process of implementing regulations and land-use related programs.

Residents in Pryor Creek were interested in seeing additional housing options to respond to regional economic opportunities and to attract new residents who may be moving to the area for work.

Some of the actionable strategies included in this document are relevant to all of Mayes County and some are specific to each town in order to assist in the development of a tailored approach to implementing programs and policies for future development.

In some cases, recommendations outline how partnerships across entities may benefit the towns at large. An example of this is sharing resources, whether it be a grant writer, a building inspector or engineer, and potentially coordinating planning and housing efforts across the region to respond cohesively to expected growth.



Adair Town Hall



Langley Town Hall



Chouteau Town Hall



Pryor Creek City Hall



Locust Grove Town Hall



Salina Town Hall

NEXT STEPS AND ACTIONABLE STRATEGIES

The key universal themes uncovered during the community engagement process - future growth priorities, protecting the areas' unique natural landscape and mitigating for flooding, promoting transportation options and connectivity, the importance of community services, and the need to foster regional cooperation and collaboration - are applicable across all of the communities in the Four Corners Region.

These themes, in conjunction with the town's distinct visions, goals and objectives, set the groundwork for the communities to continue to build on their successes and achievements and work towards the implementation of more formal land use regulations and policies through the actionable strategies provided below.

The Guides for Growth, while not considered comprehensive plans, are visionary documents. As such, they do include many of the same elements necessary for the towns in the Four Corners Region to begin, and for some continue, meaningful discussions around future land use, growth, development, housing, investment

strategies for economic growth, and protections for the natural environment.

Visionary documents set the stage and parameters for a town, city, or county to begin to implement policies such as a land use code, zoning ordinance, building code and permit review procedures, establishment of review boards, and supplementary regulations for subdivision, and housing. As each town continues to turn the dial on these discussions - coordination will be key. With many of the same opportunities and challenges facing each of the Four Corners communities, working together will amplify success for the community-at-large, especially when considering sharing resources such as building officials, plans reviewers, planners, grant writers, etc.

For Pryor Creek the actionable strategies listed below will be important next steps:



1. AUDIT COMPREHENSIVE PLAN

As Pryor Creek continues to work through the recommendations provided in the 2018 Comprehensive Plan it should plan to audit its progress annually.

This can be accomplished through departmental reporting and close coordination between City Council, the Economic Development Trust Authority, Planning and Zoning Commission and the Municipal Utility Board. Annual audits should be utilized to assess the implementation of various efforts, budgets and plans for securing adequate funding.

2. UPDATE CORRESPONDING PLANS

As recommendations are implemented from the existing plan and annual audits are assessed, City Council should work to create and update corresponding City plans that influence growth and development.

As the City continues to grow, additional plans that guide housing, parks, trails, recreation, stormwater and transportation will provide fine grain detail on the vision contained within the Comprehensive Plan.



3. UPDATE THE COMPREHENSIVE PLAN

Consider updating the Comprehensive Plan as it reaches its life-cycle and the city actualizes its vision.

The comprehensive plan provides for a visionary document that looks well into the future, typically on a twenty-year horizon. An update to the Plan will build on the wins and successes that Pryor Creek has achieved relative to population growth, economic forecasts, transportation planning, infrastructure life cycles and maintenance, budgetary and finance considerations, historic preservation, community programming for parks, schools, libraries, police and emergency response operations and hospitals. Policy recommendations within the updated plan will assist the City of Pryor Creek in maintaining momentum.



5. ADOPTION OF MODEL SUBDIVISION REGULATIONS

Consider the adoption of a model Subdivision Code and hiring of a town engineer, perhaps in concert with other Mayes County towns, to improve the quality of new construction and provision of utilities and community infrastructure to new areas of town.

Subdivision regulations are a land use tool that bring certainty to community design, infrastructure and service provisions. Subdivisions provide opportunities to bring new housing into the area and it will be important for Pryor Creek to consider how to ensure these areas and new neighborhoods are serviced at adequate levels relative to volume and that stormwater mitigation techniques are required to assist in mitigating flooding events.



4. UPDATE BUILDING CODE

Consider updates to the City's Building Code as it continues to implement more complex land use regulations. This discussion should occur in coordination with Mayes County towns, to improve the quality of new construction and create consistency across the Four Corners region.

Building Codes can bring certainty to development for both the community and for developers. By establishing clear processes everyone knows what to expect for reviews and end product.



6. ENFORCEMENT FOR VACANT BUILDINGS AND PARCELS

Consistent enforcement will be key to successfully addressing vacant lands and derelict and abandoned buildings in the townsite and potentially extra jurisdictional areas.

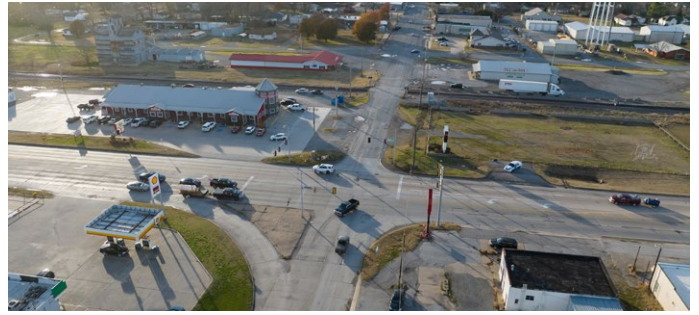
Vacant and derelict properties and buildings can negatively contribute to the look and feel of a place and they can also adversely impact investments and confidence in redevelopments. Through consistent enforcement Pryor Creek can look to remedy issues related to vacant and derelict properties to create more vibrancy within the downtown and surrounding neighborhoods. A unified approach across towns in the Four Corners region will help bolster vibrancy and may require coordination with other Mayes County towns in order to create clear expectations for local and regional developers.



7. ROAD PROJECTS

Meet with ODOT to discuss common transportation issues for Four Corners communities including access planning, traffic speed, truck route designation, and pedestrian crosswalks and safety improvements.

Pryor Creek will need to begin discussions with ODOT in the short-term in order to lead the conversation around road improvements, cross walks, pedestrian amenities and gateways into and through the city to strengthen entry points and to create more walkable pedestrian focused corridors with updated wayfinding, crossings, and lighting. To delay these conversations may negatively impact potential opportunities to effectively sequence funding mechanisms.



8. ADOPT NACTO STREET GUIDE

Adopt the NACTO street guide to direct new street standards in the town and county.

NACTO, the National Association of City Transportation Officials, is an organization comprised of over 90 major cities in the United States that actively share ideas and solutions to transportation issues facing different regions of the Country. Their Urban Street Guide provides the public with information on best practices from engineers, planners, and designers working in transportation and includes tools for making streets safer, more livable, and more economically vibrant places within communities.



9. IDENTIFY GRANTS AND FUNDING FOR ONGOING WORK PROGRAM

Continue to pursue grant funding for necessary town improvements such as transportation and streetscapes, utility improvements, and trails and parks.

As included and outlined in more detail in the Appendix: Resource Library, there are many opportunities for funding sources and grants in Oklahoma. Having a full-time, part-time, or contract based grant writer can open up opportunities for the town to begin to tackle some of its highest-priority projects. Sourcing funding will be an ongoing effort and may require a permanent grant writer position in the near- and mid-term so the city can accomplish its work program.



10. WORK WITH UTILITY PROVIDERS AND MUB

Work with the Municipal Utility Board and any other water, sewer, and other utility providers to discourage utility extensions and development in floodplains and other environmentally important lands and encourage development on higher, less flood-prone areas.

As weather patterns continue to become more erratic - impacting rivers, floodplains, weather events, etc. - it will become increasingly important for the communities in the Four Corners Region to work with utility providers to assist in mitigating flooding events and to protect environmentally sensitive areas.



11. DESIGNATE SERVICE BOUNDARIES

Consider the designation of Service Boundaries so that utility extensions and annexations do not occur until existing land within the city limits are largely built out or negotiations are in place to extend service to designated areas.

Urban service boundaries are established to define areas where municipalities provide public services such as water, sewer and transit. These boundaries are typically established as part of a comprehensive planning effort to guide growth into areas with existing services and strategically plan for future expansions.



12. PRESERVE AGRICULTURAL LANDS AND ENVIRONMENTALLY SENSITIVE AREAS

Work with the Mayes County Conservation District to develop techniques for the preservation of prime agricultural lands and environmentally sensitive areas in Pryor Creek and surrounding areas.

The rich history of agricultural in Mayes County and its role in the origin stories of many of the towns in the Four Corners Region places preservation of agricultural lands at the utmost importance when considering future growth in Pryor Creek and surrounding areas. Pryor Creek should pursue discussions with organizations such as the Mayes County Conservation District and local universities to learn more about conservation easement program opportunities and local and regional research into sustainable agricultural practices and programs. Protecting environmentally sensitive areas will help preserve these areas long-term and ensure that development responds to the local environment with context-sensitive design.

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2022 WATER AND WASTEWATER CONSTRUCTION PROGRAM**

RESOLUTION

WHEREAS, Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, authorized by the Secretary of Housing and Urban Development, as representative of the United States of America, to grant to the State of Oklahoma funds and administrative responsibility for the “Small Cities Community Development Block Grant” program; and

WHEREAS, the Oklahoma Department of Commerce, pursuant to designation by the Governor as the administering agency of the Community Development Block Grant Program for Small Cities in Oklahoma, is directed to further the purposes of community development in the State, and is authorized and empowered to accept funds from the Federal Government or its agencies and to enter into such contracts and agreements as are necessary to carry out the functions of the Department; and

WHEREAS, the City Council of the City of Pryor Creek (Unit of Government) is a local unit of general purpose government that will provide opportunity for input by residents in determining and prioritizing community development needs through its written Citizen Participation Plan; and

NOW THEREFORE, BE IT RESOLVED by the (Governing Body) City Council of the City of Pryor Creek that the City of Pryor Creek(Government Subdivision) desires to obtain assistance in community development and hereby requests the Oklahoma Department of Commerce to provide assistance under the policies, regulations, and procedures applicable to local communities in Oklahoma.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Pryor Creek (Governing Body) that City of Pryor Creek (Government Subdivision) affirms its commitment to take all action within its power to facilitate the receipt of the assistance of community development funds if the City of Pryor Creek (Government Subdivision) is awarded a Community Development Block Grant, and upon receipt to administer said grant by the rules and regulations established by the United States of America, the State of Oklahoma, and all empowered agencies thereof.

ADOPTED this 4 day of April, 2023, at a (regularly or specially) scheduled meeting of the governing body, in compliance with the Open Meeting Act, 25 O.S. §§ 301-314 (2001).

Larry Lees, Mayor 4-4-2023
Name and Title of Chief Elected Official Date

Signature of Chief Elected Official (S E A L)

Attest:
Subscribed and sworn to before me _____, 20____ My commission
expires _____, 20____. Commission No. _____

Clerk Signature

City of Pryor Creek CITIZEN PARTICIPATION PLAN

City of Pryor Creek intends to implement a Citizen Participation Program for its 2023 application process to accomplish the following objectives:

- A. Provide for and encourage citizen participation, particularly by low- and moderate-income persons who reside in areas where Community Development Block Grant (CDBG) funds are proposed to be used. This will be accomplished by:
 1. Providing frequent and timely public notice of CDBG program activities in the local newspaper or by posting at City/County Office.
 2. Adopting a comprehensive CDBG Statement of Needs.
 3. Conducting a Special Public Hearing to inform citizens of the proposed 2023 CDBG project and authorizing the Mayor to sign a CDBG application in a formal Council/Board of Commissioners meeting.

- B. Ensure that citizens will be given reasonable and timely access to local meetings, information, and records relating to proposed and actual use of funds, including, but not be limited to:
 1. The amount of CDBG funds to be made available for the current fiscal year, if the proposed project is approved.
 2. The range of activities that may be undertaken with those funds.
 3. The estimated amount of those funds proposed to be used for activities that will benefit low- and moderate-income persons.
 4. The proposed CDBG activities likely to result in displacement and any anti-displacement and relocation plans developed by the City of Pryor Creek in accordance with Section 104(d)(1) and (2) of the Act.
 5. The basis on which the City of Pryor Creek may provide technical assistance to groups representative of persons of low and moderate income that may request assistance in developing proposals. The level and type of assistance to be provided is at the discretion of the City of Pryor Creek and does not necessarily include providing funding to such groups.

6. This requirement will be accomplished by discussing the CDBG proposal during regular Council/Board of Commissioners meetings and in one formal public hearing prior to the submittal of the City of Pryor Creek 2023 CDBG application. During the hearing the five (5) items listed above will be explained to the public. Records of the 2023 CDBG process will be maintained in the City/County Office of the City of Pryor Creek by the Clerk and will be available upon request for review by the public. A brief summary of the proposed 2023 CDBG project will be available for public review after the Council/Board of Commissioners has made its final selection.
- C. Provide for a minimum of two (2) public hearings; one (1) prior to submission of the application for funding of the project for the purpose of obtaining citizen views and formulating or responding to proposals and questions, and the other end of the grant period if the City of Pryor Creek receives funding, that discusses the City of Pryor Creek accomplishments in relation to initial plans. The application stage hearing will include discussion of CDBG needs, and the development of activities being proposed for CDBG funding. There will be reasonable notice of all hearings, which will be scheduled for times and locations convenient to the potential and actual beneficiaries and which will accommodate the handicapped. Regularly scheduled Council/Board of Commissioners meetings will not be used for this purpose.
1. This requirement will be met through scheduling a Special Public Hearing to discuss the City of Pryor Creek 2023 CDBG proposal. At this hearing, the proposed project will be reviewed for the public and further citizen input will be solicited. Notice will be given no less than seven (7) working days in advance of this hearing on the City of Pryor Creek website and by posting at the City/County Office. The hearing will be held in the early evening so those citizens who work may attend. A second hearing will be held at the end of the grant period if the City of Pryor Creek is funded in the 2023 CDBG process.
- D. Meet the needs of non-English speaking residents in those instances where a significant number of non-English speaking residents can reasonably be expected to participate in the 2023 CDBG process. For example: the City of Pryor Creek does not currently have a significant population of non-English speaking citizens. However, every effort will be made to accommodate the needs of any non-English speaking citizens who wish to participate.
- E. Provide citizens with reasonable advance notice of, and opportunity to comment on, proposed activities not previously described in the City of Pryor Creek funding request and on activities which are proposed to be deleted or substantially changed in terms of purpose, scope, location or beneficiaries.

The proposed seven (7) working days' notice for all public meetings and hearings in connection with the City of Pryor Creek 2022 CDBG application process is believed by the City of Pryor Creek to afford citizens with reasonable advance notice. In addition, if any change is proposed to the purpose, scope, location, or beneficiaries of the proposed project or if the CDBG project budget changes by more than 25%, the public will be notified and afforded an opportunity for additional input.

F. Provide the place, telephone number, and times when citizens are able to submit written complaints or grievances and the process the City of Pryor Creek will use to provide a timely, written response to such complaints or grievances. For example: Citizens with comments or grievances on the 2023 CDBG process may submit them in writing or in person at the City/County Office during regular business hours or may call 918-824-0888. the City of Pryor Creek will respond to such comments or grievances within fifteen (15) working days, where practicable.

By formally adopting this Citizen Participation Plan, the City of Pryor Creek City Council/Board of Commissioners accepts the responsibility for implementing its provisions. The Council/Board of Commissioners further charges all employees and contractors with the responsibility of implementing this plan and living up to the spirit of the citizen participation requirements of the 2023 CDBG program.

Adopted this 4 day of April, 2023 by the City Council/Board of Commissioners of the City of Pryor Creek.

Chief Elected Official, Larry Lees, Mayor

ATTEST:

_ Clerk's Signature, Eva Smith

**2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Residential Anti-Displacement & Relocation Assistance Plan**

City of Pryor Creek

**RESIDENTIAL ANTI-DISPLACEMENT AND
RELOCATION ASSISTANCE PLAN**

The City of Pryor Creek, OK will undertake public improvements funded through the Community Development Block Grant program. No demolition or conversion of low/moderate-income dwelling units is anticipated by the City in conjunction with the activities assisted with these funds. Under Section 104(d) of the Housing and Community Development Act of 1974, as Amended, if such demolition or conversion unexpectedly occurs, before obligating or expending funds that will directly result in such demolition or conversion, the City of Pryor Creek will make public and submit to the Oklahoma Department of Commerce the following information in writing:

1. A description of the proposed assisted activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the housing needs of low/moderate-income households in the jurisdiction.

If displacement of low/moderate-income households occurs in conjunction with the public facilities improvements funded with CDBG funds, the City will provide relocation assistance, as described in 570.496(b)(2) to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

ADOPTED this 4th day of April, 2023, at a special meeting of the City Council of Pryor Creek, in compliance with the Open Meeting Act, 25 O.S. et seq.

Larry Lees, Mayor

April 4, 2023
Date

ATTEST: (TOWN SEAL)

Eva Smith, City Clerk



The City of Pryor Creek urges all citizens of Pryor Creek to follow the concepts, practices and intent embodied by the laws of the United States of America and the State of Oklahoma in regard to Fair Housing and urge any citizen having issues relating to Fair Housing contact the office of the U.S. Housing and Urban Development – Oklahoma City Field Office at 405-609-8404.

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0214 (exp. 2/28/2022)

Instructions. (See Public Reporting Statement and Privacy Act Statement and detailed instructions on page 2.)

Applicant/Recipient Information

Indicate whether this is an Initial Report or an Update Report

1. Applicant/Recipient Name, Address, and Phone (include area code):	2. Amount of HUD Assistance Requested/Received
--	--

3. HUD Program Name

5. State the name and location (street address, City and State) of the project or activity:

Part I Threshold Determinations

<p>1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>	<p>2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1 - Sep. 30)? For further information, see 24 CFR Sec. 4.9</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--	--

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. **However,** you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)

(Note: Use Additional pages if necessary.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

Signature:	Date: (mm/dd/yyyy)
X	

Public reporting burden for this collection of information is estimated to average 2.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection information unless that collection displays a valid OMB control number.

Privacy Act Statement. Except for Social Security Numbers (SSNs) and Employer Identification Numbers (EINs), the Department of Housing and Urban Development (HUD) is authorized to collect all the information required by this form under section 102 of the Department of Housing and Urban Development Reform Act of 1989, 42 U.S.C. 3531. Disclosure of SSNs and EINs is voluntary. HUD is authorized to collect this information under the Housing and Community Development Act of 1987 42 U.S.C.3543 (a). The SSN or EIN is used as a unique identifier. The information you provide will enable HUD to carry out its responsibilities under Sections 102(b), (c), and (d) of the Department of Housing and Urban Development Reform Act of 1989, Pub. L. 101-235, approved December 15, 1989. These provisions will help ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. They will also help ensure that HUD assistance for a specific housing project under Section 102(d) is not more than is necessary to make the project feasible after taking account of other government assistance. HUD will make available to the public all applicant disclosure reports for five years in the case of applications for competitive assistance, and for generally three years in the case of other applications. Update reports will be made available along with the disclosure reports, but in no case for a period generally less than three years. All reports, both initial reports and update reports, will be made available in accordance with the Freedom of Information Act (5 U.S.C. §552) and HUD's implementing regulations at 24 CFR Part 15. HUD will use the information in evaluating individual assistance applications and in performing internal administrative analyses to assist in the management of specific HUD programs. The information will also be used in making the determination under Section 102(d) whether HUD assistance for a specific housing project is more than is necessary to make the project feasible after taking account of other government assistance. You must provide all the required information. Failure to provide any required information may delay the processing of your application, and may result in sanctions and penalties, including imposition of the administrative and civil money penalties specified under 24 CFR §4.38.

