

**MINUTES
CITY COUNCIL MEETING
FOLLOWED BY PRYOR PUBLIC WORKS AUTHORITY MEETING
CITY OF PRYOR CREEK, OKLAHOMA
TUESDAY, OCTOBER 17TH, 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 emailed to The Paper newspaper and emailed to the Council members.

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

Mayor Doyle called the meeting to order at 6:00 p.m. The Prayer and Pledge of Allegiance were led by Randy Chitwood. Roll Call was conducted by City Clerk Courtney Davis. Council members present included: Terry Lamar, Choya Shropshire, Travis Mileur, Randy Chitwood, Charles Tramel, Chris Gonthier and Bruce Smith. Members absent: Dennis Nance.

Department Heads and other City Officials present: Chase McBride, Jeremy Cantrell, Cari Rerat and Mike Moore.

Others present: Kevin Tramel, Justin Couch, Kenny Littlefield, Autumn Graybill, Gilbert Graybill, Nena Roberts, Kemmie Shropshire, Phyllis Lewellen and Angela Smith.

2. PETITIONS FROM THE AUDIENCE:

(Limited to 5 minutes, must request in advance.)

There were no petitions from the audience.

3. DISCUSSION AND POSSIBLE ACTION ON CONSENT AGENDA.

(Consent items are to be voted on for approval or denial by one single motion without discussion. Any Council member wishing to discuss an item may request it be removed and placed on the regular agenda. Only those items removed will be read aloud.)

- a. Approve minutes of the October 3rd, 2023 Council meeting.
- b. Approve payroll purchase orders through October 27th, 2023.
- c. Approve claims for purchase orders through October 17th, 2023.

FUNDS	PURCHASE ORDER NUMBER	TOTALS
GENERAL	2320230924-2320230998	\$184,216.60
STREET & DRAINAGE	2320230998-2320230970	\$25,471.27
GOLF COURSE	2320230922-911380B	\$11,644.19
CAPITAL OUTLAY	2320230978-911384B	\$25,447.91
REAL PROPERTY ACQUISITION RES.	2320230980-2320231010	\$715.00
RECREATION CENTER	2320230899-2320230984	\$26,993.85
PRYOR PUBLIC WORKS AUTHORITY	2320230927-2320230928	\$5,000.00
DONATIONS AND EARMARKED	2320230892	\$312.04
TOTAL		\$279,800.86

BLANKETS		
911437B	PRYOR VETERINARY HOSPITAL	\$7,500.00
911438B	HARRELL'S	\$10,000.00
TOTAL		\$17,500.00

- d. Approve accepting bid from Kustom Kutts Lawn Care in the amount of \$185.00 for the abatement of property at 305 N Mayes to be paid from Real Property Acquisition Reserve – Nuisance Abatement Account #46-465-5450. No other bids received.
- e. Approve accepting bid from Kustom Kutts Lawn Care in the amount of \$185.00 for the abatement of property at 307 N Mayes to be paid from Real Property Acquisition Reserve – Nuisance Abatement Account #46-465-5450. No other bids received.
- f. Approve accepting bid from Kustom Kutts Lawn Care in the amount of \$195.00 for the abatement of property at 313 N Mayes to be paid from Real Property Acquisition Reserve – Nuisance Abatement Account #46-465-5450. No other bids received.

- g. Approve going out for bids for demolition and clean up of the 6 N Bailey property. It is proposed that this project will be funded using the Real Property Acquisitions fund.
- h. Approve reappointing Shryle Glancy to the Planning and Zoning Commission Seat #3. Term would expire 9/30/2026.
- i. Approve reappointing Gina Alvis Watts to the Planning and Zoning Commission Seat #4. Term would expire 9/30/2026.
- j. Approve accepting a grant from GRDA in the amount of \$4,375.00 from Parks Capital Outlay Account #44-445-5415 to modify three tennis courts to accommodate creating pickleball courts. This grant will reimburse the City for a \$1,050.00 expenditure to Merritt Tennis and Track Systems to install lines in the play area, a \$556.00 expenditure to Champion Concrete to cover the cost of creating core holes for posts to be placed and a \$2,769.00 expenditure to TCS to cover the cost of nets and other hardware. These expenditures will be reimbursed in full upon completion by the GRDA Grant funds.
- k. Approve the Collective Bargaining Agreement updates between City of Pryor Creek and the Fraternal Order of Police Lodge Number 116 for the 2023-2024 Fiscal Year.
- l. Approve the Collective Bargaining Agreement updates between City of Pryor Creek and the Local 3567 of the International Association of FireFighters, AFL-CIO/CLC for the 2023-2024 Fiscal Year.
- m. Approve Recreation Center to accept Jayco bids for replacement of HVAC units RTU #3 over the group fitness room in the amount of \$36,000.00 and RTU #9 over the weight room in the amount of \$57,684.00, combined total not to exceed \$93,684.00, to be paid from Recreation Center Repair and Maintenance Account #84-845-5091. Bids also requested from Vickery Heating and Air and Masters Heating and Cooling but were not received.
- n. Approve amending item 4p from the Council meeting held October 3rd, 2023 to include the correct invoice amount of \$3,241.32 due to an add-on to increase security. Previously approved amount was \$3,201.32 from Recreation Center Repair and Maintenance Account #84-845-5091. The additional amount of \$40.00 will be paid from the same account.
- o. Approve an expenditure in the amount of \$9,481.50 to Vermont Systems for the Recreation Center software annual renewal to be paid from Computer Tech Support Account #84-845-5046.
- p. Approve the Fire Chief to move forward with the purchase plan of a new fire truck.
- q. Approve rescinding de-annexation of a section of SW 29th Street.
- r. Approve Mayor to sign Cooperative Service Agreement between the City of Pryor and the United States Department of Agriculture, Animal and Plant Health Inspection Service and Wildlife Services.
- s. Approve an expenditure in the amount of \$4,999.99 to United States Department of Agriculture, Animal and Plant Health Inspection Service for annual services from Wildlife Nuisance Account #88-885-5347.
- t. Approve Library to accept a quote for \$2,997.09 from Premier Signs & Designs to complete the monument sign at the Thomas J. Harrison Pryor Public Library to be taken from Library Capital Outlay Account #44-445-5416.
- u. Approve the Mayor to sign an Oklahoma Virtual Library Consortium agreement to continue participating in the Oklahoma Virtual Library Consortium. This is the Consortium that provides Library patrons access to ebooks and downloadable audiobooks through OverDrive and Libby.

Motion was made by Shropshire, second by Mileur to approve the consent agenda less items c, p, r, s and u. Voting yes: Lamar, Shropshire, Mileur, Chitwood, Tramel, Gonthier and Smith. Voting no: none.

3c. Approve claims for purchase orders through October 17th, 2023.

Motion was made by Shropshire, second by Mileur to approve claims for purchase orders through October 17th, 2023. Voting yes: Shropshire, Mileur, Chitwood, Tramel, Gonthier, Smith and Lamar. Voting no: none.

3p. Approve the Fire Chief to move forward with the purchase plan of a new fire truck.

No action taken.

3r. Approve Mayor to sign Cooperative Service Agreement between the City of Pryor and the United States Department of Agriculture, Animal and Plant Health Inspection Service and Wildlife Services.

Motion was made by Gonthier, second by Lamar to take no action regarding the Cooperative Service Agreement between the City of Pryor and the United States Department of Agriculture, Animal and Plant Health Inspection Service and Wildlife Services. Motion was amended by Gonthier, second by Lamar to deny the Cooperative Service Agreement between the City of Pryor and the United States Department of Agriculture, Animal and Plant Health Inspection Service and Wildlife Services. Voting yes: Mileur, Chitwood, Tramel, Gonthier, Smith, Lamar and Shropshire. Voting no: none.

3s. Approve an expenditure in the amount of \$4,999.99 to United States Department of Agriculture, Animal and Plant Health Inspection Service for annual services from Wildlife Nuisance Account #88-885-5347.

No action taken.

3u. Approve the Mayor to sign an Oklahoma Virtual Library Consortium agreement to continue participating in the Oklahoma Virtual Library Consortium. This is the Consortium that provides Library patrons access to ebooks and downloadable audiobooks through OverDrive and Libby.

Motion was made by Chitwood, second by Shropshire to approve the Mayor to sign an Oklahoma Virtual Library Consortium agreement to continue participating in the Oklahoma Virtual Library Consortium. This is the Consortium that provides Library patrons access to ebooks and downloadable audiobooks through OverDrive and Libby. Voting yes: Chitwood, Tramel, Gonthier, Smith, Lamar, Shropshire and Mileur. Voting no: none.

Mayor moved to the Addendum.

**ADDENDUM
CITY COUNCIL MEETING
OCTOBER 17TH, 2023 AT 6:00 P.M.**

A1. Discussion and possible action to appoint Stacey Barker to fill the vacant Planning and Zoning Board of Adjustment Seat #2, term ending 8/31/2026.

Motion was made by Shropshire, second by Mileur to appoint Stacey Barker to fill the vacant Planning and Zoning Board of Adjustment Seat #2, term ending 8/31/2026. Voting yes: Tramel, Gonthier, Smith, Lamar, Shropshire, Mileur and Chitwood. Voting no: none.

A2. Discussion and possible action to appoint Haley Darnell to fill the vacant Planning and Zoning Board of Adjustment Seat #5, term ending 8/31/2025.

