

**MINUTES
CITY COUNCIL MEETING
FOLLOWED BY PRYOR PUBLIC WORKS AUTHORITY MEETING
CITY OF PRYOR CREEK, OKLAHOMA
TUESDAY, JANUARY 16TH, 2024 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 6:06 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, Lori Bradshaw, Travis Mileur, Randy Chitwood, Charles Tramel, Chris Gonthier and Bruce Smith. Members absent: none.

Department Heads and other City Officials present: Chase McBride, Jeremy Cantrell, Kevin Tramel, Becki Sams-Benham, BK Young, Buddy Glenn, Cari Rerat and Mike Moore.

Others present: none.

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 January 2nd, 2024 Council meeting.
- b. Approve payroll purchase orders through January 19th, 2024 and through February 2nd, 2024.
- c. Approve claims for purchase orders through January 16th, 2024.

FUNDS	PURCHASE ORDER NUMBER	TOTALS
GENERAL	2320231723 - 2320231748	\$182,083.77
STREET & DRAINAGE	2320231748 - 2320231727	\$9,754.79
GOLF COURSE	2320231641 - 911380B	\$12,099.43
CAPITAL OUTLAY	2320231672 - 911405B	\$37,802.45
REAL PROPERTY ACQUISITION RES.	2320231747	\$3,980.00
RECREATION CENTER	2320231659 - 2320231735	\$92,328.11
DONATIONS AND EARMARKED	2320231725 - 2320231718	\$638.86
TOTAL		\$338,687.41
BLANKETS		
911441B	AGRILAND FS, INC	\$18,000.00
TOTAL		\$18,000.00

- d. Approve transferring \$46.24 from Clerk Supplies Account #02-209-5032 (\$7,344.24 as of December 31st, 2023) to Recreation Center Supplies Account #84-845-5032 (\$1,928.07 as of December 31st, 2023) to correct payment error on Purchase Order #2320231184 paid to Culligan of Tulsa.
- e. Approve the Mayor to sign “Agreement for 2023 State Aid Recipients” and acknowledge receipt of State Aid Grant from the Oklahoma Department of Libraries to the Thomas J. Harrison Pryor Public Library in the amount of \$8,298.00 to be deposited into State Aid Grant Account #92-000-4233 (\$0.00 as of December 31st, 2023).
- f. Approve an expenditure in the amount of \$14,219.00 for a Rescue Combi Tool with Battery and Removal Kit to Davenport Fire Equipment Sales, LLC. to be paid from Fire Department Capital Outlay Account #44-445-5422 (\$179,827.50 as of December 31st, 2023). This rescue tool is compatible with the current tools on the trucks.

- g. Approve moving \$150,000.00 from Fire Department Capital Outlay Account #44-445-5422 (\$179,827.50 as of December 31st, 2023) to Fire Truck Reserve Account #45-455-5412 (\$545,681.37 as of December 31st, 2023).
- h. Approve an expenditure in the amount of \$2,918.00 for a planned maintenance agreement with Clifford Power for generators at the Police Department and Fire Department. \$1,459.00 to be paid from Fire Repair & Maintenance Account #02-217-5091 (\$25,218.45 as of December 31st, 2023) and \$1,459.00 to be paid from Police Capital Outlay Account #44-445-5424 (\$122,981.30 as of December 31st, 2023).
- i. Approve Pryor Creek Police Department to declare the attached list of items as surplus and list for sale on the Purple Wave Auction Site.
- j. Approve Pryor Creek Police Department to declare surplus a 2015 Honda Accord (VIN: 1HGCT1B81FA005337) and list it for sale on the Purple Wave Auction Site.
- k. Approve Pryor Creek Police Department to declare surplus the attached firearms from the Pryor Creek Police Department Armory. These firearms will be sold to a third-party vendor or auctioned on contract, per state statute 11 O.S. 34-104(D)(3).
- l. Approve Pryor Creek Police Department to declare surplus the attached firearms from the Pryor Creek Police Department Evidence. These firearms were awarded to the Pryor Creek Police Department per Case #CV-23-55 and #CV-23-90. These firearms will be sold to a third-party vendor or auctioned on contract, per state statute 11 O.S. 34-104(D)(3).
- m. Approve moving Purchase Order #220222686 in the amount of \$10,705.00 to Motorola Solutions from Police Technology Account #02-215-5260 (\$34,572.09 as of December 31st, 2023) to Police Capital Outlay Account #44-445-5424 (\$122,981.30 as of December 31st, 2023).
- n. Approve an expenditure in the amount of \$4,661.00 to Precision Delta Corporation for 10,000 rounds of .223 Remington 55 gr FMJ to be paid out of the Police Ammo Account #02-215-5062 (\$1,000.00 as of December 31st, 2023). This will be a state contract price SW0220.
- o. Approve an expenditure in the amount of \$29,630.18 to Saltus Technologies for the digiTicket software license, mobile client software licensing, data port license and a Caselle Municipal Court export license to be paid from Police Drug Forfeiture Account #96-965-5555 (\$29,630.18 as of December 31st, 2023). Requested a quote from Tyler Technologies for Brazos ecitation software but they have not responded. Spoke with EForce for ecitation software but they do not have an interface.
- p. Approve an expenditure in the amount of \$4,690.00 to Saltus Technologies for the digiTicket mobile interface to be paid from Police Training Fees Account #47-475-5112 (account balance unavailable).
- q. Approve an expenditure in the amount of \$15,348.98 to Motorola Solutions for digiTicket XML citation installation, interface software, return sharing software, Flex return sharing and maintenance for one year on both to be paid out of Police Capital Outlay Account #44-445-5424 (\$122,981.30 as of December 31st, 2023).
- r. Approve the Mayor to sign a proclamation declaring January 19th, 2024 “Dolly Parton Day.”
- s. Approve an expenditure not to exceed the amount of \$8,500.00 including shipping costs to Bucher Municipal North America, Inc. to exchange parts for necessary repairs to the street sweeper to be paid from F.E.M.A. Reimbursement Account #14-145-5342 (account balance unavailable). Council approved the original order January 2nd, 2024. The first invoice will be adjusted from \$13,324.44 to \$8,769.67.
- t. Approve recommendation from the Economic Development Trust Authority to utilize Fund 68 to compensate a grant writer, Danielle Sotelo, for the purpose of writing and submitting a Rural Business Development Grant for renovating a part