Note: This form only covers assistance made available by the Department. States and units of general local government that carry out responsibilities under Sections 102(b) and (c) of the Reform Act must develop their own procedures for complying with the Act.

Instructions

Overview.

A. Coverage. You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity **and** you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance):

General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Applicants enter the HUD program name under which the assistance is being requested.
3. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
4. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. **Recipients filing Update Reports should not complete this Part.**

If the answer to **either** questions 1 or 2 is No, the applicant need not complete Parts II and III of the report, but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
2. State the type of other government assistance (e.g., loan, grant, loan insurance).
3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD **and any other source** - that have been or are to be, made available for the project or activity. Non-government sources of

funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
3. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need

not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, and on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional information required.

Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.
4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.
5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

b. Progress report for the Police and Fire Emergency Services Center and Library Addition from CMSWillowbrook.

Gary Rosebrough and Brenna Wells spoke regarding the Police and Fire Emergency Services Center and Library Addition. The Police and Fire Emergency Services Center is as on-schedule as it can be, due to the bad weather we have had. The Library Addition is on hold, awaiting some information on pricing from those who provide it. They should have that pricing tomorrow, and they will get back on it as soon as they can. Once they are able to move forward, they will have to wait on the arrival of the steel they need to order.

c. Discussion and possible action regarding CMSWillowbrook Inc. Change Order #3 – Remove & Replace Library Ceilings, in the amount of \$108,960.07.

Motion was made by Shropshire, second by Chitwood to approve CMSWillowbrook Inc. Change Order #3 – Remove & Replace Library Ceilings, in the amount of \$108,960.07. Voting yes: Ketcher, Shropshire, Nance, Smith, Chitwood, Brakefield, Tramel, Siever. Voting no: none.

d. Discussion and possible action regarding removing from the table Item 4.b. from the November 2nd, 2021 City Council meeting.

Motion was made by Smith, second by Brakefield to remove from the table Item 4.b. from the November 2nd, 2021 City Council meeting. Voting yes: Shropshire, Nance, Smith, Chitwood, Brakefield, Tramel, Siever, Ketcher. Voting no: none.

e. Discussion and possible action regarding award of 50% (\$409,523.06) of the \$819,046.12 ARPA funding to Municipal Utility Board for water and sewer infrastructure pursuant to ARPA guidelines.

Motion was made by Chitwood, second by Shropshire to approve award of 50% (\$409,523.06) of the \$819,046.12 ARPA funding to Municipal Utility Board for water and sewer infrastructure pursuant to ARPA guidelines. Voting yes: Nance, Smith, Chitwood, Brakefield, Tramel, Siever, Ketcher, Shropshire. Voting no: none.

5. CITY ATTORNEY’S REPORT:

a. Update from Bond Counsel.

Mr. Ritchie reported that after the resolution was passed for the additional bond amount of \$3,130,000.00 not to exceed an interest rate of 2.9%, RCB Bank won the bid, coming in at 2.339%. The anticipated closing date is March 9th, 2022, with a maturity date of January 1st, 2035.

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 February 15th, 2022 Council meeting.
- b. Approve payroll purchase orders through March 4th, 2022.
- c. Approve claims for purchase orders through March 1st, 2022.

<u>FUNDS</u>	<u>PURCHASE ORDER NUMBER</u>	<u>TOTALS</u>
GENERAL	2120211952 - 2120211955	60,926.15
STREET & DRAINAGE	2120211955 - 2120211922	12,434.61
GOLF COURSE	2120211955 - 2120211217	1,958.50
CAPITAL OUTLAY	2120210734 - 2120211970	21,061.14
REAL PROPERTY ACQUIS.	911265B - 2120211994	1,333.00
POLICE TRAINING FEES	2120211977 - 2120211985	1,363.32
RECREATION CENTER	2120211908 - 2120211911	288,442.26
DONATIONS AND EARMARKED	2120211690 - 2120211999	3,909.21
TOTAL		391,428.19
BLANKETS		
911282B	ADVANCE AUTO PARTS	1,000.00
911283B	C&R OIL CO.	10,000.00
911284B	DOLESE BROS. CO.	10,000.00
911285B	WEX BANK	70,000.00
TOTAL		91,000.00

- d. Acknowledge receipt of deficient purchase orders.
There were no deficient purchase orders.
- e. Discussion and possible action regarding closure of Main Street from Highway 69 to Vann Street on Saturday, April 9th, 2022 from 7:00 a.m. – 5:00 p.m. for the Northeast Oklahoma Veterans Freedom Tours Pull-A-Fire-Truck event. All proceeds go toward their trip to Washington, D.C. in May.
- f. Discussion and possible action regarding hiring Haley Bogle as dispatcher, Range R, Step 2 (annual wage - \$36,158.00) at the Pryor Creek Police Department, effective March 14th, 2022. Bogle is an OLETS certified dispatcher with over 10 years of experience.
- g. Discussion and possible action to authorize Mayor to sign contract with BOLT Fiber Optic Services for updating and rewiring the Pryor Public Library's data internal connections. This

City of Pryor Creek, OK

RESOLUTION

AUTHORIZING LEVERAGE FUNDS FOR THE CITY OF PRYOR CREEK 2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) WATER/WASTEWATER (W/W) PROGRAM.

WHEREAS, the City of Pryor Cerrk is seeking funding from the Oklahoma Department of Commerce for a 2023 CDBG/W/W Project: and

WHEREAS, should the City of Pryor Creek receive an award from the Oklahoma Department of Commerce 2023 CDBG/W/W Program for said funding.

NOW, THEREFORE, BE IT RESOLVED that, the City of Pryor Creek will commit funding in the amount of \$ 1,067,250.00 for use as leverage funds for the 2023 Community Development Block Grant CDBG/W/W Project.

PASSED AND APPROVED by the City of Pryor Creek City Council this 4th day of April, 2023

Larry Lees, Mayor
City of Pryor Creek

Subscribed and sworn to before me this 4th day of April, 2023.

ATTEST:

(TOWN SEAL)

Eva Smith, City Clerk

**Community Development Block Grant (CDBG)
2023 Water and Wastewater Construction Program
VERIFICATION OF LEVERAGE**

Federal/State participation, if any loan, grants, etc. Provide Application status and/or commitment letters.

Agency	Purpose	Amount	Present Status Comment

Other sources and amount of project financing including applicant's local contribution, if any. **Provide commitment letters and/or Resolution stating amount and source of Leverage.**

Agency	Purpose	Amount	Present Status Comment
City of Pryor Creek	Cash (ARPA Funds)	\$409,523.06	Committed
Pryor Municipal Utility Board	Cash (Capital Funds)	\$657,726.94	Committed

Note: Leverage information will be verified

Chief Elected Official Signature, Larry Lees, Mayor

Date _____

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2023 WATER AND WASTEWATER CONSTRUCTION PROGRAM**

ATTACHMENT E2

ESTIMATING THE VALUE OF IN-KIND LABOR

CDBG Applicant: City of Pryor Creek

Employee Name	Hourly Rate (If on monthly salary, divide salary by 172 hours)	Social Security (Multiply the hourly rate by .0765)	Worker's Comp (If paid monthly divide amount paid by 172 hours)	Insurance Benefits (Health, Life, or accident insurance, if paid monthly divide amount paid by 172 hours)	Retirement (Calculate cost of retirement benefit per hour)	TOTAL HOURLY RATE	ESTIMATED TOTAL HOURS WORKED	ESTIMATED TOTAL DOLLAR AMOUNT
TOTAL								

ESTIMATING THE VALUE OF VOLUNTEER LABOR

Employee Name	Hourly Rate (Fixed @ \$10.00 per hour)	ESTIMATED TOTAL HOURS WORKED	ESTIMATED TOTAL DOLLAR AMOUNT
TOTAL			

***Note:** Penalties such as deobligation of the grant, reduction of the grant amount, or other reasons deemed appropriate by ODOC/CD may be assessed for in-kind labor or voluntary labor not materializing.

Chief Elected Official _____ **Date** _____

**Community Development Block Grant (CDBG)
2023 Water and Wastewater Construction Program**

ESTIMATING THE VALUE OF SERVICES (IN-KIND LABOR FROM OTHER LOCAL ENTITIES)

CDBG Applicant: City of Pryor Creek

ATTACHMENT E3

Local Entity Providing In-Kind Labor	Hourly Rate (If on monthly salary, divide salary by 172 hours)	Social Security (Multiply the hourly rate by .0765)	Worker's Comp (If paid monthly divide amount paid by 172 hours)	Insurance Benefits (Health, Life, or accident insurance, if paid monthly divide amount paid by 172 hours)	Retirement (calculate cost of retirement benefit per hour)	TOTAL HOURLY RATE	ESTIMATED TOTAL HOURS WORKED	ESTIMATED TOTAL DOLLAR AMOUNT
TOTAL								

ESTIMATING THE VALUE OF SUPPLIES

Entity Providing Supplies	Type of Supplies to be Provided	Value of Supplies to be Provided	ESTIMATED TOTAL VALUE
TOTAL			

***Note: Penalties such as deobligation of grant, reduction of grant amount, or other measures deemed appropriate by ODOC/CD may be assessed for in-kind (from other local entities) and/or supplies contributions not materializing.**

Chief Elected Official: _____

Date: _____

**Oklahoma Department of Commerce CDBG Programs
Grantee Debarment Review and Certification**

All CDBG sub-recipients are required, by the regulations implementing 24 CFR Part 85.35, to conduct debarment reviews on all services procured with CDBG funds **before any contract award is executed**. These reviews shall be conducted by using the **System for Award Management (SAM) website, www.sam.gov, to determine if the potential contractor is registered as active with no exclusions. Save/Print the results.** Complete this form and attach the results along with the Notice of Award and Contractor's Debarment Certification form from the Bid/Proposal documents.

CDBG Grantee Name and Project Type	City of Pryor Creek			CDBG Contract Number	
*Contractor Name	Grand Gateway Economic Development Association				
Address	12 N Rowe			Phone	918-825-0888
City	Pryor	State	OK	Zip Code	74361
Contractor's UEI Number	CMGTFK1BQJ17				
Entity's Registration reviewed by					
Reviewer's Title					
Reviewer's Organization	City of Pryor Creek				
Chief Elected Official	Larry Lees				
Title of Chief Elected Official	Mayor				

By signing this certification, both the Reviewer and the Chief Elected Official certify all necessary actions were taken to complete the debarment check and that the contractor listed above is not suspended or debarred from conducting business with, or receiving funding from, the United States government under E.O. 12549.

Signature of Reviewer

Date

Signature of Chief Elected Official

Date

Please upload this document along with other required documentation into OK-Grants Related Items (RROF) and submit using the Notice of Award status. Keep the originals in the CDBG project file.

*Contractor is any entity or individual directly procured for contract services by the sub-recipient (grantee), (City, Town, or County), under this CDBG contract award and **must be registered as active** in SAM.gov.

AGREEMENT FOR ADMINISTRATIVE SERVICES

This agreement between the **CITY OF PRYOR CREEK, OK** hereinafter referred to as **CITY**, and Grand Gateway Economic Development Association, hereinafter referred to as **GGEDA**, for the consideration hereinafter set forth, and agrees as follows:

TERMS OF AGREEMENT

The “Term of this Contract shall consist of the “Original Term” and four (4) successive “Renewal Terms” until the “Expiration Date” specified on Exhibit “A”. The Original Term will become effective upon February 1, 2023 and shall terminate on June 30, 2023 (the “Original Term”). City agrees that, until the Expiration Date, unless the City’s Board of Trustees votes not to ratify this Agreement for the next ensuing budget year (July 1 through June 30), then such non-action by the Board of Trustees shall be construed as ratification of the Contract for the next ensuing budget year (subject to its right of termination set forth below). The Termination Date is December 31, 2026 or sixty (60) days after completion of the City of Pryor Creek Water/Wastewater project, whichever occurs first. **Notification of acceptance of said services shall be in writing to the Contractor.**

To Submit Requisitions/ Notice:

Community Development
Grand Gateway EDA
PO Drawer B
Big Cabin, OK 74332
(918) 783-5793 ext 36
Fax: (918) 783-5697

To Issue Payment/Notice:

Mayor
City of Pryor Creek
12 N Rowe
Pryor, Oklahoma 74361
(918) 825-0888
Fax (918)

GGEDA Contract Number: _____

SCOPE OF SERVICES

GGEDA agrees to provide management assistance, oversight and coordination as specified in Attachment "A", Scope of Services, herein made a part of this agreement for the purpose of carrying out the Community Development Block Grant (CDBG) project.

COMPENSATION TERMS AND CONDITIONS

The **CITY** agrees to pay GGEDA as compensation for administrative consulting services the total sum not to exceed \$44,000.00 being Forty-four Thousand dollars and no cents. GGEDA will be reimbursed upon completion of the following project activities in the amounts indicted as follows:

- a) First Draw at \$15,000.00; b) Second Draw at \$15,000.00; c) Third Draw at \$14,000.00

Such compensation shall be paid for the performance of the Scope of Services as set forth in this AGREEMENT and the approved grant agreement with the Oklahoma Department of Commerce (ODOC).

Subject to appropriation and disbursement of funds by the Oklahoma Department of Commerce, and upon presentation by GGEDA cost vouchers and approval thereof by the **CITY**, the **CITY** will pay GGEDA for the value of work performed for the completion of each project activity. It is expressly understood and agreed that in no event will the total compensation to be paid hereunder exceed the maximum sum of \$44,000.00 being Forty-four Thousand Dollars and No Cents for all services rendered unless written amendments to this AGREEMENT are entered into by the parties hereto for modification of the Scope of Services as set forth in Part I of this AGREEMENT. A final voucher for claims arising under this AGREEMENT shall be submitted within thirty (30) days following the termination or expiration of this AGREEMENT.

CONTRACT REPRESENTATIVES

The **CITY** contract representative, for the purposes of this AGREEMENT, shall be the **Larry Lees, Mayor**. GGEDA's representative, for the purpose of this AGREEMENT, shall be **Errin Clocker, Executive Director**.

GENERAL TERMS AND CONDITIONS

SUBCONTRACT NOTIFICATION PROVISION

None of the work and services covered by this contract may be subcontracted without written consent of the **CITY**. Any work or services subcontracted hereunder shall be specified by written agreement and shall be subject to each provision of this Agreement.

MODIFICATIONS

This contract is subject to modification as may be required by federal or state law or regulations. The work and services to be performed and the contract period may be modified only upon written agreement of both parties.

INTERPRETATION, REMEDIES

In the event of any disagreement between the **CITY** and GGEDA, relative to the provisions of this Agreement, the details of such disagreement shall be forwarded to the legal counsels of both parties for review and recommendation and such recommendation forwarded to the **CITY** Officers who shall make the final determination.

ASSIGNABILITY

GGEDA shall not assign any interest on this Contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the **CITY** thereto: Provided, however, that claims for money by GGEDA from the **CITY** under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the **CITY**.

SEBERNICIBILITY CLAUSE

If any provision under this contract or its application to any person or circumstance is held invalid by any court of competent jurisdiction, such invalidity does not affect any other provision of this contract or its application that can be given effect without the invalid provision or application.

HOLD HARMLESS CLAUSE

GGEDA shall, within limitations placed on such entities by state law, save harmless the State of Oklahoma, its agents, officers, and employees from all claims and actions, and all expenses defending same, that are brought as a result of any injury or damage sustained by any person or property in consequence of any act or omission by GGEDA. GGEDA shall, within limitations placed on such entities by state law, save harmless the State of Oklahoma, its agents, officers, and employees from any claim or amount recovered as a result of infringement of patent, trademark, copyright, or from any claim or amounts arising or recovered under Workers' Compensation Law or any other law. In an agreement with any subcontractor or any agent for GGEDA, GGEDA will specify that such subcontract or agents shall hold harmless the State.

PERSONNEL

GGEDA represents that it has, or will secure at its own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees of or have any contractual relationship with the **CITY**.

GGEDA has full responsibility for payment of any workers' compensation insurance, unemployment insurance, social security, state and federal income tax and any other deductions required by law for its employees.

All of the services required hereunder will be performed by GGEDA or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under state and local law to perform such services.

TERMINATION OF CONTRACT FOR CAUSE

If, through any cause, GGEDA shall fail to fulfill in a timely and proper manner its obligations under this contract, or if GGEDA shall violate any of the covenants, agreements, or stipulations of this contract, the **CITY** shall thereupon have the right to terminate this contract by giving written notice to GGEDA of such termination and specifying the effective date thereof, at least 30 days before the effective date of such termination. In such event, GGEDA shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. All finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by GGEDA under this agreement shall become the property of the **CITY**.

Notwithstanding the above, GGEDA shall not be relieved of any liability to the **CITY** for damages sustained by the **CITY** by virtue of any breach of the contract by GGEDA, and the **CITY** may withhold any payments to GGEDA until such time as the exact amount of damages due the **CITY** from GGEDA is determined.

TERMINATION FOR CONVENIENCE OF THE CITY

The **CITY** may terminate this contract at any time by giving at least 30 days notice in writing to GGEDA. If the contract is terminated by the **CITY** as provided herein, GGEDA will be paid for the time provided and all allowable expenses incurred up to the termination date.

CONFLICT OF INTEREST

No member of the governing body of the **CITY**, and no other officer, employee, or agent of the **CITY**, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this agreement, and GGEDA shall take appropriate steps to assure compliance.

INTEREST OF CONTRACTOR AND EMPLOYEES

GGEDA covenants that it presently has no interest and shall not acquire interest, direct or indirect, in the project area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of its services hereunder. GGEDA further covenants that in the performance of this agreement no person having any such interest shall be employed.

REPORTS AND INFORMATION

GGEDA, at such times and in such forms as the **CITY** may require, shall furnish the **CITY** such periodic reports as it may request pertaining to the work or services undertaken pursuant to the contract, the costs and obligations incurred or to be incurred in connection therewith and any other matters covered by this contract.

GGEDA shall furnish the **CITY** narrative reports and financial reports related to the elements of this contract in the form and at such times as may be required by the **CITY** or federal and state grantor agencies.

COMPLIANCE WITH LOCAL LAWS

GGEDA shall comply with all applicable laws, ordinances and codes of the state and local governments, and GGEDA shall save the **CITY** harmless with respect to any damages arising from GGEDA's performing any of the work embraced by this contract in violation of any applicable laws, ordinances and codes of the state and local governments.

COPYRIGHT

No reports, maps, or other documents produced in whole or in part under this contract shall be the subject of an application for copyright by or on behalf of GGEDA.

RECORDS AND AUDITS

GGEDA shall assist the **CITY** in retaining all books, documents, papers, records, and other materials involving all activities and transactions related to this contract for at least three (3) years from the date of submission of the final expenditure report or until all audit findings have been resolved, whichever is later. GGEDA shall, as often as deemed necessary by the **CITY**, permit authorized representatives of the **CITY** and Auditors, the U.S. Department of Housing and Urban Development, the Federal or State Department

of Labor and the U.S. Comptroller General to have full access to and the right to fully examine all such materials.

GGEDA shall comply with OMB circulars A-110 and A-122 requirements, where applicable. The OMB circulars are hereby made a part of this contract.