Motion was made by Gonthier, second by Shropshire to appoint Haley Darnell to fill the vacant Planning and Zoning Board of Adjustment Seat #5, term ending 8/31/2025. Voting yes: Gonthier, Smith, Lamar, Shropshire, Mileur, Chitwood and Tramel. Voting no: none.

A3. Discussion and possible action to appoint Kenny Littlefield to fill the vacant Planning and Zoning Board of Adjustment Seat #4, term ending 8/31/2026.

Motion was made by Gonthier, second by Chitwood to appoint Kenny Littlefield to fill the vacant Planning and Zoning Board of Adjustment Seat #4, term ending 8/31/2026. Voting yes: Smith, Lamar, Shropshire, Mileur, Chitwood, Tramel and Gonthier. Voting no: none.

A4. Discussion and possible action regarding the purchase of two new Emergency Management computers with Cherokee Nation Grant funds in the amount of \$2,815.98 from Absolute Technologies to be paid from Emergency Management Account #02-225-5341.

Motion was made by Gonthier, second by Chitwood to approve the purchase of two new Emergency Management computers with Cherokee Nation Grant funds in the amount of \$2,815.98 from Absolute Technologies to be paid from Emergency Management Account #02-225-5341. Voting yes: Lamar, Shropshire, Mileur, Chitwood, Tramel, Gonthier and Smith. Voting no: none.

A5. Discussion and possible action to approve transferring \$3,516.46 from General Fund Municipal Utility Department Account #02-000-4141 to Pryor Public Works Authority Franchise Fees Account #88-000-4141. This is a monthly payment for Solid Waste Occupational Fees that we receive from MUB and it was incorrectly deposited on 7/19/2023.

Motion was made by Gonthier, second by Chitwood to approve transferring \$3,516.46 from General Fund Municipal Utility Department Account #02-000-4141 to Pryor Public Works Authority Franchise Fees Account #88-000-4141. This is a monthly payment for Solid Waste Occupational Fees that we receive from MUB and it was incorrectly deposited on 7/19/2023. Voting yes: Shropshire, Mileur, Chitwood, Tramel, Gonthier, Smith and Lamar. Voting no: none.

Mayor moved to the City Attorney's Report.

5. CITY ATTORNEY'S REPORT:

a. Discussion and possible action regarding a Resolution calling for the General Election in 2024.

Motion was made by Gonthier, second by Chitwood to approve a Resolution calling for the General Election in 2024. Voting yes: Mileur, Chitwood, Tramel, Gonthier, Smith, Lamar and Shropshire. Voting no: none.

Mayor moved back to the regular agenda.

4. MAYOR'S REPORT

(These are items possibly requiring discussion and action.)

a. Discussion and possible action to enter into Executive Session for the purpose of confidential communications between the City and its Attorney concerning the status of a pending claim (25 O.S. 307 (B) (7)). (Scrivener's error: correct statute is 25 O.S. 307(B)(4).)

Motion was made by Chitwood, second by Shropshire to enter into Executive Session at 6:32 p.m. Voting yes: Chitwood, Tramel, Gonthier, Smith, Lamar, Shropshire and Mileur. Voting no: none.

b. Discussion and possible action regarding resuming Regular Session. No action taken during Executive Session.

Motion was made by Lamar, second by Chitwood to exit Executive Session at 6:57 p.m. Voting yes: Tramel, Gonthier, Smith, Lamar, Shropshire, Mileur and Chitwood. Voting no: none.

c. Discussion and possible action to amend or rescind a citywide hiring freeze if the city council determines city finances are stable enough to responsibly consider hiring new employees.

Motion was made by Shropshire, second by Mileur to amend or rescind a citywide hiring freeze if the City Council determines city finances are stable enough to responsibly consider hiring new employees. Motion amended by Shropshire, second by Mileur to amend a citywide hiring freeze to exclude the Street Department, Golf Course and Recreation Center because the city council has determined that these departments are stable enough to responsibly consider hiring new employees. Voting yes: Gonthier, Smith, Lamar, Shropshire, Mileur, Chitwood and Tramel. Voting no: none.

d. Discussion and possible action regarding a new lower counter offer of \$7,500.00 on a 1.6 acre parcel of land adjacent to the Northwest portion of the Cemetery property. SW COR OF SWSE E565.92', N515' TO POB W236.49', N276.12 to POB 1124/379. Previous offer was \$20,000.00.

Motion was made by Chitwood, second by Mileur to approve a new lower counter offer of \$7,500.00 on a 1.6 acre parcel of land adjacent to the Northwest portion of the Cemetery

property. SW COR OF SWSE E565.92', N515' TO POB W236.49', N276.12 to POB 1124/379. Previous offer was \$20,000.00. Voting yes: Shropshire and Mileur. Voting no: Smith, Lamar, Chitwood, Tramel and Gonthier. Motion failed.

6. COMMITTEE REPORTS:

(Items, such as next meeting date, needing to be reported. No open discussions. Any items requiring discussion are to be added to the Mayor's report prior to posting of agenda.)

a. Budget and Personnel

Shropshire reported that the next meeting will be Tuesday, November 14th.

b. Ordinance and Insurance

Gonthier reported that there is no meeting scheduled but one will be scheduled soon to consider some items he knows to be in progress.

c. Street

Mileur reported that the next meeting will be Tuesday, October 24th.

7. UNFORESEEABLE BUSINESS.

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

There was no unforeseeable business.

8. ADJOURN.

Motion was made by Chitwood, second by Gonthier to adjourn. Voting yes: Lamar, Shropshire, Mileur, Chitwood, Tramel, Gonthier and Smith. Voting no: none.

PRYOR PUBLIC WORKS AUTHORITY

1. CALL TO ORDER.

Meeting was called to order at 7:35 p.m.

2. APPROVE MINUTES OF OCTOBER 3RD, 2023 MEETING.

Motion was made by Chitwood, second by Gonthier to approve the minutes of the October 3rd, 2023 meeting. Voting yes: Shropshire, Mileur, Chitwood, Tramel, Gonthier, Smith and Lamar. 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 Gonthier, second by Lamar to adjourn at 7:36 p.m. Voting yes: Mileur, Chitwood, Tramel, Gonthier, Smith, Lamar and Shropshire. Voting no: none.

MINUTES APPROVED BY MAYOR / P.P.W.A. CHAIRMAN ZAC DOYLE

MINUTES WRITTEN BY CITY CLERK COURTNEY DAVIS



CivicPlus

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:
Date:
Customer:

Q-49601-1
9/6/2023 1:12 PM
PRYOR CREEK,
OKLAHOMA

QTY	Product Name	DESCRIPTION	TOTAL
1.00	Web Open Platform Migration	Web Open Platform Migration	USD 500.00
1.00	Standard Annual - CivicEngage Open Renewal	CivicCMS Standard Annual	USD 2,535.75

Annual Recurring Services - Initial Term	USD 3,035.75
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1. This renewal Statement of Work ("SOW") is between Pryor Creek ("Customer") and CivicPlus, LLC and shall be subject to the terms and conditions of the Master Services Agreement ("MSA") and the applicable Solutions and Products terms found at: www.civicplus.help/hc/p/legal-stuff (collectively, the "Terms and Conditions"). By signing this SOW, Customer expressly agrees to the Terms and Conditions throughout the Term of this SOW. The Terms and Conditions form the entire agreement between Customer and CivicPlus (collectively, referred to as the "Agreement"). The Parties agree the Agreement shall supersede and replace all prior agreements between the Parties with respect to the services provided by CivicPlus herein (the "Services").
2. This SOW shall remain in effect for an initial term starting at the Customer's next renewal date of 1/29/2024 and running for twelve months ("Initial Term"). In the event that neither party gives 60 days' notice to terminate prior to the end of the Initial Term, or any subsequent Renewal Term, this SOW will automatically renew for additional 1-year renewal terms ("Renewal Term"). The Initial Term and all Renewal Terms are collectively referred to as the "Term".
3. Unless terminated, Customer shall be invoiced for the Annual Recurring Services on each Renewal Date of each calendar year subject to an annual increase of 5% each Renewal Term.

Acceptance

By signing below, the parties are agreeing to be bound by the covenants and obligations specified in this SOW. For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed by their duly authorized representatives as of the dates below.

Client

CivicPlus

By:

By:



Name:

Name:

Amy Vikander

Title:

Title:

Senior Vice President of Customer Success

Date:

Date:

AGRILAND FS, Inc.

421 N 10th St.
 Winterset IA 50273
 Phone #: 515-462-5353

Bill To: City of Pryor Creek
 PO Box 1167
 Pryor, OK 74362

Ship To: City of Pryor Creek
 PO Box 1167
 Pryor, OK 74362

Invoice**424001200**

Invoice Date 10/19/2023
Due Date 11/25/2023 Regular
Customer ID 2137302
Salesperson 0240
Shipping Loc. 424

Comments: U0042400605 POLICE/ FIRE TANK

Quantity	Description	Unit Price	Total \$
1009.500	GL * #2 Ultra LS Clear	4.1088 /GL	4,147.83
1009.500	TAX Federal Assessment Diesel Fed Hazmat 0.001;Fed Oil Spill 0.0021;Superfund .003905	.007 /TAX	7.07
1009.500	EA * Energy Freight Surcharge	.0285 /EA	28.77

Terms: ALL ACCOUNTS ARE DUE AND PAYABLE UPON RECEIPT OF THE MONTHLY STATEMENT.