of the Graham Community Building. The amount paid from Fund 68 is not to exceed \$2,911.00 (\$325,498.60 as of November 30th, 2023).

- u. Approve recommendation from Pryor Creek Recreation Center Board to increase regular membership rates and add-ons by 16% and senior rates by 10%.

Motion was made by Gonthier, second by Chitwood to approve the consent agenda less items a, c, k, l, m, n, o, p, q, r and s. Voting yes: Lamar, Shropshire, Bradshaw, Mileur, Chitwood, Tramel, Gonthier and Smith. Voting no: none.

3a. Approve minutes of the January 2nd, 2024 Council meeting.

Motion was made by Shropshire, second by Chitwood to approve minutes of the January 2nd, 2024 Council meeting. Voting yes: Shropshire, Bradshaw, Mileur, Chitwood, Tramel, Gonthier and Lamar. Abstaining, counting as a no vote: Smith. Voting no: none.

3k. Approve Pryor Creek Police Department to declare surplus the attached firearms from the Pryor Creek Police Department Armory. These firearms will be sold to a third-party vendor or auctioned on contract, per state statute 11 O.S. 34-104(D)(3).

Motion was made by Gonthier, second by Shropshire to discuss approving Pryor Creek Police Department to declare surplus the attached firearms from the Pryor Creek Police Department Armory. These firearms will be sold to a third-party vendor or auctioned on contract, per state statute 11 O.S. 34-104(D)(3). Motion was amended by Gonthier, second by Shropshire to approve the Pryor Creek Police Department to declare surplus the attached firearms from the Pryor Creek Police Department Armory and either auction through Chupp's Auction or destroy the items. Voting yes: Bradshaw, Mileur, Chitwood, Tramel, Gonthier, Smith, Lamar and Shropshire. Voting no: none.

3l. Approve Pryor Creek Police Department to declare surplus the attached firearms from the Pryor Creek Police Department Evidence. These firearms were awarded to the Pryor Creek Police Department per Case #CV-23-55 and #CV-23-90. These firearms will be sold to a third-party vendor or auctioned on contract, per state statute 11 O.S. 34-104(D)(3).

Motion was made by Gonthier, second by Shropshire to approve Pryor Creek Police Department to declare surplus the attached firearms from the Pryor Creek Police Department Evidence and either auction through Chupp's Auction or destroy the items. These firearms were awarded to the Pryor Creek Police Department per Case #CV-23-55 and #CV-23-90. These firearms will be sold to a third-party vendor or auctioned on contract, per state statute 11 O.S. 34-104(D)(3). Voting yes: Mileur, Chitwood, Tramel, Gonthier, Smith, Lamar, Shropshire and Bradshaw. Voting no: none.

3m. Approve moving Purchase Order #220222686 in the amount of \$10,705.00 to Motorola Solutions from Police Technology Account #02-215-5260 (\$34,572.09 as of December 31st, 2023) to Police Capital Outlay Account #44-445-5424 (\$122,981.30 as of December 31st, 2023).

Motion was made by Chitwood, second by Shropshire to approve moving Purchase Order #220222686 in the amount of \$10,705.00 to Motorola Solutions from Police Technology Account #02-215-5260 (\$34,572.09 as of December 31st, 2023) to Police Capital Outlay Account #44-445-5424 (\$122,981.30 as of December 31st, 2023). Voting yes: Chitwood, Tramel, Gonthier, Smith, Lamar, Shropshire, Bradshaw and Mileur. Voting no: none.

3n. Approve an expenditure in the amount of \$4,661.00 to Precision Delta Corporation for 10,000 rounds of .223 Remington 55 gr FMJ to be paid out of the Police Ammo Account #02-215-5062 (\$1,000.00 as of December 31st, 2023). This will be a state contract price SW0220.