ANTI-KICKBACK REGULATIONS

GGEDA shall comply with all applicable anti-kickback regulations covered under Department of Labor Regulations 29 CFR, Part III.

EQUAL EMPLOYMENT OPPORTUNITY

GGEDA shall comply with the following equal opportunity requirements as part of CDBG assurances:

- a. GGEDA will not discriminate against any employee or applicant for employment because of race, creed, sex, color, national origin, handicap or familial status. GGEDA will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, national origin, or handicap. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. GGEDA agrees to post in conspicuous places, available to employees and applicants for employment, setting forth the provisions of this non-discrimination clause.
- b. GGEDA will, in all solicitation or advertisements for employees placed by or on behalf of GGEDA, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- c. GGEDA will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- d. GGEDA will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- e. GGEDA will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the **CITY**, the Oklahoma Department of Commerce, the U.S. Department of Housing and Urban Development and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- f. In the event of GGEDA's non-compliance with the equal opportunity clauses of this Agreement or with any of such rules, regulations or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and GGEDA may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

- g. GGEDA will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. GGEDA will take such action with respect to any subcontract or purchase order as the CITY, Oklahoma Department of Commerce, the U.S. Department of Housing and Urban Development may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that in the event GGEDA becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, GGEDA may request the United States to enter into such litigation to protect the interest of the United States.
- h. Housing and Community Development Act of 1974, Section 109.

GGEDA shall comply with Section 109 of the Housing and Community Development Act of 1974, which provides that no person in the United States shall on the grounds of race, color, religion, national origin, age or sex be excluded from participation, be denied the benefits of, or be subjected to discrimination under any program or activity funded under the Act.

- i. Civil Rights Act of 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

- j. "Section 3" Compliance in the Provision of Training, Employment and Business Opportunities

1. The work to be performed under this contract is on a project assisted under a program providing federal financial assistance from the Department of Housing and Urban Development through the Oklahoma Department of Commerce and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
2. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
3. GGEDA will send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

4. GGEDA will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development 24 CFR Part 135. GGEDA will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractor and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

AGE DISCRIMINATION ACT OF 1975

GGEDA shall comply with the provisions of the Age Discrimination Act of 1975, which prohibits discrimination on the basis of age in the delivery of services and benefits supported by federal funds.

AMERICANS WITH DISABILITIES ACT OF 1990

GGEDA shall comply to the extent required with the provisions of the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabled status in any publicly funded program and activity.

REHABILITATION ACT OF 1973, SECTION 504

GGEDA shall comply with the provisions of Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of handicap in any programs or activities receiving federal financial assistance.

Executed by: **CITY OF PRYOR CREEK**

Executed by: **GGEDA**

Larry Lees, Mayor

Errin Clocker, Executive Director

Date

Date

ATTEST: (SEAL)

ATTEST: (SEAL)

_____, City Clerk

_____, Public Notary

ATTACHMENT A

W/WW - SCOPE OF SERVICES: CDBG-W/WW GRANT MANAGEMENT SERVICES

Incorporate by reference the approved ODOC grant application and the following Administrative Services and Grant/Non-grant Project Administration

1. Establish and maintain project files in the community's office in accordance with the Oklahoma Department of Commerce Requirements.
2. Prepare notices, attend and address Public Hearings as requested and in accordance with the Community's Citizen Participation Plan.
3. Establish/update current policies: Equal Opportunity and Section 3 Affirmative Action Program; Fair Housing Program, and all other required documentation necessary to complete all contract performance measures.
4. Formulate program policies, standards and procedures as directed by the Governing Body.
5. Instruct staff and perform necessary duties to draw down request from the Cash and Management Information System.
6. Prepare all required reports and forms for official signature to be submitted to the Oklahoma Department of Commerce, as required by ODOC's Contract Implementation Manual.
7. Be in attendance during community site visits by the Oklahoma Department of Commerce staff or other governmental agencies and be prepared to answer all inquiries regarding contract(s) performance.
8. Prepare for signature a response to any monitoring letter prior to the due date required by ODOC, if requested to perform this service.
9. Develop and maintain all records necessary for compliance with State and Federal regulations, as well as develop those forms and documents necessary to administer all grant award requirements not provided by ODOC. (i.e., application forms, work write-ups, certifications, close-out documents, etc.).
10. Any and all documents prepared will be the property of the community and subject to review by ODOC, including but not limited to, any and all computer generated data.

Sub-Contracting for Professional Performance Service

Activities and Tasks:

Recommended Capital Improvement Planning Administration and Policy process and framework which includes procedures and policies to be followed during implementation of the process. This framework will include the responsibilities of:

- The Governing Body
- The Department Heads
- The Public

Scope of Services:

- Develop working procedures and oversee day-to-day activities.
- Monitor progress.
- Collaborate with department heads for data collection.
- Uniformly outline the priority criteria for analyzing and selecting proposed projects.
- Prepare a preliminary list of proposed projects and integrate projects with available funding resources and financing alternatives.
- Identify any area of existing problems.
- Assist in the development of the administration of a W/WW project:
 - Buildings
 - Equipment
 - Parks
 - Public Safety (Police & Fire)
 - Streets
 - Utilities (Water, Trash & Sewer)
- Produce Administrative requirements in accordance with the W/WW Guidelines as published by ODOC.

SUMMARY TABLE		Pryor Creek, OK								Survey Date: 44679							
County Income Levels	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		
Number of People in Each Family	1		2		3		4		5		6		7		8		
Below or Above the County Income Levels	Below	Above	Below	Above	Below	Above	Below	Above	Below	Above	Below	Above	Below	Above	Below	Above	
Number of Families Surveyed	71	36	53	83	43	23	29	23	11	14	6	3	3	0	2	0	
Individual Person Totals Accounted for by Survey Per Income Level and "Below" or "Above" Status																	
Persons Accounted for by Survey	71	36	106	166	129	69	116	92	55	70	36	18	21	0	16	0	
															Total Number of Occupied Households/Homes in Activity Target Area =		3,467
															Total Number of Persons in the Activity Target Area =		3,390
															Total Number of Occupied Households/Homes Surveyed in the Activity Target Area =		400
															Total Number of Families Below the Low and Moderate Income Level =		218
															Percentage of Total Families Below the Low and Moderate Income Level =		54.50%
															Total Number of Beneficiaries (Persons) =		3,390
															Total number of LMI Beneficiaries (persons) based on survey results =		1,848
															Percentage of Total Persons Below the Low and Moderate Income Level =		54.50%

**REQUEST FOR QUOTATION
NATIONWIDE REAL ESTATE SERVICES
COMMERCIAL PROPERTY**

The City of Pryor Creek, Oklahoma seeks quotations from qualified real estate agents for the nationwide posting of the old City of Pryor Creek Police Department property, located at 214 S. Mill Street, Pryor, OK 74361.

Scope of Quotation:

The scope of the quotation is to include:

- Fee / Percentage for Services
- Coverage Area
- Posting Platforms
- Upfront Requirements for Posting
- Any Other Pertinent Details Necessary for Quotation

Timeline for Completion Quotation

Written Proposal is due by 5:00 p.m. on Monday, March 27, 2023.

Submission of Quotation

Please submit your quotation for services outlined above in writing by email or in person, in time for receipt of same by the City on or before March 27, 2023.

Quotations shall be submitted to: CITY CLERK FOR CITY OF PRYOR CREEK
c/o Darla Coats, Deputy Clerk
coatsd@pryorcreek.org

or

12 N. Rowe Street, Suite B
PRYOR, OK 74361

ATTACHMENT: POLICE STATION APPRAISAL – NOVEMBER 4, 2022

Pro One Realty, Inc.



Listing Proposal

Prepared for: City of Pryor Creek Attn: Ms. Darla Coats

Prepared by: Wanda Cummings. Broker/CEO

March 23, 2023

Phone number: 918-824-2721 cell: 918-373-0598

Address: 305 W. Graham Ave. Pryor, Ok 74361

Email: wandasuecummings@gmail.com

PRO ONE REALTY, INC.

Pryor Creek
Police Station

214 South Mill
St.

Pryor,
Oklahoma
74361

1. In the course of the listing:
2. Will investigate & research city records for restrictions, codes, easements pertaining to the property.
3. Will list the property on the Greater Tulsa MLS
4. Will also list as a member of the Northeast Board of Realtors to the NEOBR MLS.
5. On a National & Global scale subject will be listed on the commercial listing sites of Loop Net & Costar. LoopNet is by far the most visited network. LoopNet connects us with your next prospect faster, helping you spend less time on the market.
6. Gets you in front of people, not just in our market, but in outside markets. It opens you up to new opportunities and gives you that exposure you wouldn't traditionally have."
7. Professional Photo's and Aerial footage.
8. Eye-catching Presentation to send out to all potential buyers.
9. We make sure that anyone presenting offers is qualified to purchase the property & has the ability to close on accepted contracts.
10. Pro One uses Social Media to target specific areas of the country where interest of Relocation exist. Many Commercial listing platforms on social media.
11. Pro One opens early & stays late for the convenience of clients. (Especially those in different time zones)
12. Pro One answers phones, returns calls, emails & text. Quick response times.

PRO ONE REALTY, INC.

LISTING SUMMARY

Objective

Pro One Realty has always had the objective to promote the use of Local Business. Money made here is spent back into the community & is good for everyone including the city we represent. We would love the opportunity to show that we are some of the best Realtors in this market & companies don't have to go outside the community to hire other firms.

Listing commission

- The commission rate for this listing is 5% with a clause that should we have this in house representing both sides the commission would drop to 4%.
- I was always told you have to spend money to make money & we do!

Overview of experience

I have been in this business for 20 years & am no stranger to Commercial sales.



315 Mid America Dr. Chouteau Listed



4400 NE. 1st St. Pryor Sold



Pryor Lanes (Bowling Alley) SOLD



1025 1st St Pryor SOLD



14 S. Vann St Pryor SOLD



103 NW 2nd St. Adair SOLD



+

+

162 E. 530 Rd. Pryor SOLD



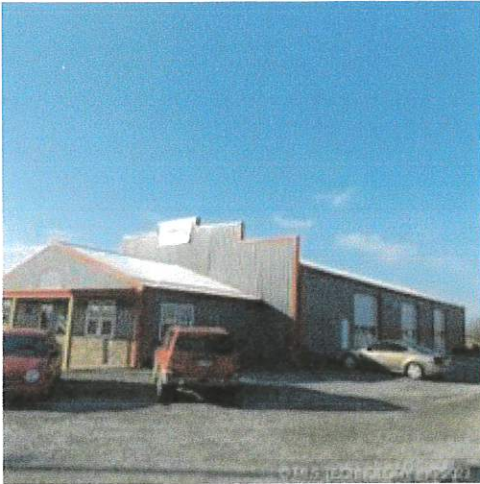
32207 Hwy 69 Big Cabin SOLD
Express Metals #2 location



162 E. 530 Rd Pryor SOLD 2 times



705 Overland Trail Enid SOLD



12669 N. Hwy 69 Adair. SOLD



27 W. 370 Rd. Adair. SOLD



319 W. Graham Ave. Pryor SOLD



315 W. Graham Ave. Pryor SOLD



Office 918.825.7625
Web SolidRockRealtors.com

RECEIVED
MAR 24 2023
CITY CLERK'S OFFICE
PRYOR CREEK, OK

City of Pryor Creek ,Oklahoma 74361

Quotation of Property located at 214 S Mill Pryor, Oklahoma

Fee

A fee of 6% of final sale price if co-brokered with an agent other than myself. The 6% fee of commission would be used to pay the co agent bringing the buyer and my commission.

On the occasion that I would bring a buyer for the property the commission would drop to 4.5% These % commissions also pay for my marketing ,photography costs.

There are no other fees attached on my behalf or Solid Rock Realtors, we do not charge a Brokerage Fee as many others do.

Coverage Area & Posting Platforms

Nationwide coverage would be addressed by using IDX (Internet Data Exchange) that my company is part of. This system pushes all listings out to nationwide sale platforms, competing brokers and lenders when they have updated technologies that participate in the IDX exchange. List Hub is also used to market all listings, which puts the property out for all platforms to feature to commercial markets.

Major commercial listing platforms Loop.net and CoStar will be used and or considered to market the property. These are the main Commercial Listing entities used throughout the market that are specifically for commercial properties.

As an agent and community member I am working with the Chouteau-Mazie Public Schools to purchase properties and as a Trustee of the Town of Chouteau I am working to improve the community currently and create paths for future growth.

I look forward to hearing from the City of Pryor Creek in the near future.

Angela Dannels

918-533-1922



COLDWELL BANKER
SELECT

RECEIVED
MAR 27 2023
CITY CLERK'S OFFICE
PRYOR CREEK, OK

March 24, 2023

City of Pryor Creek
c/o Darla Coats, Deputy Clerk
12 N Rowe St., Suite B
Pryor, OK 74361

Dear Ms Coats,

I am honored to have the opportunity to provide a quote to market 214 S Mill Street, Pryor, Ok 74361.

After discussion with our Commercial Real Estate Division I have compiled the information which you have requested.

Our commission to market and sell the property would be 6% of the gross sales price. Commercial properties are not like Residential sales and require a special skill set to handle properly. I would be working with our company's commercial division to be sure we are marketing the property to the best of our ability while assuring no unintended liability is placed on the City of Pryor as our client.

Commercial properties also require additional marketing. We utilize many specialized outlets to insure a worldwide reach is obtained. A few of these outlets will include; Co-Star, LoopNet, Coldwell Banker Commercial worldwide, Catylist and Crexi in addition to the Greater Tulsa Association of Realtors, MLS services which covers all of Northeast Oklahoma and is from there sent out to numerous other websites.

We would require all standard listing documents and access to the property so our professional photography staff could photograph the property. We would also be including drone photography. There will not be any upfront cost to the City of Pryor for photography or marketing.

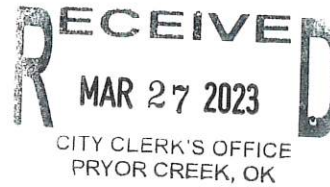
I am a broker/associate with Coldwell Banker Select. I have been a licensed since 1992 and have sold 100's of properties all over Northeastern Oklahoma during my 30+ year career. Our office started with Ralph Jackson several decades ago. Our lineage also includes longtime residents of Mayes County Charlene Kendrick and Harriett Dunham who have built our business on a foundation of knowledge, Integrity and commitment to our community. In 2018 Harriett partnered with Sam Rader and Coldwell Banker Select to continue that legacy of providing the best real estate services available with all the technology and marketing tools that are required to stay on the cutting edge of our industry.

Best regards,

Danna Price



Oklahoma
Lifestyle
Properties



Danelle Moore
Owner/Broker
207 E Graham St
Pryor, OK 74361

Dear Darla Coats,

First of all, let me introduce myself. My name is Danelle Moore, and I am the Owner/Broker at United Country – Oklahoma Lifestyle Properties. Not only have I been in Real Estate, but my husband and I have been small business owners in Rogers and Mayes County for over 30 years. United Country has several very unique and valuable services that we provide. We are the nation's leading small business real estate company, including office & warehouse space, retail / restaurants / multi-family apartment buildings, hotels & motels, commercial development land and all types of commercial properties in the markets we serve. Our broad commercial property focused marketing strategies attract buyers not just locally, but statewide, regionally and nationally on a consistent basis. Since 1925 we have specialized in marketing commercial property, and today sell more than any other group.

Fee/Percentage of Services:

The percentage for my service would be 6.5% of the final sale price. I have attached the marketing proposal that has been given to me by our Marketing Team. As you will see, this property will be sent out to multiple different sites and will reach numerous people. I believe that 6.5% is a fair value for work that I will spend marketing to be able to help get this property sold for you.

Coverage Areas:

The coverage that your property will receive with listing with Untied Country will be unmatched with any other real estate company. We will list your property on the local MLS but the unique difference with Untied Country is that we have the ability to enter it on to our own website and it will automatically be syndicated to **Commercial-property.untiedcountry.com.** Being able to turn around and enter your property onto our website is that it reaches a significant amount more than just posting on the local MLS. The property will also syndicate to Zillow, Trulia, Redfin, etc. Another unique coverage that United Country can provide for you is that we are able to send out Virtual Postcards to Untied Country's database of buyers that are specifically looking for commercial property.

Upfront Requirements for Posting:

The only upfront requirement that we would need before posting your property for sale would be a signed Listing Agreement. After the Listing Agreement has been signed we would also need access to the building to have our photographer come in. Our photographer will take professional commercial photos and videography. We will also do a Matterport 3D model which is a dollhouse view of the building that allows people to remotely tour the facility.

Posting Platforms:

We uniquely own and operate the highest ranked and multiple commercial specific websites, offer the largest national commercial property buyer database, publish and distribute national United Country Real Estate property catalogs, advertise in numerous leading commercial related 3rd party websites, magazines and newspapers across the country and offer additional commercial property specialty marketing programs. United Country also offers a world class commercial property marketing consulting team that has a long history in the marketing and sales of commercial and small business related real estate.

When you list with us, your property will be posted on multiple commercial sites such as Crexi.com, Loopet.Com, CommercialExchange.Com, DealStream.com, Realnex.com. Along with these commercial websites your property will be emailed to our database of buyers. United country has the largest private database of private buyers ready to purchase. Your property will also be posted on social media as well such as Facebook & Instagram.

The experience & expertise United Country has in commercial property valuation, marketing, buyer networks and sales strategies which I believe can be extremely valuable to you when considering selling your property. Combined with the unique commercial property marketing tools provided by United Country, my goal is to help you get the maximum value of your assets.

Some of the unique commercial specific tools I will put to work for your property include:

- Page #1 Commercial and Small Business Property Specific Websites
- Property / Listing Specific Top Ranked, Page #1 Websites
- 3rd Party Leading Commercial Property Websites
- Access to Thousands of Commercial Property Buyers in our Private Database
- Print, Digital and Direct Marketing to Local, Regional and National Buyers
- E-marketing Programs to Targeted Potential Commercial Buyers
- Access to United Country's Commercial Property Consulting and Marketing Team
- And more...

For over 90 years, United Country has been in the business of helping people achieve their real estate goals, which is my focus. I am confident I can provide unsurpassed services to you when needed. Please call me today to discuss your real estate questions or needs.