Sub Total 4,183.67

Amount Due 4,183.67

AGRILAND FS, Inc.
421 N 10th St.
Winterset IA 50273
Phone #: 515-462-5353

Bill To: City of Pryor Creek
PO Box 1167
Pryor, OK 74362

Ship To: City of Pryor Creek
PO Box 1167
Pryor, OK 74362

Invoice

424001201

Invoice Date 10/19/2023
Due Date 11/25/2023 Regular
Customer ID 2137302
Salesperson 0240
Shipping Loc. 424

Comments: U0042400606 POLICE/ FIRE TANKS

Quantity	Description	Unit Price	Total \$
1846.300	GL * Unleaded Gasoline	2.9741 /GL	5,491.08
1846.300	EA * Energy Freight Surcharge	.0285 /EA	52.62
1846.300	TAX Federal Assessment Gas No Lead Fed Hazmat 0.001;Fed Oil Spill 0.0021;Superfund .003905	.007 /TAX	12.92

Terms: ALL ACCOUNTS ARE DUE AND PAYABLE UPON RECEIPT OF THE MONTHLY STATEMENT.

Sub Total 5,556.62

Amount Due 5,556.62

City of Pryor Creek

Invoice

424001201

November 1, 2023

Zac Doyle, Mayor
City of Pryor Creek
PO Box 1167
Pryor Creek, Oklahoma 74362

SUBJECT: Closure of SH-20 (East Graham Avenue) from Cherokee Street to Adair Street for the Pryor Creek Christmas Parade, Mayes County

Mayor Doyle:

I am writing you regarding your recent correspondence about closing and detouring traffic through and around the City of Pryor Creek as portions of SH-20 (E. Graham Ave.) will be closed on Saturday, December 9, 2023, from about 5 p.m. to about 10:00 p.m. for the Pryor Creek Christmas Parade.

These events bring with them additional risks associated with the detour of existing and emergency traffic as well as to the participants involved with or attending the event. As such, the Oklahoma Department of Transportation does not endorse, imply participation, recommend, or authorize such closures.

However, the Department recognizes the importance of city sponsored special events that are valuable to the entire community and recognizes that cities and towns have the authority via §47-1148 to proceed without specific ODOT approval when the events are undertaken under the direct authority of the city.

If the City of Pryor Creek chooses to proceed with the closure, the city will assume all responsibilities for the traffic control to be installed according to the Manual on Uniform Traffic Control Devices (MUTCD), a detour that is feasible for both passenger and commercial truck traffic, the effect on emergency responses and all other associated liabilities.

Sincerely,



Kristine R. Reed, P.E.
District Traffic Engineer

xc: Travis Smith ODOT Mayes County Supervisor
File



City of Pryor Creek
12 North Rowe - PO Box 1167
Pryor Creek, Ok 74362
Tel 918-825-0888 Fax 918-825-6577
www.pryorok.org

October 16, 2023

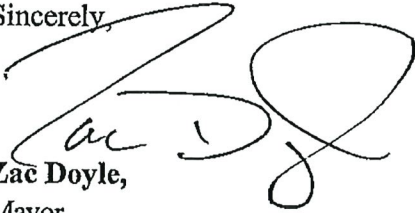
ODOT Division 8
4002 North Mingo Valley Expressway
Tulsa, OK 74116

RE: Highway Closure Request

The Pryor Creek Christmas Parade will be held on Saturday, December 9, 2023. The City of Pryor Creek requests to close the highway for this event. Details are as follow:

- Highway 20/East Graham Avenue
- From Cherokee Street to Adair Street
- December 9, 2023
- Close streets to all traffic other than floats & other parade vehicles after 5:00 p.m. No parking, other than parade vehicles. 6:00 p.m. - 7:00 p.m. - All parade entries in place and floats being judged by category. 6:30 p.m. - Close Graham Avenue, from Cherokee Street to Adair Street (U.S. Hwy 69), to all traffic. 7:00 p.m. - 9:00 p.m. - Parade. 9:00 p.m. - 10:00 p.m. - Tear down and remove street barricades to reopen Graham Avenue and all secondary streets that have been closed to vehicle traffic.
- Detour route will be established by City officials and be manned and/or signed in accordance with the latest edition (2009) of the Manual on Uniform Traffic Control Devices (MUTCD)
- The City will hold the Oklahoma Department of Transportation, their officers, agents and employees harmless and shall be released and discharged from all claims, demand and causes of action of every kind whatsoever for any damage and/or injury that may result from the detouring of traffic from the state highway system.

Sincerely,



Zac Doyle,
Mayor

October 26, 2023

Zac Doyle, Mayor
City of Pryor Creek
PO Box 1167
Pryor Creek, Oklahoma 74362

SUBJECT: Closure of SH-20 (East Graham Avenue) from Hogan Street to Cooy-Yah Street for the Light Up Pryor, Mayes County

Mayor Doyle:

I am writing you regarding your recent correspondence about closing and detouring traffic through and around the City of Pryor Creek as portions of SH-20 (E. Graham Ave.) will be closed on Thursday, November 16, 2023, from about 4:00 p.m. to about 8:00 p.m. for the Light Up Pryor event.

These events bring with them additional risks associated with the detour of existing and emergency traffic as well as to the participants involved with or attending the event. As such, the Oklahoma Department of Transportation does not endorse, imply participation, recommend, or authorize such closures.

However, the Department recognizes the importance of city sponsored special events that are valuable to the entire community and recognizes that cities and towns have the authority via §47-1148 to proceed without specific ODOT approval when the events are undertaken under the direct authority of the city.

If the City of Pryor Creek chooses to proceed with the closure, the city will assume all responsibilities for the traffic control to be installed according to the Manual on Uniform Traffic Control Devices (MUTCD), a detour that is feasible for both passenger and commercial truck traffic, the effect on emergency responses and all other associated liabilities.

Sincerely,



Kristine R. Reed, P.E.
District Traffic Engineer

xc: Travis Smith ODOT Mayes County Supervisor
File



City of Pryor Creek
12 North Rowe - PO Box 1167
Pryor Creek, Ok 74362
Tel 918-825-0888 Fax 918-825-6577
www.pryorok.org

October 25, 2023

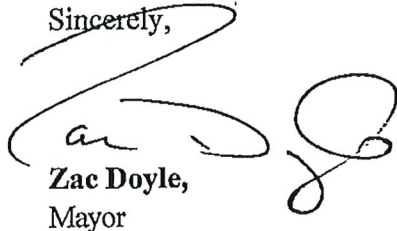
ODOT Division 8
4002 North Mingo Valley Expressway
Tulsa, OK 74116

RE: Highway Closure Request

The City of Pryor Creek will hold a Light Up Pryor event on Thursday, November 16, 2023. The City of Pryor Creek requests to close the highway for this event. Details are as follow:

- Highway 20/East Graham Avenue
- West from Hogan Street to Coo-Y-Yah Street
- November 16, 2023
- Close streets to all traffic after 4:00 pm. No parking. 4:00 pm-8:00 pm - Event. 8:00 pm-8:30 pm - Tear down and remove street barricades to reopen Graham Avenue and all secondary streets that have been closed to vehicle traffic.
- Detour route will be established by City officials and be manned and/or signed in accordance with the latest edition (2009) of the Manual on Uniform Traffic Control Devices (MUTCD)
- The City will hold the Oklahoma Department of Transportation, their officers, agents and employees harmless and shall be released and discharged from all claims, demand and causes of action of every kind whatsoever for any damage and/or injury that may result from the detouring of traffic from the state highway system.

Sincerely,

A handwritten signature in black ink, appearing to read "Zac Doyle", is written over a large, stylized flourish that extends to the right and loops back under the signature.

Zac Doyle,
Mayor

HOLIDAY SCHEDULE 2024

Monday, January 1, 2024	New Year's Day
Monday, January 15, 2024	Martin Luther King Day
Monday, February 19, 2024	President's Day
Friday, March 29, 2024	Good Friday
Monday, May 27, 2024	Memorial Day
Wednesday, June 19, 2024	Juneteenth
Thursday, July 4, 2024	Independence Day
Friday, July 5, 2024	Independence Day After
Monday, September 2, 2024	Labor Day
Monday, October 14, 2024	Columbus/Indigenous Peoples' Day
Monday, November 11, 2024	Veteran's Day
Thursday, November 28, 2024	Thanksgiving Day
Friday, November 29, 2024	Thanksgiving Day After
Tuesday, December 24, 2024	Christmas Eve
Wednesday, December 25, 2024	Christmas Day

APPROVED THIS _____ DAY OF _____, 2023, BY VOTE OF SUPPORT BY THE CITY COUNCIL OF THE CITY OF PRYOR CREEK, OKLAHOMA.

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ____, DAY OF DECEMBER 2023.

Courtney Davis, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA
CITY COUNCIL
SCHEDULE OF REGULAR MEETINGS FOR
2024

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

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

January 2, 2024
January 16, 2024
February 6, 2024
February 20, 2024
March 5, 2024
March 19, 2024
April 2, 2024
April 16, 2024
May 7, 2024
May 21, 2024
June 4, 2024
June 18, 2024

July 2, 2024
July 16, 2024
August 6, 2024
August 20, 2024
September 3, 2024
September 17, 2024
October 1, 2024
October 15, 2024
November 5, 2024
November 19, 2024
December 3, 2024
December 17, 2024

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ____TH DAY OF DECEMBER 2023.

Courtney Davis, City Clerk



IN COMPLIANCE WITH THE 1977 OPEN MEETING ACT (TITLE 25, SECTION 301-314 STATE OF OKLAHOMA) SEE THE FOLLOWING SCHEDULE FOR THE CALENDAR YEAR 2024.

THE MUNICIPAL UTILITY BOARD WILL MEET ON THE FIRST AND THIRD MONDAY OF EACH MONTH AT 6PM IN THE BOARD ROOM, 12 NORTH ROWE STREET #A, PRYOR CREEK, OKLAHOMA.

- 2 JANUARY (TUESDAY)**
- 16 JANUARY (TUESDAY)**
- 5 FEBRUARY**
- 20 FEBRUARY (TUESDAY)**
- 4 MARCH**
- 18 MARCH**
- 1 APRIL**
- 15 APRIL**
- 6 MAY**
- 20 MAY**
- 3 JUNE**
- 17 JUNE**
- 28 JUNE (FRIDAY) 5PM END OF F/Y**
- 1 JULY**
- 15 JULY**
- 5 AUGUST**
- 19 AUGUST**
- 3 SEPTEMBER (TUESDAY)**
- 16 SEPTEMBER**
- 7 OCTOBER**
- 21 OCTOBER**
- 4 NOVEMBER**
- 18 NOVEMBER**
- 2 DECEMBER**
- 16 DECEMBER**

RECEIVED AND FILED IN THE OFFICE OF THE PRYOR CREEK, OKLAHOMA CITY CLERK ON THIS 17th DAY OF OCTOBER 2023.

Courtney Davis

CITY CLERK/DEPUTY



POSTED ON THIS 17 DAY OF OCTOBER 2023.

Courtney Davis

CITY CLERK/DEPUTY

CITY OF PRYOR CREEK, OKLAHOMA
ECONOMIC DEVELOPMENT TRUST AUTHORITY
SCHEDULE OF REGULAR MEETINGS FOR
2024

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK ***ECONOMIC DEVELOPMENT TRUST AUTHORITY*** WILL MEET IN REGULAR SESSION AT 12:00 P.M. ON THE SECOND MONDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

MEETINGS WILL BE HELD AT 12:00 P.M. ON:

January 8, 2024
February 12, 2024
March 11, 2024
April 8, 2024
May 13, 2024
June 10, 2024

July 8, 2024
August 12, 2024
September 9, 2024
October 21, 2024*
November 18, 2024*
December 9, 2024

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ___ DAY OF DECEMBER 2023.

Courtney Davis, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA
PARK / CEMETERY BOARD
SCHEDULE OF REGULAR MEETINGS FOR
2024

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **PARK / CEMETERY BOARD** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FOURTH MONDAY OF EACH MONTH, EXCEPT AS NOTED BELOW*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

MEETINGS WILL BE HELD AT 5:30 P.M. ON:

January 22, 2024
February 26, 2024
March 25, 2024
April 22, 2024
May 20, 2024*
June 24, 2024

July 22, 2024
August 26, 2024
September 23, 2024
October 28, 2024
November 25, 2024
December 30, 2024*

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ____ DAY OF DECEMBER 2023.

Courtney Davis, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA
STREET COMMITTEE
SCHEDULE OF REGULAR MEETINGS FOR
2024

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **STREET COMMITTEE** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FOURTH TUESDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

MEETINGS WILL BE HELD AT 5:30 P.M. ON:

January 23, 2024
February 27, 2024
March 26, 2024
April 23, 2024
May 28, 2024
June 25, 2024

July 23, 2024
August 27, 2024
September 24, 2024
October 22, 2024
November 26, 2024
December 26, 2024*

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ____ DAY OF DECEMBER, 2023.

Courtney Davis, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA
PLANNING AND ZONING COMMISSION
SCHEDULE OF REGULAR MEETINGS FOR
2024

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **PLANNING AND ZONING COMMISSION** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FIRST THURSDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

MEETINGS WILL BE HELD AT 5:30 P.M. ON:

January 4, 2024
February 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024

July 11, 2024*
August 1, 2024
September 5, 2024
October 3, 2024
November 7, 2024
December 5, 2024

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ___ DAY OF DECEMBER 2023.

Courtney Davis, City Clerk

CITY OF PRYOR CREEK, OKLAHOMA
LIBRARY BOARD
SCHEDULE OF REGULAR MEETINGS FOR
2024

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **LIBRARY BOARD** WILL MEET IN REGULAR SESSION THE 4TH THURSDAY EACH MONTH AT 5:30 P.M. ON THE DATES INDICATED BELOW. MEETINGS WILL BE HELD IN THE MEETING ROOM OF THE PRYOR PUBLIC LIBRARY, 505 EAST GRAHAM STREET, PRYOR CREEK, OKLAHOMA ON THE FOURTH THURSDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW*. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0777 AT LEAST 24 HOURS PRIOR TO THE MEETING.

MEETINGS WILL BE HELD AT 5:30 P.M. ON:

January 25, 2024
February 22, 2024
March 28, 2024
April 25, 2024
May 23, 2024
June 27, 2024

July 25, 2024
August 22, 2024
September 26, 2024
October 24, 2024
November 21, 2024*
December 19, 2024*

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ____ DAY OF DECEMBER 2023.

Courtney Davis, City Clerk



FY23 COPS Hiring Program Announcement

Office of Community Oriented Policing Services (COPS) <copsusdoj@service.govdelivery.com>

Reply-To: copsusdoj@service.govdelivery.com

To: daviscj@pryorcreek.org



U.S. DEPARTMENT OF JUSTICE

OFFICE OF COMMUNITY ORIENTED POLICING SERVICES

145 N Street, NE, Washington, D.C. 20530

Re: COPS Office FY23 COPS Hiring Program award number 15JCOPS-23-GG-04779-UHPX

Dear City Clerk Davis:

On behalf of the Attorney General of the United States, Merrick B. Garland, and the Office of Community Oriented Policing Services (COPS Office), it is my pleasure to inform you that we have approved your proposal for the COPS Office recognizes and appreciates your commitment to this very important initiative.

At the COPS Office, our mission is advancing community policing nationwide. We prioritize this by supporting state, local, tribal, and territorial law enforcement agencies as they carry out their vital public safety missions. The COPS Office contributes to the mission of the COPS Office and the greater goal of reducing crime and building trust between law enforcement and communities served. The team at the COPS Office looks forward to supporting you as you continue to serve your community.

In the coming days, the COPS Office will release your award package via [the Justice Grant System \(JustGrants\) website](#). At that time, you will receive an automated email with additional information on how to access, review, and manage your award separately by your assigned grant manager and you can always seek assistance with your award from AskCOPSRC@usdoj.gov.

I want to extend my personal appreciation for your efforts and congratulate you on this award. On behalf of the staff at the COPS Office, we look forward to working with you on this important project.

Sincerely,

Hugh T. Clements, Jr.
Director



You have received this email because you have requested [Awards](#) updates from the U.S. Department of Justice's [Community Oriented Policing Services \(COPS\) Office](#). Your subscription information may not be used for any other purposes.

[Manage Your Subscriptions](#) | [Department of Justice Privacy Policy](#) | [GovDelivery Privacy Policy](#)

This email was sent to daviscj@pryorcreek.org using GovDelivery Communications Cloud on behalf of: The Office of Community Oriented Policing Services (COPS Office) · 145 N St, NE · Washington, DC 20530 · 800-421-6770

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[] ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [X] MODIFICATIONS [] DEVELOPMENT PLANS

12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER _____

[] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Lot 10, Block 1 Ragsdale Addition

LEGAL DESCRIPTION: 525 S. Dawn Street, Pryor OK

PRESENT USE _____ PRESENT ZONING _____ FLOOD PLAIN [] Y [X] N HISTORIC DESIGNATION [] Y [X] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: _____ PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: To allow New Residential Construction by Removing Temporary Restriction from Plat. There is

NATURE OF PUD AMENDMENT: Already Road access south of Lot.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Becky Orange</u>	NAME <u>Butler Homes LLC</u>
ADDRESS <u>205 S Adair St</u>	ADDRESS <u>PO Box 882</u>
CITY, ST, ZIP <u>PRYOR OK 74361</u>	CITY, ST, ZIP <u>PRYOR, OK 74362</u>
DAYTIME PHONE <u>918-864-0467</u>	DAYTIME PHONE <u>918-824-2700</u>
EMAIL _____	EMAIL <u>contactus@butlerhomesllc.com</u>
FAX _____	FAX _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

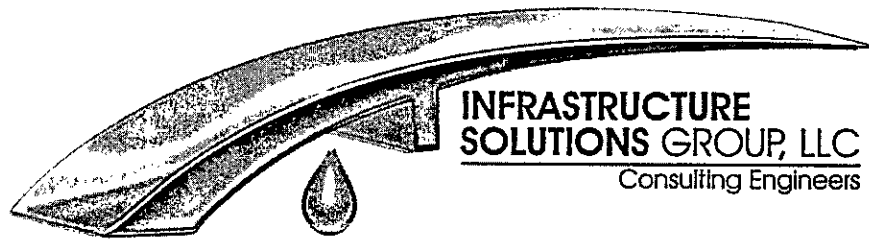
SIGNATURE & DATE: Becky Orange

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		<u>10⁰⁰</u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		
SIGN POSTING	\$18.50		
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$
300' PROPERTY OWNERS LIST			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (.60 + 1.85 X # of mailing)	\$2.45 x =	\$	
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ <u>10⁰⁰</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

PAID



October 24, 2023

MEMORANDUM
STAFF RECOMMENDATION
RAGSDALE ADDITION

A request has been made to amend the Ragsdale Plat to include the property outside the current described area so that Lot 10 can have the restriction removed from the plat to allow development of that lot.