Sincerely,

Danelle Moore

United Country Difference

- *National Exposure*
- *Local Expertise*
- *Professional Photography*
- *Top Notch Marketing*
- *A Team That Works Together*



Pryor Police Station
United Country | Oklahoma Lifestyle Properties

Section	Color or B&W	Circulation or Site Traffic	Runs/ Qty	Cumulative Circulation or Site Traffic	Ad Size (w x h)	Client Investment	United Investment
DIGITAL MARKETING							
Commercial Websites							
CommercialExchange.com (formerly Catylist.com)		12,828	6	76,968			
Crexi.com		TBD	6	TBD			
LoopNet.com (Silver Listing) + Email		1,937,899	6	11,627,394			
DealStream.com (formerly MergerNetwork.com)		57,403	6	344,418			
RealNex.com (formerly PropertyLine.com)		10,294	6	61,764			
Email Marketing							
Eblast Deployment: PropertyLine - Statewide		200,000	2	400,000			
Eblast Deployment: PropertySend		120,000	2	240,000			
Eblast Deployment: United Country Contact List		500	6	3,000			
						Digital Marketing Subtotal	
Digital marketing project management: posting to sites, removing from sites, reporting, QA, copy writing, scheduling and deployment of third-party Eblasts						\$900	\$48,096
SOCIAL MEDIA MARKETING							
Facebook & Instagram Organic Post - Design Only - 1080x1080 - Value Added			1				
						Social Media Marketing Subtotal	
Social media ad writing & management fees						\$0	\$0

Accepted by: _____

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Prepared 9:18 AM 3/23/2023



Pryor Police Station
United Country | Oklahoma Lifestyle Properties

Section	Color or B&W	Circulation or Site Traffic	Runs/ Qty	Cumulative Circulation or Site Traffic	Ad Size (w x h)	Client Investment	United Investment
PLAN DEVELOPMENT							
Marketing Plan Development (waived if plan is not executed)							
<ul style="list-style-type: none"> - Creative brief review and analysis - Research/discovery process - Media planning - Negotiation with media outlets - Strategic analysis and application - Proposal completion & submittal - Proposal revisions if applicable 							
						Development Subtotal	
						Value Added	\$2,400
REPORTING							
Detailed proof of performance document inclusive of screenshots, digital tear sheets and any analytic data							
						Reporting Subtotal	
						\$100	\$1,400
Cumulative Impressions				12,753,544			
						\$1,000	\$51,896

- 1) Confidential and Proprietary: Do not copy, redistribute or use any portion of this Media Plan for any purpose without the express written consent of Enhanced Marketing Solutions and United Real Estate Group.
- 2) Circulation/Readership Estimates are provided by the publishers. Impression Estimates are provided by site owners or Compete.com.
- 3) Proposal valid for 45 days. Media space subject to availability with vendors. UC catalog schedule subject to change.
- 4) First year of hosting included. EMS will contact client on renewal date with price to continue the site.

Accepted by: _____

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Prepared 9:18 AM 3/23/2023

Top 10 Reasons to choose United Country

1 EXPERIENCE

Since 1925, we've helped millions sell properties like yours

2 LARGEST LIFESTYLE REAL ESTATE NETWORK

Nearly 500 offices and 4,000 agents nationwide

3 INTERNET DOMINANCE

Over 3,500 specialty websites rank on page one for buyer searches

4 BROADER EXPOSURE

The most comprehensive, exclusive advertising program

5 ADVANCED E-MARKETING

Virtual postcards, social media and email campaigns

6 UNMATCHED PRINT ADVERTISING

Extensive national magazine, newspaper and direct mail

7 EXCLUSIVE CATALOG

National distribution and advertising of local listings

8 NICHE EXPERTISE

Specialty property experience and marketing programs

9 BUYERS

The only national database of more than 650,000 prospective buyers

10 WEBSITE BUYER TRAFFIC

Over 3,000,000 visitors each month



National Marketing. Local Expertise.®

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THE LARGEST DIGITAL MARKETING REACH

Since 1925, United Country Real Estate has been an innovator in real estate marketing. Today, we're the only national real estate company that advertises individual listings on a corporate level. The network of websites we own and advertise on is viewed by millions each month, giving our listings unmatched online exposure.

UCRE-OWNED WEBSITES RECEIVE MORE THAN 3 MILLION MONTHLY VIEWS:

- UnitedCountry.com
- UnitedCountrySPG.com – A network of 38 owned websites focusing on niche property types like land, ranches, farms, businesses & timberland
- UCRE office, agent & listing websites

LISTINGS AUTOMATICALLY SYNDICATED TO:

- All United Country owned websites & RealtreeUC.com
- Trulia.com & Zillow.com

SPECIALTY UCRE WEBSITES:

- UCRanchProperties.com – *Premier Ranches*
- RealtreeUC.com – *Our Exclusive Partnership with Realtree*
- UCHuntingProperties.com

SELECT LISTINGS UPLOADED TO:

- Land.com
 - LandsOfAmerica.com
 - LandWatch.com
 - LandandFarm.com
- LandDataExchange.com
 - LandBrokerMLS.com
 - LandHub.com
 - FarmsUSA.com
 - WSJ.com
 - TheLandReport.com
 - OpenFences.com (*properties over \$1 M*)
 - MansionGlobal.com (*properties over \$1 M*)
- FarmandRanch.com
- LakeHouse.com, GolfHomes.com & BeachHouse.com
- HistoricForSale.com & PreservationDirectory.com
- BizBuySell.com & BusinessBroker.net
- LoopNet.com
- Horseproperties.net
- Facebook.com, Instagram.com & LinkedIn.com
- And Many More...



Interested in learning all of the advantages of joining United Country Real Estate? **CONTACT US TODAY.**

JoinUnitedCountry.com | 844.415.8959 | JoinUs@UnitedCountry.com



**PRYOR CREEK REALTORS
OVERVIEW FOR
NATIONWIDE LISTING OF 214 S MILLS ST.**

REAL ESTATE AGENCY	FEE / % OF SERVICES	COVERAGE AREA	POSTING PLATFORMS	UPFRONT REQUIREMENTS	MISC.
PRO ONE REALTY	5% (co-brokered) 4% (handling both sides)	Greater Tulsa MLS NE Board of Realtors National & Global thru LoopNet & Costar	Many Social Media Commercial listings		
SOLID ROCK REALTORS	6% (co-brokered) 4.5% (they bring buyer)	Nationwide thru IDX (Internet Data Exchange) List Hub, Loop.net Costar			
COLDWELL BANKER SELECT	6%	CoStar, LoopNet, Coldwell Banker Commercial Worldwide Catalist, Crexi Greater Tulsa MLS		No upfront costs All standard listing documents and access to property	
UNITED COUNTRY REAL ESTATE	6.5%	commercial-property. unitedcountry.com Zillow, Trulia, Redfin, etc. LoopNet.com CommercialExchange.com DealStream.com Reahex.com	multiple commercial specific websites, commercial property buyer database, property catalogs, 3rd-party websites, magazines & newspapers	All standard listing documents and access to property	

**MINUTES
CITY COUNCIL MEETING
FOLLOWED BY PRYOR PUBLIC WORKS AUTHORITY MEETING
CITY OF PRYOR CREEK, OKLAHOMA
TUESDAY, MARCH 21ST, 2023 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 Mayor Lees. Roll Call was conducted by City Clerk Eva Smith. Council members present included Terry Lamar, Choya Shropshire, Dennis Nance, Randy Chitwood, Evett Barham, Chris Gonthier. Members absent: Steve Smith and Lori Siever.

Department Heads and other City Officials present: City Attorney Kim Ritchie, Police Chief Dennis Nichols, Fire Chief BK Young, Golf Superintendent Dennis Bowman, Library Director Cari Rerat and Recreation Center Director Jessica Tiger.

Others present: Police Sergeant Dustin Van Horn, Courtney Davis, Lisa Malone, Steve Powell, Randy and Erna Gibbs, Jeff and Catalina Kolker, Retirement, LLC representative Staci Hitchcock, Principal Financial Services, Inc. representative Wes Cyrus, Jeremy Cantrell, Jennie LaFave, Merideth Olson, Michael Moore, Houston Brittain, Jeanette Anderson, Kathy LaValley, Gilbert Graybill, Autumn Graybill, Charles Tramel, Travis Mileur, Nena Roberts, Marshel Morrison, Lori Ballew, Bruce Smith, Zac Doyle, Terry Aylward and Kemmie Shropshire.

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

- a. Kathy LaValley read a letter from the Oklahoma Department of Wildlife Conservation to the Mayes County Master Gardeners and was presented a certificate recognizing the creation of a habitat known as Oklahoma Wildscape.
- b. Merideth Olson with Pryor Main Street recognized Jennie LaFave and Mayor Lees for his nomination by Oklahoma Main Street as a top three finalist for Outstanding Public Official.

3. DEPARTMENT HEAD REPORTS IF NEEDED:

a. Building Inspector

No report.

b. Emergency Management

No report.

c. Fire

Young reported that they have a ladder truck down at the moment.

d. Golf

Bowman reported that the Golf Course has a lot of upcoming events. They held the U.S. Kids Tournament last Sunday, and he provided the roster from that event so the Council could see from where all the participants traveled. He also passed out paperwork for upcoming tournaments, the next of which will be Bradford Christian School, Brown & Brown Special Olympics, Sertoma Masters and Pryor Main Street. He asked everyone to spread the word.

e. Library

Rerat reported that all the new flooring is in and looks wonderful. She handed out a statistics sheet and reported that they opened 115 new accounts in February.

f. Parks / Cemetery

Powell provided a written report to each Council member.

g. Police

Nichols had no report but stated he will have a statistics sheet at the next meeting.

h. Recreation Center

Tiger reported that the new pool heater is in, and this one has a thermostat, which will make keeping the pool a consistent temperature so much easier. She also reported that they will have an Easter egg hunt in the pool on Easter weekend this year. She stated that this was a huge success last year.

i. Street

No report.

4. MAYOR'S REPORT:

a. Discussion and possible action regarding recommendations from the PYO Ad Hoc Committee.

Motion was made by Shropshire, second by Chitwood to approve recommendation from the PYO Ad Hoc Committee. Lamar spoke regarding the Ad Hoc Committee meetings from the last few months. He stated that this is the 82nd year this building has been in existence. They fixed the roof only to find that there is an underground water leak coming up inside the building. He stated that the Ad Hoc Committee recommends the building be put up for sale. He reminded Council that the following citizens served on this committee: Jack Hardy, Jennie LaFave, Brent Taylor, Monty Littlefield and himself.

Shropshire and Chitwood then amended their motion and second to table recommendations from the PYO Ad Hoc Committee. Voting yes: Lamar, Shropshire, Nance, Chitwood, Barham, Gonthier. Voting no: none.

b. Mid-Year December 31st, 2022 Budget Review – Jeff Kolker

Jeff Kolker provided an overall review of the General Fund Budget as of December 31st, 2022.

c. Discussion and possible action regarding the resignation of Steve Smith from City Council Ward 2, effective March 10th, 2023.

Motion was made by Gonthier, second by Nance to approve the resignation of Steve Smith from City Council Ward 2, effective March 10th, 2023. The Council thanked Smith for his hard work with Council and the Street Committee. Voting yes: Shropshire, Nance, Chitwood, Barham, Gonthier, Lamar. Voting no: none.

d. Discussion and possible action regarding the nomination of Travis Mileur to replace Steve Smith at City Council Ward 2, term expiring April 30th, 2024.

Motion was made by Nance, second by Shropshire to approve the nomination of Travis Mileur to replace Steve Smith at City Council Ward 2, term expiring April 30th, 2024. Nance and Shropshire then amended their motion and second to table the nomination of Travis Mileur to replace Steve Smith at City Council Ward 2, term expiring April 30th, 2024. Voting yes: Nance, Chitwood, Barham, Gonthier, Lamar. Voting no: Shropshire.

e. Discussion and possible action regarding the resignation of Lori Siever from City Council Ward 4, effective March 21st, 2023.

Motion was made by Gonthier, second by Chitwood to approve the resignation of Lori Siever from City Council Ward 4, effective March 21st, 2023. The Council thanked Siever for her many years of service to the City. Voting yes: Chitwood, Barham, Gonthier, Lamar, Shropshire, Nance. Voting no: none.

f. Discussion and possible action regarding approval to pay the CMS Willowbrook Application and Certificate for Payment No. 25 in the amount of \$24,253.16 from Fund 86 regarding the Emergency Center and Library Expansion Project.

Motion was made by Gonthier, second by Lamar to take no action. After discussion and note of Scrivener's error that this should come from Fund 87, Gonthier and Lamar amended their motion and second to table approval to pay the CMS Willowbrook Application and Certificate for Payment No. 25 in the amount of \$24,253.16 from Fund 87 regarding the Emergency Center and Library Expansion Project until the next meeting. Voting yes: Barham, Gonthier, Lamar, Shropshire, Nance, Chitwood. Voting no: none.

5. CITY ATTORNEY'S REPORT:

a. Discussion and possible action to confirm and approve Deed from City to County on sale of surplus old fire station - Lots 1 and 4, and North 15 feet in Block 23, Original Town of Pryor Creek. Purchase price by County to City was \$90,000.00 for City's ½ interest in property.

Motion was made by Lamar, second by Shropshire to confirm and approve Deed from City to County on sale of surplus old fire station - Lots 1 and 4, and North 15 feet in Block 23, Original Town of Pryor Creek. Purchase price by County to City was \$90,000.00 for City's ½ interest in property. Voting yes: Gonthier, Lamar, Shropshire, Nance, Chitwood, Barham. 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 March 7th, 2023 Council meeting.
- b. Approve payroll purchase orders through March 31st, 2023.
- c. Approve claims for purchase orders through March 21st, 2023.

FUNDS	PURCHASE ORDER NUMBER	TOTALS
GENERAL	2220222312 – 2220222233	177,131.31
STREET & DRAINAGE	2220222233 – 911351B	9,504.33
GOLF COURSE	2220222249 – 911301B	15,731.43
CAPITAL OUTLAY	911293B – 911294B	64,617.87
REAL PROPERTY ACQUIS.	2220222330	18.00
HOTEL / MOTEL TAX	2220222059 - 2220222334	10,200.00
RECREATION CENTER	2220222289 - 2220222256	13,588.51
DONATIONS AND EARMARKED	2220222227 - 2220222322	2,899.46
TOTAL		293,690.91

NO BLANKETS

- d. Acknowledge receipt of deficient purchase orders.
There were no deficient purchase orders.
- e. Approve January 2023 Appropriations Request.
- f. Approve February 2023 Appropriations Request.
- g. Discussion and possible action regarding accepting Randy Gibbs’ retirement from the Pryor Creek Fire Department, effective March 31st, 2023.
- h. Discussion and possible action regarding closing South Adair Street from Graham Avenue to Southeast 1st Street on Thursday, April 27th, 2023 from 4:00 p.m. until 8:30 p.m. for the Pryor Main Street Farm-to-Table event.
- i. Discussion and possible action regarding Audit Agreement with Hood & Associates for fiscal year ending June 30th, 2022 in the amount of \$27,500.00.
- j. Discussion and possible action regarding hiring Retirement, LLC as the Third-Party Administrator for the City’s Money Purchase Plan and the 457 Plan.
- k. Discussion and possible action regarding updating to a more efficient timekeeping system and authorizing Mayor to sign an agreement with TimeClocks Plus for new time clocks for City employees, for 2023-2024 fiscal year. The implementation, licensing and maintenance are proposed to pay from General Software Account #02-201-5260 in an estimated amount of \$17,514.31. The individual time clock equipment and shipping are proposed to pay from the various departments’ Capital Outlay - Equipment accounts (below). This action changes our timekeeping vendor from iSolved Time to TimeClocks Plus.

ITEM DESC.	PRICE / UNIT	QUANT.	CHG. TYPE	ORDER TOTAL	DEPT.
EST. IMPLEMENTATION SERVICES (TIME & MATERIALS)	168.75	36 hrs (if used)	ONE-TIME	\$6,075.00	02-201-5260
ENTERPRISE LICENSE ANNUAL CHARGE 2022	48.75	150 Licences	RECURRING	\$7,312.50	02-201-5260
OVERAGE ENTERPRISE LICENSE ANNUAL CHARGE	48.75		USAGE	0.00	
HARDWARE SUPPORT & MAINTENANCE	4,126.81	1	RECURRING	\$4,126.81	02-201-5260
*RDT + FINGERPRINT	\$2,084.25	11 CLOCKS	ONE-TIME	\$22,926.75	
HARDWARE S&H	@ \$10.00/ea	10 DEPTS.	ONE-TIME	\$100.00	
		Clerk Office (1)		\$2,094.25	02-209-5031
		Police Dept. (1)		\$2,094.25	02-215-5260
		Animal Shelter (1)		\$2,094.25	02-216-5411
		Fire Dept. (2)		\$4,178.50	02-217-5411
		Park Dept. (1)		\$2,094.25	02-219-5413
		Library (1)		\$2,094.25	02-221-5091
		Cemetery (1)		\$2,094.25	02-223-5413
		Golf Course (1)		\$2,094.25	41-415-5411
		Street Dept. (1)		\$2,094.25	14-145-5034
		Rec Center (1)		\$2,094.25	84-845-5410
			SUBTOTAL	\$23,026.75	
			TAXES	\$0.00	
GRAND TOTAL				\$40,541.06	

- l. Discussion and possible action regarding hiring Michael K. Moore for the Director position at Pryor Creek Recreation Center Range G, Step 4 (annual wage - \$65,643.00), effective March 22nd, 2023.

- m. Discussion and possible action regarding an expenditure in the amount of \$3,500.00 to JayCo Heat & Air for temporary repair of Recreation Center pool heater from Aquatics Repair & Maintenance Account #84-846-5091.
- n. Discussion and possible action regarding approval of a journal entry moving an expenditure in the amount of \$18,810.63 from Golf Repair & Maintenance Account #41-415-5092 to Golf Capital Outlay Account #41-415-5411. This expenditure was for pump equipment. The original Council action was from July 19th, 2022.
- o. Discussion and possible action regarding approval of a journal entry moving an expenditure in the amount of \$14,000.00 from Recreation Repair & Maintenance Account #84-845-5091 to Aquatics Repair & Maintenance Account #84-846-5091, due to substantial unforeseen repair and maintenance in #846 Aquatics. The #845 Recreation account has surplus.
- p. Discussion and possible action to pay OMAG for two property insurance invoices totaling \$6,195.00 for additional premium regarding the Emergency Center / Library Expansion building project and contents and expensing the transaction from General Insurance – Property Account #02-201-5045.
- q. Discussion and possible action regarding the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$2,300.00 for the 2022 Nativity Museum Christmas Pop-Up, from Hotel / Motel Chamber Account #75-755-5090.
- r. Discussion and possible action regarding the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$2,900.00 for the 2022 Christmas Parade of Lights, from Hotel / Motel Chamber Account #75-755-5090.
- s. Discussion and possible action regarding the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$5,000.00 for the 2023 OK Tackle, Hunting & Boat Show, from Hotel / Motel Chamber Account #75-755-5090.
- t. Discussion and possible action regarding removing from the table item 6.i. from the February 7th, 2023 Council meeting.
- u. Discussion and possible action regarding transferring two Dell Optiplex 3020 desktop computers and two monitors from the Pryor Library to the Golf Department.
- v. Discussion and possible action regarding declaring surplus the following computers at the Pryor Library to be destroyed at an upcoming Teen Night program:
 - 1 ACER Travelmate 4060 Laptop
 - 2 Dell Vostro 3750 Laptops
 - 2 Dell Optiplex 3010 Desktops
 - 3 Dell Optiplex 3020 Desktops
- w. Discussion and possible action regarding declaring surplus the following computers at the Pryor Library to be sold by sealed bid:
 - 5 Dell Vostro 3750 Laptops (some may be missing charging cables)
 - 1 Dell Optiplex 390 Desktop
 - 2 Dell Optiplex 3010 Desktops
 - 5 Dell Optiplex 3020 Desktops
 - 10 computer monitors

Bids should be received by the City Clerk's office by 5:00 p.m. on Friday March 31st, 2023. Any computer or monitor not sold will be destroyed in an upcoming Teen Night program.
- x. Discussion and possible action regarding transferring Desk with Hutch, no inventory number ("Desk 1" in the photos) from the Pryor Library to the Golf Department.
- y. Discussion and possible action regarding declaring surplus the following desks at the Pryor Library to be sold by sealed bid:
 - Desk unit without hutch, no inventory number ("Desk 2" in the photos)
 - Desk Unit with hutch, inventory #4588 ("Desk 3" in photos). It is currently in pieces because it had to be disassembled to move out of the office. Assembled, it is an L-shaped desk with a hutch mounted on the long side. Library staff is unsure if the hardware with the desk is all the hardware necessary to reassemble the desk.