The restriction was included in the plat due to the lack of frontage the lot possessed and the need for temporary emergency secondary access to the planned improved area. The intent was to use Lot 10 as the corridor for that temporary access to S. Coo-Y-Yah St. until such time as the continuation of S. Dawn St. could be completed allowing for two points of access to S. Vann St. This condition continues currently.

Because the development of Lot 10 without consideration of the secondary access point is requested, we cannot support such a request. Provisions could be made to extend the public Street (S. Dawn St.) with the dedication of public right of way outside the original Plat and the construction of that public street to fully front the Lot 10 as well as provide the needed connection to S. Coo-Y-Yah St. in the process.

To accomplish this task, no amending of the plat is needed, only the proper filing of a deed of dedication and detailed construction plans and schedule for the street improvements.

We wish to note that continuing to allow incremental improvements along this corridor without an overall plan including detention, grading, and stormwater handling facilities represents certain identified issues to downstream residents and properties. We therefore would like to see the City of Pryor require the fulfillment of the original agreement to complete those facilities prior to any further development associated with this plat and the immediate area.

Respectfully submitted,
INFRASTRUCTURE SOLUTIONS GROUP, LLC

Dale Burke, P.E.

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [] MODIFICATIONS [] DEVELOPMENT PLANS

12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SE DATE FILED: Sep 13, 2023 HEARING DATE: _____ CASE NUMBER _____
 [] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 2309 NE 1st St Pryor, OK 74361
 LEGAL DESCRIPTION: 09-21N-19E BEG SE COR JESW THEN N880 W245.75
5880 E 245.75 TO POB
 PRESENT USE _____ PRESENT ZONING CAR FLOOD PLAIN [] Y [x] N HISTORIC DESIGNATION [] Y [x] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-70 PUD DESIGNATION INCLUDED: [] Y [x] N PUD PROPOSAL ATTACHED [] Y [x] N
 PROPOSED USE: RS-70 Single family home see email

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Tyler Ragsdale</u>	NAME
ADDRESS <u>2003 Graham Pl</u>	ADDRESS
CITY, ST, ZIP <u>Pryor, OK 74361</u>	CITY, ST, ZIP
DAYTIME PHONE <u>918-260-1740</u>	DAYTIME PHONE
EMAIL <u>Ragsdale2121@yahoo.com</u>	EMAIL
FAX	FAX

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

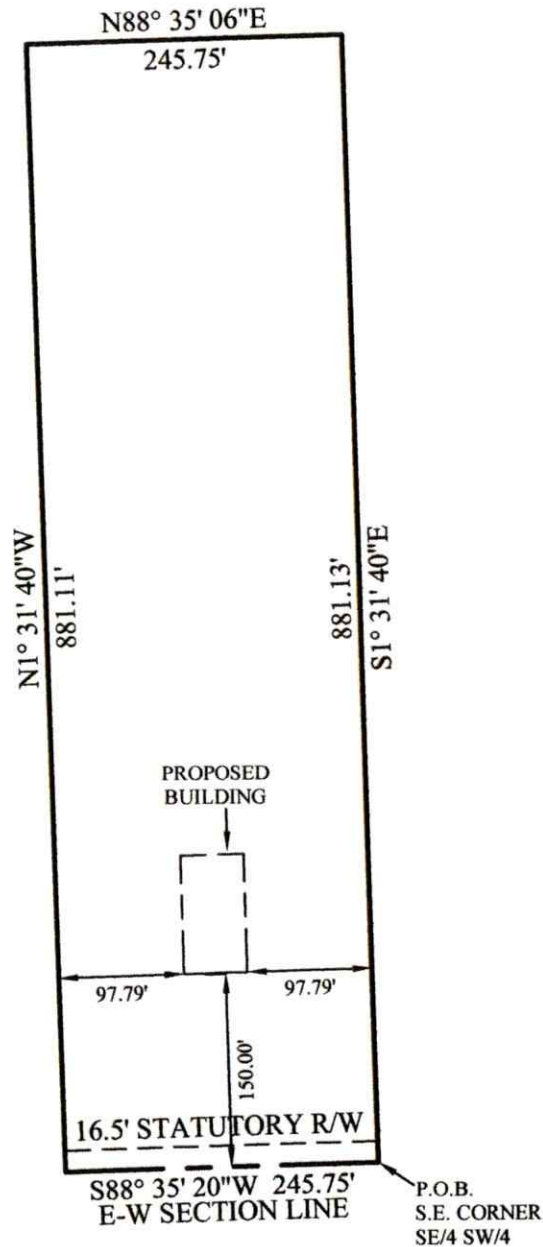
SIGNATURE & DATE: Tyler Ragsdale 9-13-2023

DOES OWNER CONSENT TO THIS APPLICATION Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		10.00
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ -
NEWSPAPER PUBLICATION	\$		120.00
SIGN POSTING	\$18.50		18.50
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$ 0
300' PROPERTY OWNERS LIST <u>8</u>			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (60 * 1.85 X # of mailing)	$\$2.45 \times 8 = 19.60$	\$ <u>19.84</u>	<u>19.84</u>
<u>635 185</u>		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ <u>168.34</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

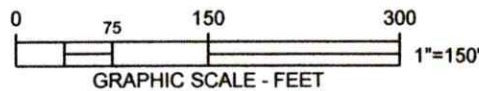
PAID



NOTE:

The subject property lies in Flood Zone "X" as per Flood Insurance Rate Map #40097C0245E dated 9/16/2011.

The subject property has a Zoning Code of "AG".



NOTE:

NO MONUMENTATION WAS SET PERT THIS PLAT, ONLY A PLOT PLAN WAS DEVELOPED.

NO EASEMENTS WERE SUPPLIED, RESEARCHED, OR ADDRESSED AS PART OF THIS SURVEY AND PLAT.

BASIS OF BEARING IS S88°35'20"W ALONG THE SOUTH LINE OF SAID SW/4.

LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Nine (9), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma, more particularly described as follows, to-wit:

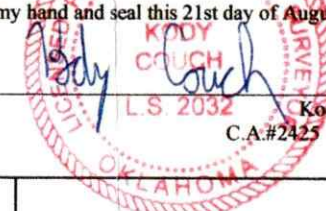
Beginning at the Southeast corner of the SE/4 of the SW/4; THENCE North 01°30'40" West along the East line of the SE/4 of the SW/4 a distance of 881.13 feet to a 1/2 inch iron pin; THENCE South 88°35'06" West a distance of 245.75 feet to a 1/2 inch iron pin; THENCE South 01°31'41" East a distance of 881.11 feet to a MAG nail on the South line of the SE/4 of the SW/4; THENCE North 88°35'20" East a distance of 245.75 feet to the point of beginning.

CERTIFICATION

I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 21st day of August, 2023.



Kody Couch, R.P.L.S. #2032
C.A.#2425 6/30/24 Copyright 2023

GREEN COUNTRY SURVEYING			RRR HOMES, LLC PROPERTY	
301 EAST GRAHAM AVENUE P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX			PLOT PLAN	
DRAWN KRC	CHECKED KRC	DATE OF FIELD WORK 8/18/2023	SCALE 1"=150'	CRD. FILE - 9-21-19 DWG FILE - RRR-HMS2

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[] ZONING [X] PREL. PLAT [] LOT SPLIT TYPE 2 [] MODIFICATIONS [] DEVELOPMENT PLANS
 12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577 www.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 10/3 HEARING DATE: 10/26 CASE NUMBER _____
 [] RESIDENTIAL [X] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 5377 South Mill Street, Pryor, OK 74361
 LEGAL DESCRIPTION: A part of the southwest quarter of the northeast quarter of the northeast quarter (SW/4 NE/4 NE/4) in section 36, Township 21 North, Range 18 east of the Indian meridian, Mayes County, of Oklahoma
 PRESENT USE Undeveloped PRESENT ZONING CAR FLOOD PLAIN [] Y [X] N HISTORIC DESIGNATION [] Y [X] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: _____ PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N
 PROPOSED USE: Development of a Whataburger restaurant and associated drives/parking.

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME John Rogers	NAME WBPryorOK, LLC
ADDRESS 928 Airport Rd	ADDRESS P.O. Box 6480
CITY, ST, ZIP Hot Springs, AR, 71913	CITY, ST, ZIP Hot Springs, AR, 71902
DAYTIME PHONE 501-767-2366	DAYTIME PHONE 501-276-2267
EMAIL John.Rogers@craftontull.com	EMAIL rickw@wilent.net
FAX N/A	FAX 501-209-4204

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: John W. Rogers 10/3/2023
 DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Civil Engineer Consultant

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		10.00
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		11
SIGN POSTING	\$18.50		11
Review letter fee from City Reviewer for P & Z Meeting	\$125.00 <u>same or not</u>		\$
300' PROPERTY OWNERS LIST			250.00
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	$1.86 \times 2.48 = 4.63$		19.84
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ 279.84

mailing only

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

Document Prepared by:

October 17, 2023

R.A. Wilson Enterprises and Affiliates
514 Ouachita Ave.
Hot Springs, AR 71901
CTA #23405000

AUTHORIZATION LETTER FOR REPRESENTATIVE

I, Larry Yancey hereby give authorization to John Rogers or Russell Gartner

to prepare and submit various development applications to the City of Pryor and other authorities having jurisdiction for a proposed Whataburger Restaurant and 2 Lot Commercial Subdivision Plat located at 5351,5377 S. Mill Street, Pryor, OK.