Bids should be received by the City Clerk's office by 5:00 p.m. on Friday March 31st, 2023. Any desk not sold will be disposed of.
- z. Discussion and possible action regarding proposed Street project:
 - Streets encompassed by Green Country Mobile Home Park (A, B and C Streets and pending inclusion of other streets within the park, if needed) at an estimated cost of \$180,845.00, and expensed from Street Asphalt Overlay Account #14-145-5410. With a new estimate from engineering, the updated estimate for all Green Country Mobile Home

Park streets, A – G, is \$259,651.50, including asphalt overlay and concrete curb and gutter as required on all GCMH streets.

- aa. Discussion and possible action regarding proposed Street project:
 - Downtown Corridor Alleys from Mill to Coo-Y-Yah either side of Graham Avenue, at an estimated cost of \$57,145.00, and expensed from Street Asphalt Overlay Account #14-145-5410. After further review, the updated estimate is \$180,577.94 with significant base repair included.
- bb. Discussion and possible action regarding declaring surplus 19 expired sets of body armor at the Pryor Creek Police Department.
- cc. Discussion and possible action regarding donation of expired body armor from the Pryor Creek Police Department to Parker Security, with waiver of liability.
- dd. Discussion and possible action regarding declaring surplus approximately 123 bicycles and 3 scooters awarded to the City of Pryor Creek by Mayes County District Court.
- ee. Discussion and possible action regarding donation of bicycles and scooters from the Pryor Creek Police Department to a non-profit organization. Bicycles and scooters will be cleaned and repaired and given to Mayes County children.

Motion was made by Gonthier, second by Chitwood to approve items a – ee, less items g, i, j, k, l, q, r, s, z, aa, bb, cc, dd and ee. (*Scrivener’s errors were noted on Item i, which should be \$17,500.00 and Item r, which should be from Account #75-755-5092.*) Voting yes: Lamar, Shropshire, Nance, Chitwood, Barham, Gonthier. Voting no: none.

g. Discussion and possible action regarding accepting Randy Gibbs’ retirement from the Pryor Creek Fire Department, effective March 31st, 2023.

Motion was made by Shropshire, second by Chitwood to approve accepting Randy Gibbs’ retirement from the Pryor Creek Fire Department, effective March 31st, 2023. The Council thanked Gibbs and his wife, Erna, for his more than 35 years of service to the City of Pryor Creek. Voting yes: Shropshire, Nance, Chitwood, Barham, Gonthier, Lamar. Voting no: none.

i. Discussion and possible action regarding Audit Agreement with Hood & Associates for fiscal year ending June 30th, 2022 in the amount of \$17,500.00.

Motion was made by Chitwood, second by Shropshire to approve Audit Agreement with Hood & Associates for fiscal year ending June 30th, 2022 in the amount of \$17,500.00. Voting yes: Nance, Chitwood, Barham, Gonthier, Lamar, Shropshire. Voting no: none.

j. Discussion and possible action regarding hiring Retirement, LLC as the Third-Party Administrator for the City’s Money Purchase Plan and the 457 Plan.

Motion was made by Gonthier, second by Chitwood to approve hiring Retirement, LLC as the Third-Party Administrator for the City’s Money Purchase Plan and the 457 Plan. Wes Cyrus spoke, stating that the quote is \$805.00 cheaper yearly. Gonthier and Chitwood then amended their motion and second to hire Retirement, LLC as Third Party Administrator for the city’s Money Purchase Plan and the 457 Plan, replacing Beasley and Company. Voting yes: Chitwood, Barham, Gonthier, Lamar, Shropshire, Nance. Voting no: none.

k. Discussion and possible action regarding updating to a more efficient timekeeping system and authorizing Mayor to sign an agreement with TimeClocks Plus for new time clocks for City employees, for 2023-2024 fiscal year. The implementation, licensing and maintenance are proposed to pay from General Software Account #02-201-5260 in an estimated amount of \$17,514.31. The individual time clock equipment and shipping are proposed to pay from the various departments’ Capital Outlay - Equipment accounts (below). This action changes our timekeeping vendor from iSolved Time to TimeClocks Plus.

ITEM DESC.	PRICE / UNIT	QUANT.	CHG. TYPE	ORDER TOTAL	DEPT.
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OVERAGE ENTERPRISE LICENSE ANNUAL CHARGE	48.75		USAGE	0.00	
HARDWARE SUPPORT & MAINTENANCE	4,126.81	1	RECURRING	\$4,126.81	02-201-5260
*RDT + FINGERPRINT	\$2,084.25	11 CLOCKS	ONE-TIME	\$22,926.75	
HARDWARE S&H	@ \$10.00/ea	10 DEPTS.	ONE-TIME	\$100.00	
		Clerk Office (1)		\$2,094.25	02-209-5031
		Police Dept. (1)		\$2,094.25	02-215-5260
		Animal Shelter (1)		\$2,094.25	02-216-5411
		Fire Dept. (2)		\$4,178.50	02-217-5411

		Park Dept. (1)		\$2,094.25	02-219-5413
		Library (1)		\$2,094.25	02-221-5091
		Cemetery (1)		\$2,094.25	02-223-5413
		Golf Course (1)		\$2,094.25	41-415-5411
		Street Dept. (1)		\$2,094.25	14-145-5034
		Rec Center (1)		\$2,094.25	84-845-5410
			SUBTOTAL	\$23,026.75	
			TAXES	\$0.00	
			GRAND TOTAL	\$40,541.06	

Motion was made by Shropshire, second by Chitwood to approve updating to a more efficient timekeeping system and authorizing Mayor to sign an agreement with TimeClocks Plus for new time clocks for City employees, for 2023-2024 fiscal year. The implementation, licensing and maintenance are proposed to pay from General Software Account #02-201-5260 in an estimated amount of \$17,514.31. The individual time clock equipment and shipping are proposed to pay from the various departments' Capital Outlay - Equipment accounts (below). This action changes our timekeeping vendor from iSolved Time to TimeClocks Plus. Voting yes: Barham, Lamar, Shropshire, Nance, Chitwood. Abstaining, counting as a no vote: Gonthier. Voting no: none.

l. Discussion and possible action regarding hiring Michael K. Moore for the Director position at Pryor Creek Recreation Center Range G, Step 4 (annual wage - \$65,643.00), effective March 22nd, 2023.

Motion was made by Gonthier, second by Chitwood to approve hiring Michael K. Moore for the Director position at Pryor Creek Recreation Center Range G, Step 4 (annual wage - \$65,643.00), effective March 22nd, 2023. Voting yes: Gonthier, Lamar, Shropshire, Nance, Chitwood, Barham. Voting no: none.

Council took a 5-minute break at 7:50 p.m. and resumed the meeting as 7:55 p.m.

q. Discussion and possible action regarding the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$2,300.00 for the 2022 Nativity Museum Christmas Pop-Up, from Hotel / Motel Chamber Account #75-755-5090.

Motion was made by Chitwood, second by Shropshire to approve the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$2,300.00 for the 2022 Nativity Museum Christmas Pop-Up, from Hotel / Motel Chamber Account #75-755-5090. Voting yes: Lamar, Shropshire, Nance, Chitwood, Gonthier. Abstaining, counting as a no vote: Barham. Voting no: none.

r. Discussion and possible action regarding the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$2,900.00 for the 2022 Christmas Parade of Lights, from Hotel / Motel Chamber Account #75-755-5092.

Motion was made by Chitwood, second by Shropshire to approve the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$2,900.00 for the 2022 Christmas Parade of Lights, from Hotel / Motel Chamber Account #75-755-5092. Voting yes: Shropshire, Nance, Chitwood, Gonthier, Lamar. Abstaining, counting as a no vote: Barham. Voting no: none.

s. Discussion and possible action regarding the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$5,000.00 for the 2023 OK Tackle, Hunting & Boat Show, from Hotel / Motel Chamber Account #75-755-5090.

Motion was made by Shropshire, second by Chitwood to approve the Hotel / Motel Final Expense Report from Pryor Area Chamber of Commerce in the amount of \$5,000.00 for the 2023 OK Tackle, Hunting & Boat Show, from Hotel / Motel Chamber Account #75-755-5090. Voting yes: Nance, Chitwood, Gonthier, Lamar, Shropshire. Abstaining, counting as a no vote: Barham. Voting no: none.

z. Discussion and possible action regarding proposed Street project:

- **Streets encompassed by Green Country Mobile Home Park (A, B and C Streets and pending inclusion of other streets within the park, if needed) at an estimated cost of \$180,845.00, and expensed from Street Asphalt Overlay Account #14-145-5410. With a new estimate from engineering, the updated estimate for all Green Country Mobile Home Park streets, A – G, is \$259,651.50, including asphalt overlay and concrete curb and gutter as required on all GCMH streets.**

Motion was made by Shropshire, second by Lamar to approve proposed Street project:

- Streets encompassed by Green Country Mobile Home Park (A, B and C Streets and pending inclusion of other streets within the park, if needed) at an estimated cost of \$180,845.00, and expensed from Street Asphalt Overlay Account #14-145-5410. With a new estimate from engineering, the updated estimate for all Green Country Mobile Home Park streets, A – G, is \$259,651.50, including asphalt overlay and concrete curb and gutter as required on all GCMH streets.

It was made clear that this item is a restatement from the last Council meeting, Item p. on the Consent Agenda. Shropshire and Lamar then amended their motion and second to approve as a replacement of Item

5.p. of the March 7th, 2023 Council meeting. Voting yes: Chitwood, Barham, Gonthier, Lamar, Shropshire, Nance. Voting no: none.

aa. Discussion and possible action regarding proposed Street project:

- **Downtown Corridor Alleys from Mill to Coo-Y-Yah either side of Graham Avenue, at an estimated cost of \$57,145.00, and expensed from Street Asphalt Overlay Account #14-145-5410. After further review, the updated estimate is \$180,577.94 with significant base repair included.**

Motion was made by Lamar, second by Shropshire to approve proposed Street project:

- Downtown Corridor Alleys from Mill to Coo-Y-Yah either side of Graham Avenue, at an estimated cost of \$57,145.00, and expensed from Street Asphalt Overlay Account #14-145-5410. After further review, the updated estimate is \$180,577.94 with significant base repair included.

Lamar and Shropshire then amended their motion and second to state that this replaces action taken on Item 5.q. of the Consent Agenda at the March 7th, 2023 Council meeting.

After much discussion, Lamar and Shropshire amended their motion and second to table this item. Voting yes: Barham, Gonthier, Lamar, Shropshire, Nance, Chitwood. Voting no: none.

bb. Discussion and possible action regarding declaring surplus 19 expired sets of body armor at the Pryor Creek Police Department.

Motion was made by Chitwood, second by Lamar to approve declaring surplus 19 expired sets of body armor at the Pryor Creek Police Department. Chitwood and Lamar then amended their motion and second to table this item. Voting yes: Gonthier, Lamar, Shropshire, Nance, Chitwood, Barham. Voting no: none.

cc. Discussion and possible action regarding donation of expired body armor from the Pryor Creek Police Department to Parker Security, with waiver of liability.

Motion was made by Gonthier, second by Chitwood to table donation of expired body armor from the Pryor Creek Police Department to Parker Security, with waiver of liability. Voting yes: Lamar, Shropshire, Nance, Chitwood, Barham, Gonthier. Voting no: none.

dd. Discussion and possible action regarding declaring surplus approximately 123 bicycles and 3 scooters awarded to the City of Pryor Creek by Mayes County District Court.

Motion was made by Shropshire, second by Chitwood to approve declaring surplus approximately 123 bicycles and 3 scooters awarded to the City of Pryor Creek by Mayes County District Court. Shropshire and Chitwood then amended their motion and second to table this item. Voting yes: Shropshire, Nance, Chitwood, Barham, Gonthier, Lamar. Voting no: none.

ee. Discussion and possible action regarding donation of bicycles and scooters from the Pryor Creek Police Department to a non-profit organization. Bicycles and scooters will be cleaned and repaired and given to Mayes County children.

Motion was made by Shropshire, second by Chitwood to table donation of bicycles and scooters from the Pryor Creek Police Department to a non-profit organization. Bicycles and scooters will be cleaned and repaired and given to Mayes County children. Voting yes: Nance, Chitwood, Barham, Gonthier, Lamar, Shropshire. Voting no: none.

7. COMMITTEE REPORTS:

a. Budget and Personnel (Shropshire)

Shropshire reported that the Budget and Personnel Committee will meet on April 11th, 2023.

b. Ordinance and Insurance (Shropshire)

Shropshire had nothing to report.

c. Street

There was no 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 Nance, second by Chitwood to adjourn. Voting yes: Chitwood, Barham, Gonthier, Lamar, Shropshire, Nance. Voting no: none.

PRYOR PUBLIC WORKS AUTHORITY

1. CALL TO ORDER.

Meeting was called to order at 8:30 p.m.

2. APPROVE MINUTES OF MARCH 7TH, 2023 MEETING.

Motion was made by Chitwood, second by Gonthier to approve minutes of March 7th, 2023 meeting. Voting yes: Barham, Gonthier, Lamar, Shropshire, Nance, 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 Nance, second by Chitwood to adjourn. Voting yes: Gonthier, Lamar, Shropshire, Nance, Chitwood, Barham. 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



Date & Start Times: Saturday, May 6th - 5k will start at 8 am and the Fun Run will start a few minutes later.

Location: William Bradford Christian School at 2320 NE 1st St, Pryor, OK

T-Shirt Deadline: To get a guaranteed shirt in your size, **please sign up by April 16th.**

5k Registration Fee: \$25 until Friday March 31st, \$30 April 1st to May 5th, \$35 day of registration. Walkers are welcomed and encouraged to participate!

Fun Run Registration Fee: \$20 until Friday March 31st, \$25 April 1st to May 5th, \$30 day of registration. Walkers are welcomed and encouraged to participate!

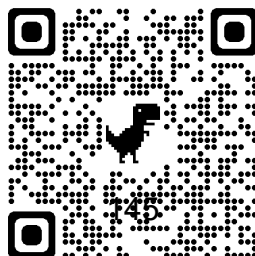
In Person T-shirt Only: Want the race t-shirt but don't want to run or walk? No problem! \$20 and you will receive a shirt the day of the event. Extended sizes will be \$25. You must register by April 16th. **Please note that you must pick up in person the day of the event.**

Virtual Run: \$30 to register. **You must register by April 16th** - Run a 5k at your own pace and place. We will mail you a shirt the week after the event.

Run Course: New USATF Certified 5k Course!!!

Alumni and Multi Family registrants receive a price break. Please contact Natalie Passmore for further information or questions at nbp918@gmail.com

Scan the QR Code for the Race Website!



Potential Route Proposal



Insured: 22-5432201-01 Home: (999) 999-9999
Property: 401 Park ST
Pryor Creek, OK 74361
Home: *
*, OK 74361

Claim Rep.: Daniel Ritchie Business: (440) 910-7125
Company: Progressive Casualty Insurance Company E-mail: Daniel_Ritchie@Progressive.com
Business: PO BOX 2930
Clinton, IA 52733-2930

Claimant: City of Pryor Creek Business: (918) 825-0888
Business: PO BOX 1167
Pryor Creek, OK 74362

Estimator: Daniel Ritchie Business: (440) 910-7125
Company: Progressive Casualty Insurance Company E-mail: Daniel_Ritchie@Progressive.com
Business: PO BOX 2930
Clinton, IA 52733-2930

Claim Number: 22-5432201-01 **Policy Number:** * **Type of Loss:** Vehicle

Date of Loss: 10/15/2022 12:00 AM Date Received: 3/10/2023 10:57 AM
Date Inspected: Date Entered: 3/10/2023 11:00 AM

Price List: OKTU8X_MAR23
Restoration/Service/Remodel
Estimate: 22-5432201-01

Dear City of Pryor Creek,

The attached estimate reflects the cost to repair the known damages to your property.

Please review the estimate and note the “Summary for Property Damage” page, which shows the total damages, including sales tax, as well as any depreciation. If you hire a general contractor to make repairs, you should provide your contractor with a copy of this estimate. If applicable, overhead and profit expense is included in your estimate.

No supplement or other payments will be issued for any repairs not listed on this estimate without prior authorization. Approval must be given by Progressive prior to the replacement or repair of any additional items. Progressive must have the opportunity to view the additional damages or proposed changes prior to the initiation of further work.

Regards,

Progressive Claims Department
Progressive Northern Insurance Company

22-5432201-01

22-5432201-01

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
1. M&M Construction estimate less depreciation*										
	1.00	EA	12,275.54	0.00	12,275.54	0/NA	Avg.	0%	<0.00>	12,275.54
Total:	22-5432201-01		0.00	12,275.54				0.00	12,275.54	
Line Item Totals:	22-5432201-01		0.00	12,275.54				0.00	12,275.54	

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Summary for Dwelling

Line Item Total	12,275.54
Replacement Cost Value	\$12,275.54
Net Claim	\$12,275.54

Daniel Ritchie

Recap of Taxes

	Material Sales Tax (5.875%)	Manuf. Home Tax (5.875%)	Storage Rental Tax (5.875%)
Line Items	0.00	0.00	0.00
Total	0.00	0.00	0.00

Recap by Room

Estimate: 22-5432201-01	12,275.54	100.00%
<hr/>	<hr/>	<hr/>
Subtotal of Areas	12,275.54	100.00%
<hr/>	<hr/>	<hr/>
Total	12,275.54	100.00%

Recap by Category

Items	Total	%
SPECIALTY ITEMS	12,275.54	100.00%
Subtotal	12,275.54	100.00%

WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony.

504704 20153 1 AB 0.507 CLTRS01Z 073 020153

Underwritten By:
Progressive Northern Insurance Company

Claim Number: 22-5432201
Loss Date: October 15, 2022
Loss State: OK
Document Date: March 10, 2023
Page 1 of 1

CITY OF PRYOR CREEK
PO BOX 1167
PRYOR CREEK, OK 74362

claims.progressive.com

Track the status and details of your claim, e-mail your representative or report a new claim.



Claim Information

Greetings,

We have received a report that your property at 401 Park ST Pryor OK 74361 was damaged in an accident involving our insured on 10/15/2022. Please make note of the claim number and the date of loss referenced above. Having this information readily available if you need to call or write to us about your claim will help us to better serve you.

Your damages may include property damage and other out-of-pocket expenses. Payment of your claim is subject to verification of any damages you claim and we will need photo documentation to support all damages. In addition, you are expected to make reasonable efforts to mitigate your damages. Mitigate means to control the costs associated with your claim, so that your damages do not become unreasonable or excessive. Such mitigation efforts might include, but are not limited to, the following:

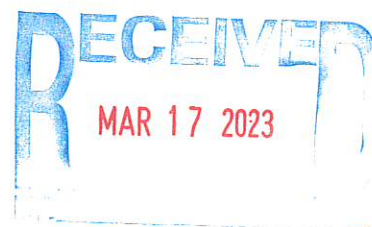
1. Completing temporary repairs to prevent further damages
2. Completing repairs through your property insurance and having them present a subrogation claim to Progressive.