Larry Yancey, EVA
Property Owner WSPryor, LLC

10/17/23
Date

LARRY YANCEY, EVA
Please Print Name

NOTARY PUBLIC

STATE OF Arkansas COUNTY OF Garland

I, Jessica M. King, a resident of and notary public in and for the state and county named above, who am duly commissioned and sworn and legally authorized to administer oaths and affirmation, hereby certify that on October 17, 2023, Larry Yancey, EVA, who is known to me personally, appeared before me declared said document and signed it in my presence.

Subscribed and sworn to before me this 17th day of October, 2023.

Notary Public [Signature]

My Commission expires: _____



OWNER'S CERTIFICATE & DEED OF DEDICATION

STATE OF OKLAHOMA)
COUNTY OF MAYES) SS
BOOK PAGE

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, WEPBYOR, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS AND THE PERSON OR PERSONS HAVING THE RIGHT, TITLE OR INTERESTS TO THE FOLLOWING TRACT OF LAND, TO WIT:

RECORD DESCRIPTION

A TRACT OF LAND IN THE WEST 1/30 FEET OF THE SOUTH 453.68 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4 NE/4) AND THAT PART OF THE SOUTH 453.68 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SE/4 NW/4 NE/4) LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 69, ALL IN SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EASTERLY OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT A TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WITLESS & EXCEPT DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 01°38'28" EAST ALONG THE EAST LINE THEREOF 40.00 FEET; THENCE SOUTH 88°31'18" WEST AND PARALLEL WITH THE NORTH LINE OF THE NE/4 A DISTANCE OF 1396.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 69; THENCE SOUTH 07°18'34" WEST ALONG SAID RIGHT-OF-WAY LINE 836.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°30'55" EAST 200.67 FEET; THENCE SOUTH 01°36'11" EAST 217.41 FEET; THENCE SOUTH 88°30'55" WEST 234.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY NO. 69; THENCE NORTH 07°18'34" EAST ALONG SAID RIGHT-OF-WAY 220.00 FEET TO THE POINT OF BEGINNING, CONTAINING 122,000 SQUARE FOOT OR 2.80 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND HAVE CAUSED THIS PLAT TO BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSIONS OF LOTS, WE HEREBY DESIGNATE SAID TRACT OF LAND AS PEYTON CROSSING AND DEDICATE TO THE PUBLIC USE OF ALL STREETS AND UTILITY EASEMENTS AS SHOWN HEREON

ROCK WILSON
PRESIDENT WEPBYOR, LLC.

STATE OF ARKANSAS)
COUNTY OF GARLAND) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF GARLAND COUNTY, STATE OF ARKANSAS, PERSONALLY APPEARED ROCK WILSON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED FOR THE WEPBYOR, LLC. TO THE WITHIN AND FOREGOING INSTRUMENT AS THE _____ AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESTRICTIVE COVENANTS

A. GENERAL RIGHTS

THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON SAID LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF PRYOR CREEK, MAYES COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. THE OWNER/DEVELOPER GIVES THE RIGHT TO ANY UTILITY SERVICE FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING COMMUNICATION LINES, ELECTRIC POWER AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUIT, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH FACILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON SAID PROPERTY FOR THE USES AND PURPOSES AFORESAID; PROVIDED FURTHER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG SAID LOT, FOR THE PURPOSE OF FURNISHING WATER SERVICES TO SAID LOT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH FOR LOT, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREA, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE OBSTRUCTION.

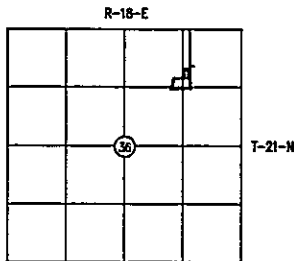
PRELIMINARY PLAT OF PEYTON CROSSING

A TRACT OF LAND SITUATED IN SW 1/4 NE 1/4 NE 1/4 & SE 1/4, NW 1/4, NE 1/4 SEC. 36, T21N, R18E, OF MAYES COUNTY, STATE OF OKLAHOMA

SURVEYOR
CRAFTON TULL
828 AIRPORT ROAD
HOT SPRINGS, ARKANSAS 71913
C.A. NO. 2335

OWNER
WEPBYOR, LLC.
P.O. BOX 6480
HOT SPRINGS, AR 71902

ENGINEER
CRAFTON TULL
828 AIRPORT ROAD
HOT SPRINGS, ARKANSAS 71913
(501) 787-2366



LOCATION MAP
SCALE: 1" = 200'

RESTRICTIVE COVENANTS (CONTINUED)

B. UNDERGROUND SERVICE OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN SAID LOT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE WITHIN SAID LOT, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND FOR GENERAL UTILITY SERVICES. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGE MAY ALSO BE LOCATED ON SAID LOT. UNDERGROUND SERVICE CABLE AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN SAID LOT, MAY RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE, DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS LINE TO A PARTICULAR STRUCTURE, THE NON-EXCLUSIVE RIGHT-OF-WAY FOR SAID UTILITY ON SAID LOT, COVERING A 5' STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE, EACH SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEE, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO SAID LOT OR OTHERWISE PROVIDED FOR IN A DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF UNDERGROUND SERVICE FACILITIES LOCATED ON SAID LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OR UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCED BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE OR GAS SERVICE AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

C. WATER SERVICE

THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON SAID LOT. ANY ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM ANY CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH PUBLIC WATER MAIN, SHALL BE PROHIBITED. THE CITY OF PRYOR CREEK OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS BUT THE OWNER SHALL PAY FOR ALL DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS. THE CITY OF PRYOR CREEK OR THEIR SUCCESSORS, SHALL AT ALL TIME HAVE ACCESS TO AND FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER FACILITIES.

THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF PRYOR CREEK, MAYES COUNTY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN STORM WATER, IN AN UNSTRUCTURED MANNER, THE SURFACE WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF SURFACE WATERS OVER AND ACROSS HIS LOT.

THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY CITY OF PRYOR, MAYES COUNTY, OKLAHOMA.

E. GAS SERVICE

THE CITY OF PRYOR CREEK THROUGH ITS AGENTS AND EMPLOYEES ALWAYS HAVE THE RIGHT OF ACCESS TO SAID LOT FOR THE PURPOSE OF INSTALLING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE CITY OF PRYOR CREEK SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY THE ACTS OF THE OWNER OR ITS AGENTS OR CONTRACTORS.

THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCED BY THE CITY OF PRYOR CREEK, MAYES COUNTY, OKLAHOMA AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY UTILITIES LOCATED WITHIN SAID LOT, IF IT IS DETERMINED BY A CITY OF PRYOR CREEK OFFICIAL THAT ANY TREES OR SHRUBBERY LOCATED ARE DAMAGING OR ENDANGERING UTILITIES IN SAID LOT, THE CITY OF PRYOR CREEK SHALL HAVE THE RIGHT TO REMOVE SAID TREE OR SHRUBBERY UPON FIVE (5) DAYS NOTICE OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE AND SAVE.

CERTIFICATE OF COUNTY TREASURER

COUNTY TREASURER OF MAYES COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO ADVALOREM TAXES ON THE TRACT DESCRIBED IN THE PLAT AND FIND THAT ALL ADVALOREM TAXES PAID FOR _____ AND PRIOR YEARS, AND THAT STATUTORY SECURITY HAS BEEN DEPOSITED GUARANTEEING PAYMENT OF THE _____ TAXES.

COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, MAYES COUNTY, OKLAHOMA, THIS ____ DAY OF _____, 20__, FILED IN BOOK _____, PAGE _____.

COUNTY CLERK

CERTIFICATE OF CITY ATTORNEY

CITY ATTORNEY FOR THE CITY OF PRYOR CREEK, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "PEYTON CROSSING" HAS BEEN HEREBY REVIEWED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF PRYOR CREEK, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER.

CITY ATTORNEY

CERTIFICATE OF CITY ENGINEER

CITY ENGINEER DESIGNATE FOR THE CITY OF PRYOR CREEK, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "PEYTON CROSSING" HAS BEEN HEREBY REVIEWED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF PRYOR CREEK, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER.

CITY ENGINEER

CERTIFICATE OF SURVEY

KNOW ALL MEN THESE PRESENTS, THAT I, JAMES MONTGOMERY, THE UNDERSIGNED, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, R.P.L.S. #1427, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT A CAREFUL AND ACCURATE SURVEY OF THE DESCRIBED PROPERTY WAS MADE UNDER THE SUPERVISION TO THE BEST OF MY KNOWLEDGE AND THE ACCOMPANYING PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SAME. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

JAMES MONTGOMERY, RPLS #1427
C.A. #973 6/30/24

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ARKANSAS, PERSONALLY APPEARED JAMES MONTGOMERY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF CITY CLERK

CITY CLERK OF THE CITY OF PRYOR CREEK, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNWANTED INSTALLMENT UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE IS NOT ANY SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THE PLAT OF PEYTON CROSSING THIS ____ DAY OF _____, 20__.