We will make every effort to resolve your claim in a timely manner. However, we may not accept responsibility for damages or expenses resulting from delays caused by you or your chosen contractor. Please provide us with the name and contact information of everyone who is authorized to discuss your claim to allow us to expedite the handling and resolution of the claim.

Thank you,

DANIEL RITCHIE
Claims Department
1-440-910-7125
1-800-PROGRESSIVE (1-800-776-4737)
Fax: 1-833-905-1741

Form Z587 (01/08)



PO Box 1167
12 North Rowe Street
Pryor Creek, OK 74362
(918) 825-0888 FAX (918) 825-6577

City of Pryor Creek

Fax

To: Progressive Northern Insurance	From: City Hall
Fax: (888) 781-6947	Pages: 6
Phone:	Date: February 27 th , 2023
Re: Claim Number 22-5432201	CC:

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

Please see the attached estimates for the Pryor Creek Swimming Pool that was damaged by your client Exzavor Davis on October 15th, 2022. I am also including the Traffic Collision Report from the Police Department. This building is located at the Southwest corner of South Coo-Y-Yah Street and Park Street. If you have any questions, please feel free to contact me.

ATTENTION: Claim Number 22-5432201

Thanks,

Eva Smith

City Clerk

Pryor Creek, OK

smith@pryorcreek.org

(918) 825-0888

(24) Unit: 00 Injured Witness Passenger Prop. Owner Pos in Veh. Last Name: CITY OF PRYOR First: Middle Initial: Date of Birth (mm/dd/yyyy): Sex: Telephone (Use Area Code): 9188250888

(25) Address: 401 PARK ST, PRYOR, OK 74361

(26) Injury Severity / Type: OP Use: Air Bag: Ejected Extricated Transported by: To Medical Facility: Property Type: STREET SIGN / STRUCTURE / BIKE RACK

(27) Unit: Pos in Veh. Last Name: First: Middle Initial: Date of Birth (mm/dd/yyyy): Sex: Telephone (Use Area Code):

(28) Address: City: State: Zip: To Medical Facility: Property Type:

(29) Injury Severity / Type: OP Use: Air Bag: Ejected Extricated Transported by: To Medical Facility: Property Type:

(30) Unit: Pos in Veh. Last Name: First: Middle Initial: Date of Birth (mm/dd/yyyy): Sex: Telephone (Use Area Code):

(31) Address: City: State: Zip: To Medical Facility: Property Type:

(32) Injury Severity / Type: OP Use: Air Bag: Ejected Extricated Transported by: To Medical Facility: Property Type:

(33) Unit: Pos in Veh. Last Name: First: Middle Initial: Date of Birth (mm/dd/yyyy): Sex: Telephone (Use Area Code):

(34) Address: City: State: Zip: To Medical Facility: Property Type:

(35) Injury Severity / Type: OP Use: Air Bag: Ejected Extricated Transported by: To Medical Facility: Property Type:

Complete information below if this vehicle is being used for COMMERCE/BUSINESS AND HAS A GVWR in Excess of 10,000 LBS., or has a HAZMAT PLACARD, or is a BUS WITH SEATING FOR NINE OR MORE INCLUDING THE DRIVER

(36) Unit: Carrier Name: Address: City: State: Zip: GVWR: 0 - 10K lb. Axle Qty. Cargo Body Vehicle Use: Interstate Commerce
 GCWR: 10,001 - 26K lb. Intrastate Commerce
 26K lb. Other Non-Commercial
 (38) U.S. DOT Number: Vehicle Inspection Number: OK Placard Number: Haz. Mat. Class: Haz. Mat. Involved: Yes No Haz. Mat. Release: Yes No Government:

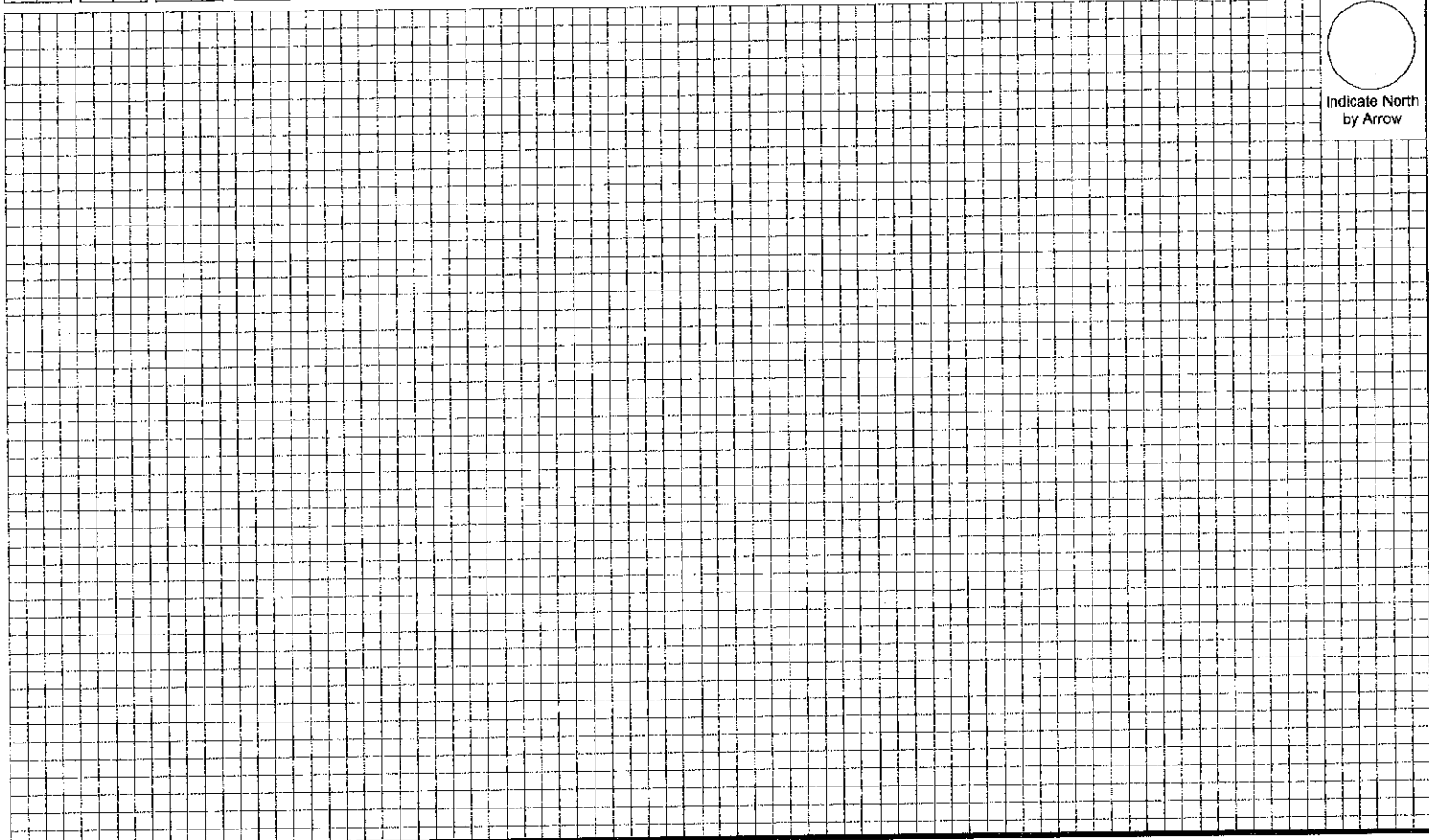
(39) Unit: Carrier Name: Address: City: State: Zip: GVWR: 0 - 10K lb. Axle Qty. Cargo Body Vehicle Use: Interstate Commerce
 GCWR: 10,001 - 26K lb. Intrastate Commerce
 26K lb. Other Non-Commercial
 (41) U.S. DOT Number: Vehicle Inspection Number: OK Placard Number: Haz. Mat. Class: Haz. Mat. Involved: Yes No Haz. Mat. Release: Yes No Government:

Position in Vehicle	Vehicle Configuration	Cargo Body Type
<p>00. Not Applicable 18. Front Row - Other 28. Second Row - Other 38. Third Row - Other 48. Fourth Row - Other 50. Sleeper Section of Truck Cab</p> <p>See manual for additional seating examples</p>	<p>00. N/A</p> <p>01. Passenger Veh.-2 Dr</p> <p>02. Passenger Veh.-4Dr</p> <p>03. Passenger Veh. Conv.</p> <p>04. Pickup</p> <p>05. Single Unit Truck, 2 axles</p> <p>06. Single Unit Truck, 3+ axles</p> <p>07. School Bus</p> <p>08. Truck/Trailer</p> <p>09. Truck-Tractor (Bobtail)</p> <p>10. Truck-Tractor/Semi-Trailer</p> <p>11. Truck-Tractor/Double</p> <p>12. Truck-Tractor/Triple</p> <p>13. Bus/Large Van 9-15 occupants including driver</p> <p>14. Bus 16+ occupants including driver</p> <p>15. Motorcycle</p> <p>16. Motor Scooter/Moped</p> <p>17. Motor Home</p> <p>18. Farm Machinery</p> <p>19. ATV</p> <p>20. SUV</p> <p>21. Passenger Van</p> <p>22. Truck more than 10,000 lbs., Cannot Classify</p> <p>23. Van 10,000 lbs. or Less</p> <p>24. Other</p> <p>99. Unknown</p>	<p>00. N/A</p> <p>01. Bus 9-15 seats</p> <p>02. Bus 16+ seats</p> <p>03. Van/Enclosed Box/Stock Trailer</p> <p>04. Cargo Tank</p> <p>05. Flatbed</p> <p>06. Inter modal</p> <p>07. Dump Truck/Trailer</p> <p>08. Concrete Mixer</p> <p>09. Auto Transporter</p> <p>10. Garbage/Refuse</p> <p>11. Hopper (grain/chips/gravel)</p> <p>12. Pole Trailer</p> <p>13. Log Trailer</p> <p>14. Vehicle Towing Vehicle</p> <p>15. Other</p> <p>99. Unknown</p>



Unit Total Lanes In Roadway Legal Speed 0 1 0 2 2 0		Pedestrian / Pedalcyclist Only Actions Prior to Collision Location at Time of Collision Safety Equip. Unit Number of Vehicle Striking		Was the collision in or near a construction, maintenance or utility work zone? (If yes, complete this section) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Light 3 1 Daylight 2 Dark-Not Lighted 3 Dark-Lighted 4 Dawn 5 Dusk 6 Dark-Unknown Lighting 7 Other 9 Unknown		What Vehicle Unit 1 Unit 2 Was Going 0 2 To Do 00 Not Applicable 01 Go Ahead 02 Turn Left 03 Turn Right 04 Make "U" Turn 05 Stop 06 Slow for Cause 07 Start from Park/Stop 08 Change Lanes 09 Overtake 10 Pass 11 Back 12 Remain Stopped 13 Remain Parked 14 Enter/Merge in Traffic 15 Negotiate a Curve 16 Park 17 Other 99 Unknown		Underride/Override Unit 1 Unit 2 0 Not Applicable 1 No Underride or Override 2 Underride, Compartment Intrusion 3 Underride, No Compartment intrusion 4 Underride, Compartment Intrusion Unknown 5 Override, Motor Vehicle in Transport 6 Override, Other Motor Vehicle 9 Unknown		Type of Work Zone 1 Lane Closure 2 Lane Shift/Crossover 3 Work on Shoulder or Median 4 Intermittent or Moving Work 9 Unknown		Location of the Work Zone Collision 1 Before the First Work Zone Warning Sign 2 Advance Warning Area 3 Transition Area 4 Activity Area 5 Termination Area 9 Unknown	
Weather 0 4 01 Clear 02 Fog/Smog/Smoke 03 Cloudy 04 Rain 05 Snow 06 Sleet/Hail (Freezing Rain/Drizzle) 07 Severe Crosswind 08 Blowing Snow 09 Blowing Sand, Soil, Dirt 10 Other 99 Unknown		What Vehicle Unit 1 Unit 2 Did 0 2 00 Not Applicable 01 Went Ahead 02 Turned Left 03 Turned Right 04 Entered "U" Turn 05 Stopped 06 Slowed 07 Started From Park/Stop 08 Entered Other Lane 09 Overtaking 10 Passing 11 Backed 12 Remained Stopped 13 Remained Parked 14 Entered/Merged 15 Departed Rdwy-Right 16 Departed Rdwy-Left 17 Swerved Right 18 Swerved Left 19 Parked 20 Other 99 Unknown		Traffic Control Unit 1 Unit 2 0 1 00 No Control 01 Stop Sign 02 Traffic Signal 03 Flashing Traffic Signal 04 School Zone Signs 05 Yield Sign 06 Warning Sign 07 Railroad Advance Warning Sign 08 Railroad Cross Bucks 09 Railroad Gates 10 Railroad Signal 11 No Passing Zone 12 Person (including flagger, law enforcement, crossing guard, etc.) 13 Abnormal Control 14 Other 99 Unknown		Trafficway Unit 1 Unit 2 2 0 Not Applicable 1 One Way 2 Two-Way - Not Divided 3 Two-Way - Divided 4 Two-Way - Divided - Positive Median Barrier 5 Turn Lane 6 Ramp / Loop 7 Driveway 8 Alley / Parking Lot 9 Unknown		Unsafe / Unlawful Contributing Factors Unit 1 Unit 2 2 2 FAILED TO YIELD 01 From Stop Sign 02 From Yield Sign 03 Private Drive 04 County Road at Through Highway 05 From Signal Light 06 From Alley 07 To Pedestrian 08 To Vehicle on Right 09 To Vehicle in Intersection 10 To Emergency Vehicles 12 Other FOLLOWED TOO CLOSELY 13 Human Element 14 Traffic Condition 15 Weather Condition UNSAFE SPEED 16 Driver's Ability (Aged) 17 Inexperienced Driver - Young 18 Exceeding Legal Limit 19 For Traffic Conditions 20 For Type of Roadway (Gravel, Dirt, etc.) 21 For Ice or Snow on Roadway 22 Rain or Wet Roadway 23 Wind 24 Other Weather Conditions 25 Vehicle Condition 26 View Obstruction 27 On Curve/Turn 28 Impeding Traffic 29 Other IMPROPER TURN 30 From Wrong Lane 31 From Direct Course 32 Right 33 Left 34 Turn About/U-Turn 35 To Enter Private Drive 36 In Front of Oncoming Traffic 37 Other CHANGED LANES UNSAFELY STOPPED IN TRAFFIC LANE FAILED TO STOP 40 For Stop Sign 41 For Traffic Signal 42 For School Bus 43 For Railroad Gates/Signal 44 For Officer/Flagman 45 At Sidewalk/Stopline 46 Other UNSAFE VEHICLE 47 Brakes 49 Steering	
Locality 6 1 Residential 2 Business 3 Industrial 4 School 5 Not Built-up 6 Mixed Use 7 Other 9 Unknown		Road Surface Conditions Unit 1 Unit 2 0 2 01 Dry 02 Wet 03 Ice/Frost 04 Snow 05 Mud, Dirt, Gravel 06 Slush 07 Water (standing, moving) 08 Sand 09 Oil 10 Other 99 Unknown		Vehicle Removal Unit 1 Unit 2 1 0 Not Applicable 1 Towed Due to Vehicle Damage 2 Towed For Reasons Other Than Damage 3 Remained at Scene 4 Driven from Scene 5 Unknown		Vehicle Condition Unit 1 Unit 2 0 1 00 Not Applicable 01 Apparently Normal 02 Brakes 03 Headlights 04 Steering 05 Tail Lights 06 Brake Lights 07 Tires/Wheels 08 Suspension 09 Signal lights 10 Windows 11 Truck Coupling/Trailer Hitch/Safety Chains 12 Mirrors 13 Wipers 15 Other 14 Power Train 99 Unknown		Ignited / Unlawful Contributing Factors Unit 1 Unit 2 49 Tires 50 Suspension 51 Headlights 52 Tail Lights 53 Stop Lights 54 Wheel 55 Exhaust System 56 Windshield Wipers 57 Other Mechanical Defects LEFT OF CENTER 58 In Meeting 59 No Passing Zone (Unmarked) 60 Marked Zone 61 Other IMPROPER OVERTAKING 62 In Marked Zone 63 On Hill/Curve 64 At Intersection 65 Without Sufficient Clearance 66 Other IMPROPER PARKING 67 On Roadway 68 Where Prohibited 69 Other INATTENTION 70 Distracted by Passenger in Vehicle 71 Other Distraction Inside Vehicle 72 Distraction From Outside Vehicle 73 Other WRONG WAY 74 On One Way 75 On Exit Ramp 76 On Entrance Ramp 77 Other IMPROPER START FROM 78 Parked Position 79 Other ALCOHOL-DUI/DWI 81 DRUG-DUI OTHER IMPROPER ACT/ MOVEMENT 82 Failed to Signal 83 Disregarded Warning Signal 84 Improper Use of Lane 85 Improper Backing 86 Apparently Sleepy 87 Failed to Secure Load 88 Other/Unknown UNKN./NO IMPROPER ACT 89 Deer in Roadway 90 Animal in Roadway 91 Domestic Animal in Rdwy 92 Avoiding Other Vehicle 93 Avoiding Pedestrian 94 Object/Debris in Roadway 95 Defect in Roadway 96 Abnormal Traffic Control 97 Improper Bicyclist Action 98 NO IMPROPER ACTION BY DRIVER 99 PEDESTRIAN ACTION	
Type of Intersection 4 0 Not an Intersection 2 Y-Intersection 3 T-Intersection 4 Four-Way Intersection 5 Five-Point or More 6 Intersection as Part of Interchange 7 Traffic Circle 8 Roundabout 9 Unknown		Road Character Unit 1 Unit 2 Grade 1 1 Level 2 Hillcrest 3 Uphill 4 Downhill 5 Sag (bottom)		Special Function of Vehicle Unit 1 Unit 2 0 0 00 Not Applicable 01 School Bus 02 Transit Bus 03 Intercity Bus 04 Charter Bus 05 Other Bus 06 Military 07 OHP 08 Other Police 09 Other Law Enforcement 10 Ambulance 11 Fire Truck 12 Public Owned Vehicle 13 Highway Equipment 14 Special Mobilized Machine 15 Other 99 Unknown		Point of First Contact on Vehicle Unit 1 Unit 2 1 2 Most Damaged Area Unit 1 Unit 2 1 2			
Incident Type 0 0 00 Not an Incident 51 Private Property 52 Deliberate Intent 53 Medical Condition 54 Legal Intervention 55 Suicide 57 Drowning 58 Other		Road Alignment Unit 1 Unit 2 1 1 Straight 2 Curve - Left 3 Curve - Right		Road Surface Type Unit 1 Unit 2 1 1 Concrete 2 Asphalt 3 Gravel 4 Dirt 5 Brick 6 Other 7 Unknown		Emergency Vehicle Responding to an Emergency Unit 1 Unit 2 0 0 N/A 2 No 1 Yes 9 Unknown		Diagram showing vehicle orientation on a clock face with 12 at the top and 6 at the bottom.	
Location of First Harmful Event 0 1 01 On Roadway 02 Shoulder 03 Median 04 Roadside 05 Gore 06 Separator 07 Parking Lane/Zone 08 Off Roadway, Location Unknown 09 Outside Right-of-Way 10 Other 99 Unknown		Driver Distracted By Unit 1 Unit 2 9 0 Not Applicable/None 1 Electronic Communication Devices 2 Other Electronic Device 3 Other Inside Vehicle 4 Other Outside Vehicle 9 Unknown		Location of Collision 01 On Roadway 02 Shoulder 03 Median 04 Roadside 05 Gore 06 Separator 07 Parking Lane/Zone 08 Off Roadway, Location Unknown 09 Outside Right-of-Way 10 Other 99 Unknown		Most Damaged Area Unit 1 Unit 2 1 2 13 Top 14 Undercarriage 15 Non-Collision 99 Unknown		Diagram showing vehicle orientation on a clock face with 12 at the top and 6 at the bottom.	