CITY CLERK

RECORD INFORMATION

SEAL



PRELIMINARY PLAT

PREPARED FOR:
WEPBYOR, LLC PRELIMINARY PLAT PEYTON CROSSING A PART OF THE SW 1/4 NE 1/4 NE 1/4 & SE 1/4, NW 1/4, NE 1/4 SEC. 36, T21N, R18E

DATE: 10/17/2023
PROJECT NO.: 23405000
CONTACT: J. MONTGOMERY



CRAFTON TULL CORPORATION

CA 973 PE/LS
EXPIRATION: 6/30/24

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Table with columns: DELTA, DESCRIPTION, DATE. Multiple rows for recording information.

SHEET NO.:

LEGAL DESCRIPTION FOR LOT 1:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4 NE/4) AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SE/4 NW/4 NE/4) ALL IN SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST OF THE INDIAN MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 90°00'00" WEST, 1,164.78 FEET; THENCE SOUTH 00°00'00" WEST, 896.88 FEET; THENCE SOUTH 01°36'12" EAST, 217.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°36'12" EAST, 235.67 FEET; THENCE SOUTH 88°26'22" WEST, 427.81 FEET; THENCE NORTH 25°32'12" EAST, 59.98 FEET; THENCE NORTH 07°17'07" EAST, 185.70 FEET; THENCE NORTH 88°33'14" EAST, 370.83 FEET; TO THE POINT OF BEGINNING AND CONTAINING 2.12 ACRES, MORE OR LESS

LEGAL DESCRIPTION FOR LOT 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4 NE/4) IN SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST OF THE INDIAN MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 90°00'00" WEST, 1,164.78 FEET; THENCE SOUTH 00°00'00" WEST, 896.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'12" EAST, 217.60 FEET; THENCE SOUTH 88°33'14" WEST 138.02 FEET; THENCE NORTH 01°35'11" WEST, 217.31 FEET; THENCE NORTH 88°25'53" EAST, 135.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.68 ACRES, MORE OR LESS

LEGAL DESCRIPTION FOR INGRESS/EGRESS EASEMENT

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4 NE/4) IN SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST OF THE INDIAN MERIDIAN, MAYES COUNTY, OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 90°00'00" WEST, 1,164.78 FEET; THENCE SOUTH 00°00'00" WEST, 896.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'12" EAST, 217.60 FEET; THENCE SOUTH 88°33'14" WEST 40.00 FEET; THENCE NORTH 01°36'12" WEST, 166.34 FEET; THENCE NORTH 33°13'28" WEST, 57.22 FEET; THENCE NORTH 07°33'16" WEST, 2.48 FEET; THENCE NORTH 88°25'53" EAST, 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.22 ACRES, MORE OR LESS.

GENERAL SURVEYOR'S NOTES:

- THIS SURVEY REPRESENTS A LOT SPLIT SURVEY ON THOSE LANDS DESCRIBED IN TITLE COMMITMENT NO. C23-033-1 DATED 03/21/23 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- HORIZONTAL DATUM IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, BASED ON GPS OBSERVATIONS.
- THE FOLLOWING DOCUMENTS WERE CONSIDERED IN THE CONSTRUCTION OF THIS DOCUMENT AS FOLLOWS:
 - SURVEY FOR WALMART SUPERCENTER #22-01 BY POE & ASSOCIATES, INC. CA NO. 541, DATED APRIL 19, 2004.
 - OKLAHOMA CERTIFIED CORNER RECORD FOR THE NE CORNER OF SECTION 36, T21N, R18E BY DUSTIN M. MCNALLY, PLS. NO. 1836, DATED OCTOBER 29, 2020.
 - OKLAHOMA CERTIFIED CORNER RECORD FOR THE E/4 CORNER OF SECTION 36, T21N, R18E BY DUSTIN M. MCNALLY, PLS. NO. 1836, DATED OCTOBER 29, 2020.
 - DDOT PLAN OF PROPOSED HIGHWAY, JOB NO. FAP-583(153)(183), DATED MARCH 24, 1975.
- THE SUBJECT PROPERTY LIES IN ZONE X, UNSHADED, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) PER FEMA MAP PANEL NO. 40087C23AE WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2011.
- BASIS OF ACCEPTANCE OF PLSS CORNERS:
 - COMPUTED POSITION, ACCEPTED POSITION BASED ON TIES TO REFERENCE MONUMENTS SHOWN ON THE OKLAHOMA CERTIFIED CORNER RECORD.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE ADDRESS FOR THIS PROPERTY IS 5315 S MILL ST, PRYOR, OK 74381, ACCORDING TO TITLE COMMITMENT NO. C23-033-1 DATED 03/21/23 PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THIS PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 69, A PUBLICLY DEDICATED RIGHT-OF-WAY.
- THE FIELD WORK WAS COMPLETED ON APRIL 5, 2023.
- UTILITIES WERE LOCATED USING THE OKE 811 SYSTEM. REQUEST NUMBERS 23040315314820 AND 23040315404587 WERE SUBMITTED 04/03/23.

CITY PLANNING COMMISSION APPROVAL

I, _____ CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF PRYOR CREEK, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE SAID COMMISSION DUTY APPROVED THE ANNEXED PLAT FOR PEYTON CROSSING ON THIS DAY OF _____, 20__.

CHAIRMAN

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PRYOR CREEK, OKLAHOMA, THAT THE DEDICATED SHOWN ON THE ATTACHED PLAT OF PEYTON CROSSING IS HEREBY ACCEPTED.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF PRYOR CREEK, STATE OF OKLAHOMA, THIS _____ DAY OF _____, 20__.

ADOPTED BY THE MAYOR OF THE CITY OF PRYOR CREEK, STATE OF OKLAHOMA, THIS _____ DAY OF _____, 20__.

ZACH DOYLE, MAYOR

FLOOD PLAIN DESIGNATION

THE PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY DOES NOT LIE WITHIN THE 500 YEAR FLOOD PLAIN, NOR THE 100 YEAR FLOOD PLAIN.

REFERENCE: FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD RATE MAP, MAYES COUNTY, OK., AND UNINCORPORATED AREAS MAP NO. 40087C2338E MAP DATED SEPTEMBER 16, 2011

PRELIMINARY PLAT OF

PEYTON CROSSING

A TRACT OF LAND SITUATED IN SW 1/4 NE 1/4 NE 1/4 & SE 1/4, NW 1/4, NE 1/4 SEC. 36, T21N, R18E, OF MAYES COUNTY, STATE OF OKLAHOMA

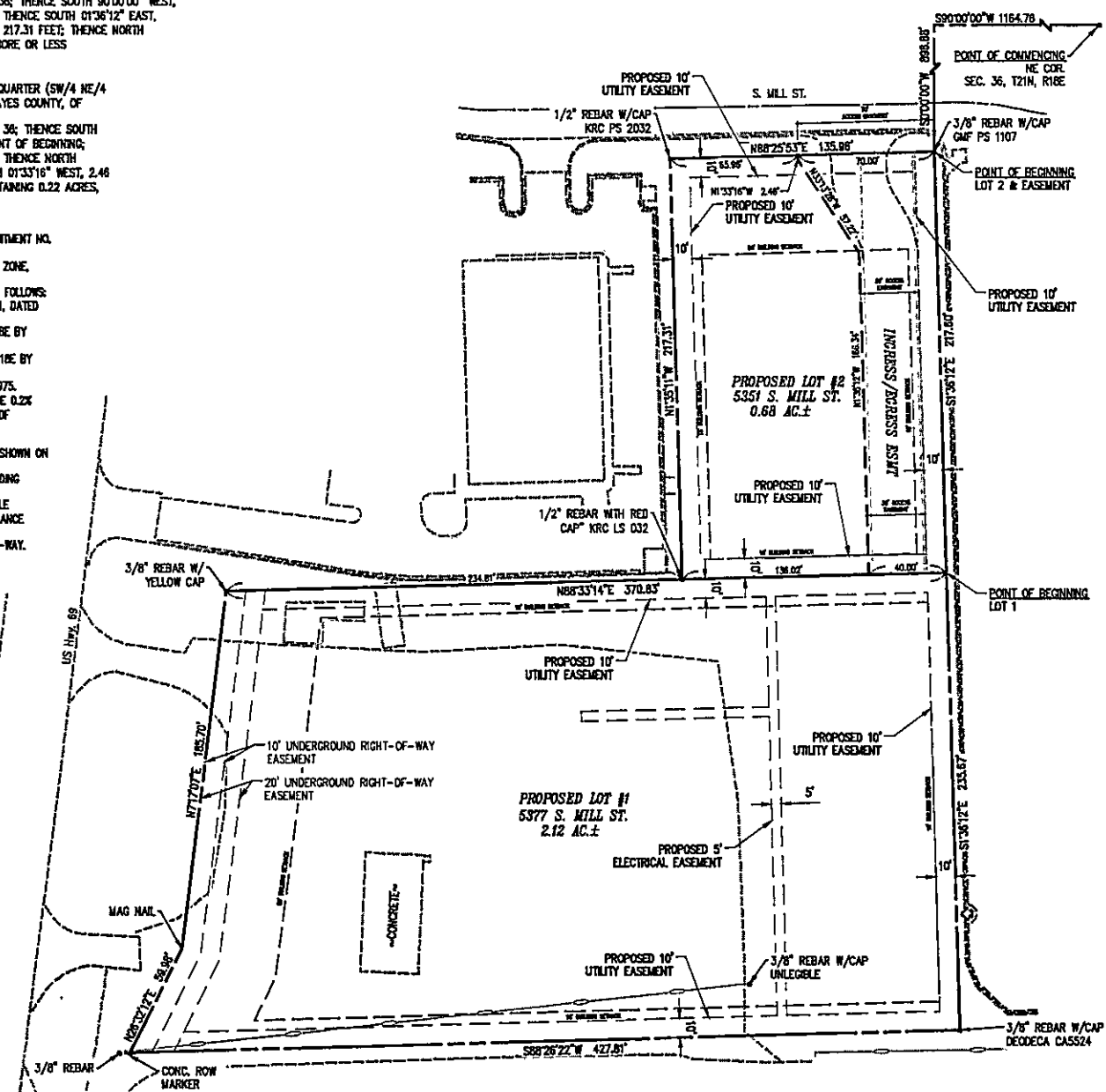
SURVEYOR
CRAFTON TULL
928 AIRPORT ROAD
HOT SPRINGS, ARKANSAS 71913
C.A. NO. 2333