Latitude N Longitude W Railroad Crossing Number Roadway Orientation Unit Number **01** NE SW N Unit Number NE SW



COLLISION EVENTS

Unit	First Event	Second Event	Third Event	Fourth Event	Most Harmful Event	First Harmful Event for the Entire Collision
01	52	46	71	71	71	52
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

- 37 Work Zone/Maintenance Equipment
- 38 Other Non-Fixed Object
- FIXED OBJECT:**
- 40 Barrier (Cable)
- 41 Barrier (Concrete)
- 42 Barrier (Other)
- 43 Fence Pole
- 44 Fence
- 45 Traffic Signal Support
- 46 Traffic Sign Support
- 47 Utility Pole/Light Support
- 48 Other Post/Pole/Support
- 49 Guardrail/Guardrail Face
- 50 Guardrail End
- 51 Culvert
- 52 Curb
- 53 Island
- 54 Sand Barrels
- 55 Impact Attenuator/ Crash Cushion
- 56 Pavement Drop-Off
- 57 Ditch
- 58 Embankment
- 59 Tree (Standing)
- 60 Dividing Strip
- 61 Retaining Wall
- 62 Bridge Abutment
- 63 Bridge Pier or Support
- 64 Bridge Rail
- 65 Bridge Post
- 66 Bridge Curb
- 67 Bridge Super Structure (Beams)
- 68 Bridge Overhead Structure
- 69 Delineator
- 70 Mailbox
- 71 Other Fixed Object
- 72 Other Highway Structure
- 73 Ground
- 99 Unknown

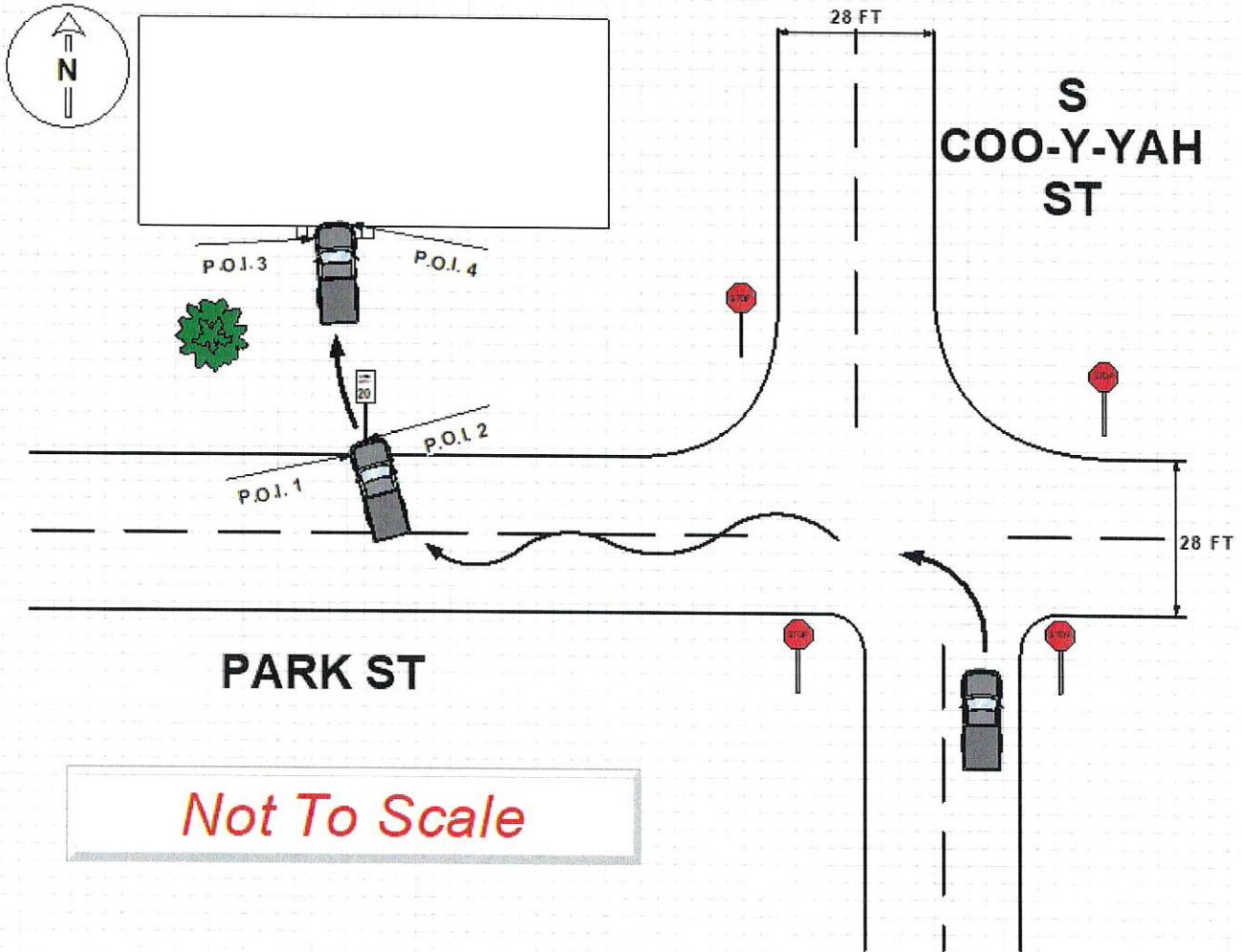
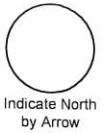
- 00 Not Applicable
- 10 Overturn/Rollover
- 11 Fire/Explosion
- 12 Immersion
- 13 Jackknife
- 14 Cargo/Equipment
- 15 Equipment Failure (Blown Tire, Brake Failure, etc.)
- 16 Separation of Units
- 17 Departed Road Right
- 18 Departed Road Left
- 19 Cross Median/Centerline
- 20 Downhill Runaway
- 21 Fell/Jumped From Motor Vehicle
- 22 Thrown Or Falling Object
- 23 Other Non-Collision
- PERSON, MOTOR VEHICLE, OR NON-FIXED OBJECT:**
- 30 Pedestrian Pedal
- 31 Cycle
- 32 Railway Vehicle (train, engine)
- 33 Animal
- 34 Motor Vehicle in Transport
- 35 Parked Motor
- 36 Vehicle Struck by Falling, Shifting Cargo or Anything Set in Motion by Motor Vehicle

Remarks
 UNIT 1 WAS TRAVELING NORTH BOUND ON S COO-Y-YAH ST TOWARDS THE FOUR-WAY INTERSECTION OF S COO-Y-YAH ST AND PARK ST. THE POSTED SPEED LIMIT IS 20 MPH FOR THE AREA AND THE DRIVER OF UNIT 1 ADVISED HE WAS GOING APPROXIMATELY 35 MPH. UNIT 1 TURNED LEFT (WEST) ONTO PARK ST FROM S COO-Y-YAH ST, LOST CONTROL AND OVER CORRECTED AND STRUCK POI 1 (CURB). UNIT ONE CONTINUED NORTHBOUND OFF OF THE DESIGNATED ROADWAY, STRUCK POI 2 (SPEED LIMIT SIGN), STRUCK POI 3 (BICYCLE RACK), AND STRUCK POI 4 (PRYOR PUBLIC POOL BUILDING) AND CAME TO PARK WITH THE FRONT HALF OF UNIT 1 STUCK IN THE BUILDING.
 COI IS PARK ST & S COO-Y-YAH ST
 POI 1 IS 78 FT WEST AND 12 FT NORTH OF COI, POI 2 IS 80 FT WEST AND 16 FT NORTH OF COI
 POI 3 IS 80 FT WEST AND 47 FT NORTH OF COI, POI 4 IS 80 FT WEST AND 50 FT NORTH OF COI
 ALL MEASUREMENTS ARE APPROXIMATE
 DIAGRAM NOT TO SCALE

OFFICIAL OKLAHOMA TRAFFIC COLLISION REPORT
DIAGRAM SUPPLEMENTAL

Case Number 2210-0630

Pg 5 of 5



M&M Properties, LLC
 22 South Adair Street
 Pryor, OK 74361
 (918) 630-1231
 montylittlefield@gmail.co
 m



ADDRESS

City of Pryor Creek
 Attn: Park Department City
 Pool House
 24 South Rowe Street
 Pryor, Oklahoma 74361

ESTIMATE # 1481
DATE 02/15/2023

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
Scope of Work Labor and Materials needed for demo haul off and re-construction of pool house South wall, approximately 20' where block wall was damaged, standard cinder block, half block, mortar mix, block structure with K-Webb, (1) double swing metal door with frame, (1) ADA wall mount sink, (1) bike rack #GR112-B, painting, painting supplies to match current color (1), block wall installation, glass window with installation, clean up with haul off fee.	1	12,804.00	12,804.00
Note Bike rack is approximately 10' with blue powder coating finish.	1	0.00	0.00
Note Plumbing consists of installing the sinks back in place of the pre-existing sink area, if more plumbing is required due to unforeseen circumstances that cost will be additional, and a separate quote will be given.	1	0.00	0.00

This estimate is a rough bid and all prices are subject to change in accordance to product and labor pricing. The above fee is based on information provided and the assumption that unexpected circumstances will not be encountered during the project. If significant additional labor or material is necessary, we will discuss it with you and arrive at a new fee estimate before incurring additional costs. Unless otherwise stated, payment is due upon presentation of the invoice. At a minimum, billing will be performed at the completion of each scope of work. Balances 30 days past due will accrue a monthly 6% late fee.

TOTAL

\$12,804.00

GW CONSTRUCTION & FENCING CO.

ESTIMATE

Attention: City of Pryor / Park Department
 City State: Pryor, Ok
 Date: 2-15-2023
 Project Title: Demo of pool house damaged area

Tyler Smith

(918)530-0578

Tyler.gwfence@gmail.com
 PO Box 1629
 Pryor, Ok 74362

Description	Quantity	Unit Price	Cost
—approximately 25' block wall where damaged, painted blue.	1	\$ 1	\$ 15,553
—10' bike rack			
—1x metal door w/ frame			
—1x wall mount sink			
—window			
— clean up, haul off			
In the case that additional plumbing is necessary, that cost will be added and given to the city.			
		\$ 0	\$ 0
		Subtotal	\$ 15,553

*GW Construction offers a limited 1 year warranty.

*Any payments not made in full at completion of project will receive 15% late fee after 30 days.

* *Prices are subject to change due to increasing material and labor cost*.



Lees, Larry <leesl@pryorcreek.org>

Router Failure

2 messages

chris@fiberinteractive.net <chris@fiberinteractive.net>
To: Larry Lees <leesl@pryorcreek.org>

Mayor Lees,

As I had mentioned to you earlier in the week, we had a Router Failure for the equipment that runs the City Wi-Fi network. When we went to the old Police Department to move the router to t equipment. This equipment has been running since 2003 and when we powered it up, it would not get past the self-test as it was failing. We called the manufacturer and were informed that t

Product/SKU(s)	EOL Announced	Last Order	Last Date to Convert Warranty	Same Day Supp Discontinued
SRX100B , SRX100H , SRX110H-VA , SRX110H-VB , SRX210BE , SRX210HE , SRX210HE-POE , SRX220H , SRX220H-POE , SRX240B , SRX240B2 , SRX240H , SRX240H-POE , SRX240H-DC	12/10/2013	05/10/2014	05/10/2015	05/10/2016

This means that no replacement hardware is available nor is there support available. This equipment was purchased by the funding provided by Google for the Wi-Fi project and has not had network back up and running, we provided some Fiber Interactive Technologies owned equipment temporarily to get service restored for the Wi-Fi network, City Time Clock network, Alarm Pa Recreation Center. We have that equipment, which is actually doing something it was not intended to do but is working for now, earmarked for another use starting on or about 5/10/23 to sup

I have looked at replacement gear and am proposing the City of Pryor Creek two options:

1. Direct Replacement of the failed router with a new model that will have a minimum 10 year lifespan. This router is replaced by a Juniper SRX380, which would cost the City of Pryor Cr Firewall and Internet Connectivity. The SRX380 has a current lead time of 140 days.
2. Upgrade to a higher capacity router that will allow the City of Pryor Creek to have ample room for growth and support the initiative we have started to increase bandwidth from the Cityv device would allow the City of Pryor Creek to have 10Gig connectivity to all City of Pryor Creek locations currently serviced by Fiber Interactive Technologies by Office as a Service exc to the fiber length to that location. The upgraded router allows migration to faster Internet bandwidth once it becomes available as part of the "as a service" offering since it can handle positions the City of Pryor Creek for the future. The price for the Juniper MX204 is \$10, 956.00 and it is available with 4-6 week ship times.

As a reminder, the funds for this replacement hardware will come out of the Google Wi-Fi bucket and will not impact current City budgets. I have attached a formal quote for the two options. required to restore service on City of Pryor Creek owned hardware.

Please let me know if you have any other questions.

Thanks,



Chris Calvert
Principal
Fiber Interactive Technologies
The All Fiber Network
24 South Adair
Pryor, OK 74361

chris@fiberinteractive.net


3/30/23, 3:36 PM

City of Pryor Creek Mail - Router Failure

Office (918) 947-9473 (918) ZIP-WIRE

Cell (918) 530-8395

www.fiberinteractive.net

 **Estimate 0000116.pdf**
139K

Lees, Larry <leesl@pryorcreek.org>
To: chris@fiberinteractive.net
Cc: Darla Coats <coatsd@pryorcreek.org>

Thu, Mar 30, 2023 at 2:58 PM

Darla,
Please include the email from FIT in the council agenda packet to support the following motion.
Discussion and possible action regarding the purchase of a JNPR-MX 204 Juniper universal services edge router in the amount of \$10,956.00 to be expensed from Real Property Acquisition - Google WiFi Account #46-465-5422.

Larry Lees
Mayor
Pryor Creek, Oklahoma
12 N Rowe, Ste B
PO Box 1167
Pryor, OK 74362-1167
LeesL@PryorCreek.org
918.825.0888 o
918.633.9288 c

[Quoted text hidden]



Fiber Interactive

TECHNOLOGIES

Advanced Technology. Hometown Service.

Description	Rate	Qty	Line Total
JNPR-SRX380 Juniper SRX 380 Next Generation Firewall	\$7,477.00	1	\$7,477.00
JNPR-MX204 Juniper MX 204 Universal Services Edge Router	\$10,956.00	1	\$10,956.00
		Subtotal	18,433.00
		Tax	0.00
Estimate Total (USD)			\$18,433.00

Prepared For
Cheryl Lewis
City of Pryor Creek
12 N Rowe
Pryor Oklahoma 74361

Estimate Number
0000116

Estimate Date
03/30/2023

Notes

Please note that the requirement is to only purchase ONE of the above items to get the service restored on City owned equipment.

Terms

Pricing good for 15 days from Estimate Date.

SUBURBAN CHEVROLET

(918) 343-3636

Quote # 310

Last Updated: 03/08/23

Customer:

PRYOR ROAD DEPT
DITCHDIGGERS@YAHOO.COM

Vehicle:

2004 Chevy Truck Silverado 3500 2WD V8-8.1L VIN G

Type	Description	Part #	Qty/Hrs	Price/Rate	Extended
Part	Jasper Engine 3yr 100k Warranty from Jasper		1.0	\$6,567.00	\$6,567.00
Labor	Replace Complete Assembly With Transfer Of Parts - Auto Trans-Includes: Transfer All Fuel & Electrical Units. Does Not Include: Transfer Of Optional Equipment.		20.3	\$150.00	\$3,045.00
Labor	Replace Complete Assembly With Transfer Of Parts - NOTE - With AC, Add		0.4	\$150.00	\$60.00
Labor	Replace Complete Assembly With Transfer Of Parts - NOTE - With Oil Cooler, Add		0.3	\$150.00	\$45.00
Part	Install Wiring Kit		1.0	\$535.00	\$535.00
Part	Oil, Filter, Spark Plugs, Coolant, Exhaust Gaskets and Hardware		1.0	\$951.35	\$951.35

Parts Total: \$8,053.35
Labor Total: \$3,150.00
Others Total: \$0.00
Parts Tax: \$724.80
Labor Tax: \$0.00

Total: \$11,928.15

MIKE'S TIRE & CAR CARE LLC
 328 W. GRAHAM AVE.
 PRYOR, OK 74361
 918-825-6633

CITY OF PRYOR STREET DEPT

Mar 7, 2023 07:52 AM

Home:
 Mobile:
 Work:
 Email:

YMMS: 2004 Chevrolet Cab & Chassis Silverado 3500
 Engine: 8.1L Eng
 License:
 VIN: 1GBJK34G44E203235
 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.] Gas,8.1L Eng,4WD,Automatic Trans w/Air Cond - [Includes: Transfer all necessary parts to GM exchange Engine. Includes: Recover, Evacuate and Recharge Air Conditioning System.]	-	-	-	\$99.52	20.6	\$2,050.11
Parts	JASPER ENGINE ASSEMBLY (3YR 100,000 MILE Part and Labor Warranty)		1.0	\$6,567.00	-	-	\$6,567.00
Parts	INSTALL KIT		1.0	\$535.00	-	-	\$535.00
Parts	MISC FLUIDS ETC		1.0	\$250.00	-	-	\$250.00

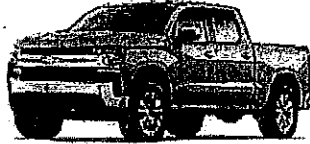
Labor:	\$2,050.11
Parts:	\$7,352.00
Shop Supplies:	\$39.97
Hazardous Materials:	\$0.00
Labor Taxes:	\$0.00
Parts Taxes:	\$726.01
TOTAL:	\$10,168.09

Customer Signature: _____

PRYOR

CHEVROLET • BUICK • GMC

JR Jones
Service Advisor



918-825-5410
Fax: 918-981-8539
www.pryorchevybuickgmc.com

jr.jones@pryorchevybuickgmc.com

3301 S. Mill St. • Pryor, OK 74361

TECH#	VIN#	RO#				
JOB#	PART REQUESTED		QTY	AVAIL	PRICE	LABOR
	Reman engine (LKO)	Reman 3/UN unlimited mileage				
	Intake Gaskets	89017539	1	FW	97.51	
	Exhaust Gaskets	12558275	2	FW	51.79	
	Oil	5W30 88865038	6.5	+	6.59 Per Qt.	
	filter	PF454 25324052	1	+	9.15	
	Coolant	12346290	2	+	30.13	
	Exhaust Gaskets V-PIPE	15017362	1	+	17.05	
	freon	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> P5963 L47617 \$10723 </div>				
	XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXX	DITCH/DIGGERS @ MANCO				



REMIT TO

WARREN CAT
 PO BOX 842116
 DALLAS, TX 75284-2116

432.571.4242 (Credit Dept.)
 866.2WARREN (Toll Free)

SERVICE INVOICE

INVOICE NUMBER: **WO100247784**
 Invoice Date: 09-29-22

Due \$3,337.21

Bill To:

CITY OF PRYOR
 6 N TAYLOR ST
 PO BOX 1167
 PRYOR OK 74361-2219

Ship To:

CITY OF PRYOR
 TC- DROP BOX 19
 S.E. OF PRYOR HWY.69A

Make	AA
Model	924K
Serial #	*CAT0924KHPWR02600
Equip No	
Machine ID	C60539
Meter Reading	2376.0
PSO/WO	TM18864

Customer #	PO #	Doc Date	Salesman	Division	Store	Terms
9987327	5411	09-08-22	541	G	10	2

Quantity	Item	Description	Unit Price	Extension
TROUBLESHOOT ELECTRIC SYSTEM				
CUSTOMER COMPLAINT:				
* NO BUCKET CONTROL FUNCTIONS				
CAUSE OF FAILURE:				
* JOYSTICK INTERNAL FAILURE				
RESULTANT DAMAGE:				
* N/A				
REPAIR PROCESS COMMENTS:				
* PULLED PSR				
* CODES 352-3 AND 353-3 ACTIVE				
* 352-3 (LIFT LEVER SENSOR : VOLTAGE ABOVE NORMAL)				
* 353-3 (TILT LEVER SENSOR : VOLTAGE ABOVE NORMAL)				
* CHECKED FUSES - OK				
* FOLLOWED STEPS FOR SENSOR SIGNAL PWM-TEST (JENR0289-06)				
* VOLTAGE TO THE JOYSTICK WAS OK				
* RESISTANCES IN THE WIRING HARNESS WERE OK				
* NO SHORT BETWEEN WIRES IN THE CIRCUIT				
* CONTACTED TC AND WENT OVER STEPS AGAIN				
* VOLTAGE TO THE JOYSTICK WAS NORMAL				
* NO VOLTAGE COMING OUT OF THE JOYSTICK WITH OR WITHOUT MOVEMENT				
* DECIDED TO TEST A NEW JOYSTICK BEFORE REPLACING THE ECM				
		TOTAL LABOR	SEG. 01	733.50 *
		SEGMENT 01 TOTAL		733.50 T

REPLACE WITH NEW JOYSTICK				
CUSTOMER COMPLAINT:				
* NO BUCKET CONTROL FUNCTIONS				
CAUSE OF FAILURE:				
* JOYSTICK INTERNAL FAILURE				
Go Paperless. Receive statements and invoices online 24/7. Register at www.warrencat.com/gopaperless				

WE APPRECIATE YOUR BUSINESS. Your business is important to us and we strive to be your dealership of choice. If we did not meet your expectations, please call 866.2WARREN.

Terms of Payment: Unless specific terms of payment are stated above, which shall be the governing terms hereof, this invoice shall otherwise be due and payable in full 30 days from the invoice date. Performance under this invoice along with jurisdiction and venue shall be in Tulsa County, Oklahoma. Return parts must be accompanied by the packing list or this invoice. Refer to packing list for parts return policy. ALL PRICES SUBJECT TO CHANGE WITHOUT NOTICE. Acceptance of goods or services constitutes acceptance of the Warren Cat Standard Terms and Conditions which are incorporated by reference and available at <http://www.warrencat.com/terms-conditions> or upon request.



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WARREN CAT
 PO BOX 842116
 DALLAS, TX 75284-2116

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 866.2WARREN (Toll Free)

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 6 N TAYLOR ST
 PO BOX 1167
 PRYOR OK 74361-2219

Ship To:

CITY OF PRYOR
 TC- DROP BOX 19
 S.E. OF PRYOR HWY.69A

Make	AA
Model	924K
Serial #	*CAT0924KHPWR02600
Equip No	
Machine ID	C60539
Meter Reading	2376.0
PSO/WO	TM18864

Customer #	PO #	Doc Date	Salesman	Division	Store	Terms
9987327	5411	09-08-22	541	G	10	2

Quantity	Item	Description	Unit Price	Extension
RESULTANT DAMAGE :				
* N/A				
REPAIR PROCESS COMMENTS :				
* REMOVED AND INSTALLED NEW JOYSTICK				
* LIFT AND TILT FUNCTIONS WERE WORKING PROPERLY				
AGAIN AND THE CODES WENT AWAY				
* CALIBRATED NEW JOYSTICK				
* ALL OPS OK				
* PULLED PSR AND UPDATED CUSTOMER				
1	20R-8918	CONT GP-JSTK	1286.20	1286.20
1		CORE DEPOSIT	445.69	445.69
1-		CORE RETURN	445.69	445.69-
		TOTAL PARTS	SEG. 02	1286.20 *
		TOTAL LABOR	SEG. 02	244.50 *
1.00		SUPPLIES		22.00
		TOTAL MISC CHGS	SEG. 02	22.00 *
		SEGMENT 02 TOTAL		1552.70 T

TRAVEL TO/FROM MACHINE				
PRYOR, OK				
INSIDE TOWN LIMITS				
		TOTAL LABOR	SEG. 88	402.50 *
1.00		FUEL SURCHARGE		110.00
140.00		TRAVEL MILEAGE		504.00
		TOTAL MISC CHGS	SEG. 88	614.00 *
		SEGMENT 88 TOTAL		1016.50 T

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 S.E. OF PRYOR HWY.69A

Make AA
 Model 924K
 Serial # *CAT0924KHPWR02600
 Equip No
 Machine ID C60539
 Meter Reading 2376.0
 PSO/WO TM18864

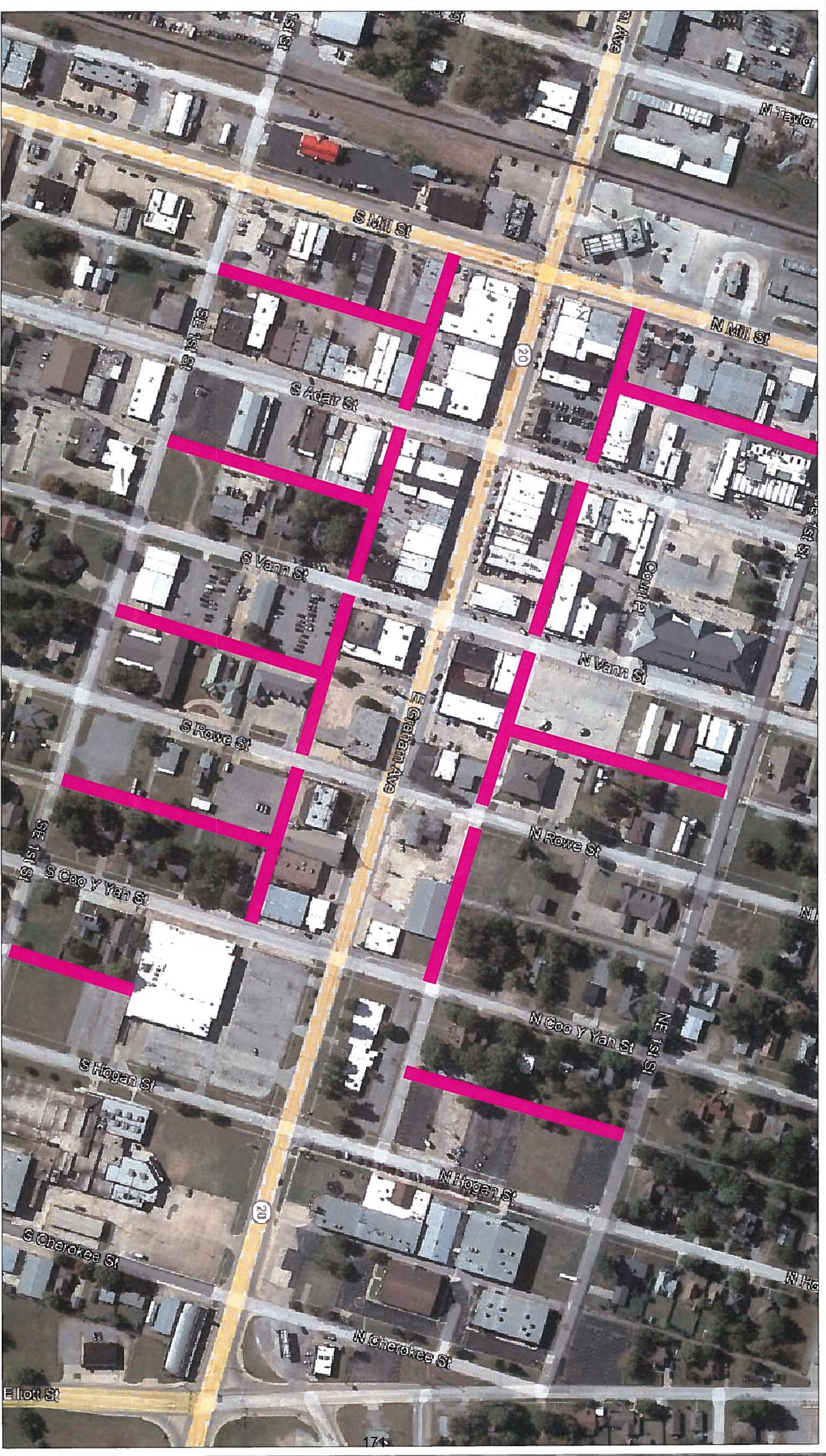
Customer #	PO #	Doc Date	Salesman	Division	Store	Terms
9987327	5411	09-08-22	541	G	10	2

Quantity	Item	Description	Unit Price	Extension
----------	------	-------------	------------	-----------

		ENVIRO. FEE		34.51 T
		TAX EXEMPTION LICENSE TAX/EX GOVT		
Go Paperless. Receive statements and invoices online 24/7. Register at www.warrencat.com/gopaperless				

Parts	\$1,286.20
Labor	\$1,380.50
Misc.	\$670.51
Tax	\$0.00
TOTAL	\$3,337.21

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Date	Notes	By

Designed	SAP
Checked	SAP
Drawn	MGF
Approved	SAP



CITY OF PRYOR
 PRYOR, OKLAHOMA
 2023 STREET IMPROVEMENTS

PROPOSED SITE PLAN

Job ID	PR-19-01
Scale	1"=20'
Sheet	2 OF XX

**CITY OF PRYOR CREEK
2022-2023 PAY PLAN**

RANGE			STEP 1 Hire Date	STEP 2 1 Year	STEP 3 4 Year	STEP 4 7 Year
A	CUSTODIAN/MAINTENANCE(rec) LABORER LIBRARIAN	RECEPTIONIST/FRONT DESK STAFF SUPPORT	\$ 31,200	\$ 33,696	\$ 36,392	\$ 40,395
B	CLERK	LIBRARIAN 1	\$ 33,280	\$ 35,942	\$ 38,099	\$ 41,528
C	ANIMAL CONTROL OFFICER B OPERATOR	LIBRARIAN 2	\$ 35,360	\$ 38,189	\$ 40,480	\$ 44,528
D	A OPERATOR ACCOUNTS PAYABLE CLERK ANIMAL CONTROL SUPERVISOR COURT CLERK	FITNESS COORDINATOR PAYROLL CLERK LIBRARIAN 3 WEIGHT ROOM CORD/SUPER	\$ 36,400	\$ 39,312	\$ 40,885	\$ 46,200
E	AQUATICS COORDINATOR ASST. SUPERINTENDENT HEAVY EQUIPMENT MECHANIC	RECREATION ASST. DIRECTOR RECREATION OFFICE MANAGER	\$ 41,580	\$ 42,740	\$ 47,428	\$ 52,697
F	ASST. CITY CLERK DEPARTMENT HEAD		\$ 47,134	\$ 51,503	\$ 54,080	\$ 58,530
G	RECREATION CENTER DIRECTOR		\$ 55,180	\$ 60,695	\$ 62,515	\$ 65,643
H	ASST POLICE/FIRE (NON-BARGAINING)					\$ 78,868
I	FIRE CHIEF					\$ 82,415
J	POLICE PATROLMAN		\$ 39,357	\$ 45,303	\$ 47,868	\$ 53,175
K	POLICE CORPORAL		\$ 40,450	\$ 46,567	\$ 49,209	\$ 54,630
L	POLICE SERGEANT		\$ 41,580	\$ 47,868	\$ 50,386	\$ 57,278
M	POLICE CAPTAIN					\$ 60,142
N	FIREFIGHTER		\$ 37,872	\$ 43,595	\$ 46,062	\$ 51,169
O	FIRE LIEUTENANT		\$ 38,923	\$ 44,809	\$ 47,351	\$ 52,569
P	FIRE CAPTAIN		\$ 40,010	\$ 46,062	\$ 48,487	\$ 56,059
Q	BUILDING INSPECTOR COMMUNITY DEVELOPMENT COORDINATOR / CITY PLANNER		\$ 65,138	\$ 66,528	\$ 70,579	\$ 74,108
R	POLICE DISPATCHER		\$ 37,363	\$ 40,316	\$ 43,716	\$ 49,218
S	GOLF ASSISTANT SUPERINTENDENT		\$ 37,366	\$ 38,412	\$ 42,637	\$ 47,327
T	GOLF EQUIPMENT MANAGER		\$ 34,535	\$ 35,503	\$ 39,408	\$ 43,744
U	POLICE DISPATCH SUPERVISOR		\$ 38,484	\$ 41,526	\$ 45,027	\$ 50,695
Non-Classified Employees						
	Part-time Library Assistant		\$	10.11		
	Part-time Special Projects Clerk		\$	17.48		
	Part-time General Facilities Maintenance		\$	19.67		
	Temporary positions whose primary duties are located in a climate-controlled environment and/or are primarily sedentary.				\$9.00 per hour	
	Temporary positions whose primary duties are located outside and/or require physical labor				\$10.00 per hour	
	Lifeguards	\$10.00 per hour			Temporary Rate Charges	
	Swim Instructors	\$11.00 per hour			Payrolling	Staffing
	Group Fitness Instructors	\$15.00 per hour			1.34%	1.39%

Pay Plan 2022-2023
Effective 7/1/2022



HEAT & AIR

6823 E 106th Pl
Tulsa, OK 74133-7147
(918) 221-9686 / (918) 995-1051
janna@jaycoheatandair.com

Estimate

ESTIMATE#	1013389901
DATE	02/03/2023
PO#	

CUSTOMER
City of Pryor Creek 100 East Graham Avenue Pryor OK 74361

SERVICE LOCATION
City of Pryor Creek 111 Southeast 9th Street Pryor OK 74361

DESCRIPTION	Installation of a new heat exchanger.
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Estimate			
Description	Qty	Rate	Total
Parts and Labor			
Parts and Labor	1.00	4,950.00	4,950.00

CUSTOMER MESSAGE

Estimate Total: \$4,950.00

PRE-WORK SIGNATURE

Signed By:

1028 W Graham Ave.
Pryor, OK 74362
918-824-2300
mastersheatcool@att.net



Estimate

ESTIMATE # 02-08-23
DATE 02/08/2023
EXPIRATION DATE 02/08/2023

ADDRESS

Pryor Recreational Center
1111 SE 9th St
Pryor, OK 74361

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

P.O. NUMBER

Unit #7

CREW

Nick

JOB LOCATION

Pryor Rec Center

DATE	ITEM	DESCRIPTION	QTY	PRICE	AMOUNT
02/08/2023	Quote	Heat Exchanger replacement. Install new ht. exch. Quote includes: Crane cost labor and heat. exch. Quote is for replacement only. Any other issues with unit will be accessed once exchanger is relaced and fired off. Quote doesn't include other parts or material. Unit Serial #200503-AMGK14273	1	7,940.00	7,940.00
TOTAL					\$7,940.00

Accepted By

Accepted Date



Tiger, Jessica <tigerj@pryorcreek.org>

Jessica Reger's Request to transfer

1 message

Reger, Jessica <regerj@pryorcreek.org>

Mon, Mar 27, 2023 at 3:57 PM

To: Jessica Tiger <tigerj@pryorcreek.org>, Michael K Moore <mooremk@pryorcreek.org>

To Whom it May Concern,

I have requested to take the Fitness Coordinator position when it opens up after Kelsie Brooke's departure. I am aware of the decrease in pay for the position.

Thank you,

--

Jessica Reger
Recreation Center Assistant Director
City of Pryor Creek
918.825.6909
regerj@pryorcreek.org



Tiger, Jessica <tigerj@pryorcreek.org>

Kelsie Brooke's Letter of Resignation

1 message

Brooke, Kelsie <brookek@pryorcreek.org>

Mon, Mar 27, 2023 at 3:57 PM

To: Michael K Moore <mooremk@pryorcreek.org>, "Tiger, Jessica" <tigerj@pryorcreek.org>

To whom it may concern,

I have determined that my last day as the Fitness Coordinator at PCRC will be May 12th, 2023. Thank you for allowing me to learn and grow here this past year and a half. I plan to continue to help out in a part time capacity for the foreseeable future.

Thank you,

Kelsie Brooke



Estimate: EST-1

Bill To

Pryor Recreational Center

Estimate Date: 03/24/23

Total: \$3,200.00

Creative Vision Lawn Care

Michael

creativevisionlawnservice@gmail.com

(<mailto:creativevisionlawnservice@gmail.com>)

15511 Hwy 66

Claremore Oklahoma

74017

P: 9183734593

Billed Items

Item	Unit Cost	Quantity	Cost
Maintain just front part of property mowing weedeating blowing off of all hard surfaces edging all hard surface check flower beds for weeds and pull weeds pick up trash that is in grass areas and in parking lot. This will be done twice a month price is for a month with 4 mowings if the month.	\$500.00	2	\$1,000.00
Maintain full property front and back side to side mowing weedeating edging all hard surfaces blowing off all hard surfaces check flowerbeds and pull any weeds also work on cleaning up areas that have not been taken care of before this will be done twice a month price is for a month	\$1,100.00	2	\$2,200.00
	\$1600		
		Subtotal	\$3,200.00

Bill To

Pryor Recreational Center

1111 Se 9th Street

Pryor

Oklahoma 74361

MOOREMK@pryorcreek.org

P: 9188256909

Total: \$3,200.00 (USD)



QUOTE #440

SENT ON:

Mar 25, 2023

RECIPIENT:

Pryor Creek Recreation Center

1111 Southeast 9th Street
 Pryor, Oklahoma 74361
 Phone: 9188256909

SENDER:

Oklahoma Mowing Company

Phone: 918-232-4954
 Email: oklahomamowingcompany@gmail.com
 Website: Oklahomamowingcompany.com

SERVICE ADDRESS:

1111 Southeast 9th Street
 Pryor, Oklahoma 74361

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Mow Lawn (Front Only)	Mow Lawn, Weedeat, Edge, Blow off surface areas	1	\$305.00	\$305.00
Mow Lawn (Front and Back)	Mow Lawn, Weedeat, Edge, Blow off surface areas	1	\$525.00	\$525.00
Flower Bed Maintenance (Price per month)	Trim and maintenance landscape shrubs as needed, keep weeds pulled from beds, apply fresh mulch 2 times per year to keep fresh color.	1	\$185.00	\$185.00

Total

\$1,015.00

Here is an itemized quote. Lawn mowing is a price per visit price. Flower Bed Maintenance is a price that will be billed monthly all year.

* I would like to discuss a make over project for the landscaping out front

This quote is valid for the next 30 days, after which values may be subject to change.