OWNER
WBPRYOR, LLC
P.O. BOX 6480
HOT SPRINGS, ARKANSAS 71902

ENGINEER
CRAFTON TULL
928 AIRPORT ROAD
HOT SPRINGS, ARKANSAS 71913
(501) 787-2366

LEGEND (EXISTING SYMBOLS)

- SYMBOLS**
- FOUND MONUMENT (AS NOTED)
 - △ COMPUTED POSITION
 - ≡ SET 5/8" REBAR W/CAP PS 1427



RECORD INFORMATION

GRAPHIC SCALE IN FEET
40' 0 40'

SEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES W. MONTGOMERY
1427
OKLAHOMA

PREPARED FOR:
WBPRYOR, LLC PRELIMINARY PLAT PEYTON CROSSING A PART OF THE SW 1/4 NE 1/4 NE 1/4 & SE 1/4, NW 1/4, NE 1/4 SEC. 36, T21N, R18E

DATE: 10/14/2023
PROJECT NO: 230403020
CONTACT: J. MONTGOMERY

928 Airport Road
Hot Springs, Arkansas 71913
Crafton Tull
Engineering Surveying
501.787.2366 501.787.4219
www.craftontull.com

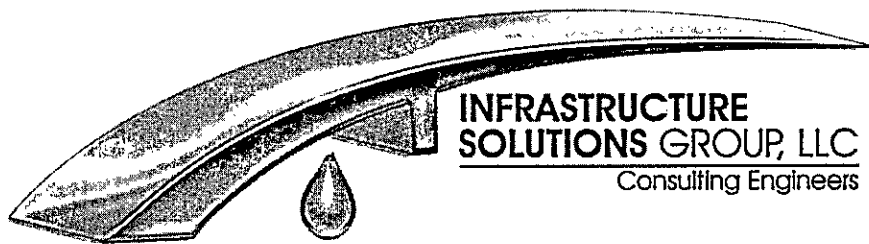
CRAFTON TULL ASSOCIATES, INC.

CA 973 PE/LS
EXPIRATION: 6/30/24

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DELTA	DESCRIPTION	DATE

SHEET NO.: 2 OF 2



October 24, 2023

MEMORANDUM

A summary and recommendations for the Preliminary Plat for the Whataburger Site on S Hwy 69 in Mayes County, also being on the Whataburger Site.

The submittal for the preliminary plat as provided by Crafton Tull Engineering. The following are items that we would like to state need addressing prior to submittal of the final plat.

1. The format of the graphics of the face of the plat needs to be adjusted to include a location map, ownership, OK registered Land Surveyor, and preparing agency layouts.
2. Remove the title blocks along the side in favor of the more conventional layout. A signature block for and stamp for OK Reg. Land Surveyor along with Flood Plain Status statement must appear on the face of the plat.
3. All title certification statements from all entities along with needed notary, corporate recording, and county agencies must be provided in accordance with the example submitted to the Engineer of Record previously.

Note: The graphic and legal descriptions and covenants must address the Mutual Access Easement and describe its intended use and require all parties to adhere to the provisions.

4. A closure document must be provided showing all closure accuracy within accepted OK. Surveying requirements.

We recommend approval of the Preliminary Plat and will work with the Developer to adjust the formats prior to submittal of the Final Plat for consideration and signature from this recommending body and the City Council.

Respectfully submitted,
INFRASTRUCTURE SOLUTIONS GROUP, LLC

Dale Burke, P.E.

ORDINANCE NO. 2023-_____

AN ORDINANCE TO REGULATE THE INSTALLATION AND USE OF AUTOMATED LICENSE PLATE READERS AND THE DATA COLLECTED

WHEREAS, the City of Pryor Creek, Oklahoma, finds and declares as the legislative body of the City, that it is in the best interests of the citizens of the City for the Pryor Police Department to begin using Automated License Plate Reader (ALPR) technology to collect data, however also recognizes the Constitutional privacy of the citizens of the City.

WHEREAS, the City of Pryor Creek, Oklahoma believes the Pryor Police Department should have access to the data collected from the ALPRs for the purpose of investigations, crime prevention and for the overall protection of the City's citizens.

WHEREAS, the City of Pryor Creek, Oklahoma also believes the citizens should have their privacy rights fully protected from the unlawful collection and distribution of data or tracking of movements or actions.

NOW, THEREFORE, be it ordained by the Mayor, and the Council of the City of Pryor Creek, Mayes County, Oklahoma to wit:

_____ of the Code of Ordinances of Pryor Creek, Mayes County, State of Oklahoma shall be amended to include the following addition:

1. Automated License Plate Reader (ALPR)

a. Authorization for Use

- i. The Police Department is authorized to install and utilize ALPR technology within the corporate limits of the City for the purpose of capturing and storing digital license plate data and images.
- ii. All data and images gathered by an ALPR is for the official use of the Police Department. Because such data may contain confidential information, it is not open to public review.

b. Operation of ALPR

- i. An ALPR may only be used for official law enforcement business.
- ii. An ALPR may be used in conjunction with any routine patrol operation or criminal investigation. Reasonable suspicion or probable cause is not required before using an ALPR.

iii. No ALPR operator may access confidential Pryor Creek Police Department, state or federal data unless authorized to do so.

iv. No ALPR shall be utilized for the purpose of tracking any right protected by the United States Constitution or the Constitution of the State of Oklahoma including but not limited to: Right to Religion, Right to Express, Right to Assemble, and the Right to Petition.

c. Data Storage

i. All stored ALPR data should be retained for a period of ten (10) calendar days. Thereafter, ALPR data should be purged unless it has become, or it is reasonable to believe it will become, evidence in a criminal action or is subject to a discovery request or other lawful action to produce records. In those circumstances, the applicable data should be downloaded onto portable media and booked into evidence. Under no circumstance shall any data be sold, distributed or given to any third party unless required by law.

d. Releasing ALPR Data

i. The ALPR data may be shared only with other law enforcement or prosecutorial agencies for official law enforcement purposes or as otherwise permitted by law

e. Punishment & Sentence

i. Any person who intentionally sells, shares or distributes any information collected by an ALPR shall be guilty of a misdemeanor and upon conviction thereof, shall be punished as provided in Section 1-4-1 of this Code.

f. Department Policy

i. The Police Department shall develop and maintain a Department Policy regarding the use of License Plate Readers and the data collected. The policy must be consistent with Federal, State and local ordinances.

g. Third Parties

i. All third-parties who provide services to the City of Pryor for the use of an ALPR, or the storage of data collected from an ALPR, shall also be required to follow all provisions regarding privacy contained within this Ordinance.

The language in the ordinance above shall hereby be included in Code of Ordinances of Pryor Creek, Mayes County, State of Oklahoma as _____. It shall be incorporated as an enforceable ordinance within the City of Pryor Creek, Oklahoma.

This ordinance shall be published as provided by law.

Adopted and approved this ____ day of _____, 2023.

Mayor

ATTEST:

City Clerk

City Attorney

ORDINANCE NO. 2023-_____

AN ORDINANCE TO AMEND THE PRYOR CREEK UNIFIED DEVELOPMENT ORDINANCES TO INCLUDE AN ADDITIONAL REAR SET BACK FOR ACCESSORY BUILDINGS AND OUTBUILDINGS.

WHEREAS, the City of Pryor Creek, Oklahoma currently has within its governing ordinances a Unified Development Ordinance (UDO).

WHEREAS, the City of Pryor Creek, Oklahoma, finds and declares as the legislative body of the City, that it is in the best interests of the citizens of the City to amend the UDO to include a rear set back requirement for accessory buildings and outbuildings for the uniformity and the safety of the community, employees, workers and others.

NOW, THEREFORE, be it ordained by the Mayor, and the Council of the City of Pryor Creek, Mayes County, Oklahoma to wit:

The City of Pryor Creek, Oklahoma hereby directs the following to be included in Title 10, Chapter 1 of the Unified Development Ordinances specifically as 10-8-1(F)(3):

Rear setback for accessory buildings or outbuildings cannot be less than 10 feet from the rear property line or cannot be placed within a utility easement, whichever is greater. Houses and living quarters shall follow the R District Lot and Building Regulation Table located in 10-2-4. This rear setback requirement shall only apply to any accessory building or outbuilding that is moved or built after the enactment of this section.

The language in this his ordinance above shall hereby be included in Pryor Creek's Unified Development Ordinance and be codified as 10-8-1(F)(3). It shall be incorporated as an enforceable ordinance within the City of Pryor Creek, Oklahoma.

This ordinance shall be published as provided by law.

Adopted and approved this day of _____, 2023.

ATTEST:

Mayor

City Clerk

City Attorney