Motion was made by Shropshire, second by Mileur to approve an expenditure in the amount of \$4,661.00 to Precision Delta Corporation for 10,000 rounds of .223 Remington 55 gr FMJ to be paid out of the Police Ammo Account #02-215-5062 (\$1,000.00 as of December 31st, 2023). This will be a state contract price SW0220. It was noted that a blanket has been encumbered in the amount of \$5,000.00 for this expense. Voting yes: Tramel, Gonthier, Smith, Lamar, Shropshire, Bradshaw, Mileur and Chitwood. Voting no: none.

3o. Approve an expenditure in the amount of \$29,630.18 to Saltus Technologies for the digiTicket software license, mobile client software licensing, data port license and a Caselle Municipal Court export license to be paid from Police Drug Forfeiture Account

#96-965-5555 (\$29,630.18 as of December 31st, 2023). Requested a quote from Tyler Technologies for Brazos ecitation software but they have not responded. Spoke with EForce for ecitation software but they do not have an interface.

Motion was made by Shropshire, second by Mileur to approve an expenditure in the amount of \$29,630.18 to Saltus Technologies for the digiTicket software license, mobile client software licensing, data port license and a Caselle Municipal Court export license to be paid from Police Drug Forfeiture Account #96-965-5555 (\$29,630.18 as of December 31st, 2023). Requested a quote from Tyler Technologies for Brazos ecitation software but they have not responded. Spoke with EForce for ecitation software but they do not have an interface. Voting yes: Gonthier, Smith, Lamar, Shropshire, Bradshaw, Mileur, Chitwood and Tramel. Voting no: none.

3p. Approve an expenditure in the amount of \$4,690.00 to Saltus Technologies for the digiTicket mobile interface to be paid from Police Training Fees Account #47-475-5112 (account balance unavailable).

Motion was made by Mileur, second by Chitwood to approve an expenditure in the amount of \$4,690.00 to Saltus Technologies for the digiTicket mobile interface to be paid from Police Training Fees Account #47-475-5112 (account balance unavailable). Voting yes: Smith, Lamar, Shropshire, Bradshaw, Mileur, Chitwood, Tramel and Gonthier. Voting no: none.

3q. Approve an expenditure in the amount of \$15,348.98 to Motorola Solutions for digiTicket XML citation installation, interface software, return sharing software, Flex return sharing and maintenance for one year on both to be paid out of Police Capital Outlay Account #44-445-5424 (\$122,981.30 as of December 31st, 2023).

Motion was made by Chitwood, second by Mileur to approve an expenditure in the amount of \$15,348.98 to Motorola Solutions for digiTicket XML citation installation, interface software, return sharing software, Flex return sharing and maintenance for one year on both to be paid out of Police Capital Outlay Account #44-445-5424 (\$122,981.30 as of December 31st, 2023). Voting yes: Lamar, Shropshire, Bradshaw, Mileur, Chitwood, Tramel, Gonthier and Smith. Voting no: none.

3r. Approve the Mayor to sign a proclamation declaring January 19th, 2024 “Dolly Parton Day.”

Motion was made by Gonthier, second by Chitwood to approve the Mayor to sign a proclamation declaring January 19th, 2024 “Dolly Parton Day.” Voting yes: Shropshire, Bradshaw, Mileur, Chitwood, Tramel, Gonthier, Smith and Lamar. Voting no: none.

3s. Approve an expenditure not to exceed the amount of \$8,500.00 including shipping costs to Bucher Municipal North America, Inc. to exchange parts for necessary repairs to the street sweeper to be paid from F.E.M.A. Reimbursement Account #14-145-5342 (account balance unavailable). Council approved the original order January 2nd, 2024. The first invoice will be adjusted from \$13,324.44 to \$8,769.67.

Motion was made by Mileur, second by Chitwood to approve an expenditure not to exceed the amount of \$8,500.00 including shipping costs to Bucher Municipal North America, Inc. to exchange parts for necessary repairs to the street sweeper to be paid from F.E.M.A. Reimbursement Account #14-145-5342 (account balance unavailable). Council approved the original order January 2nd, 2024. The first invoice will be adjusted from \$13,324.44 to \$8,769.67. Voting yes: Bradshaw, Mileur, Chitwood, Tramel, Gonthier, Smith, Lamar and Shropshire. Voting no: none.

3c. Approve claims for purchase orders through January 16th, 2024.

Motion was made by Gonthier, second by Chitwood to approve claims for purchase orders through January 16th, 2024. Voting yes: Mileur, Chitwood, Tramel, Gonthier, Smith, Shropshire and Bradshaw. Voting no: Lamar.

4. MAYOR’S REPORT

(These are items possibly requiring discussion and action.)

- a. Discussion and possible action to approve a grant and grant process from GOOGLE in the amount of \$10,000.00 for computers and technology to be owned by the City of Pryor. This will be initially paid out of and reimbursed back to Clerk Capital Outlay Account #44-445-5417 (\$59,137.35 as of December 31st, 2023).**

Motion was made by Shropshire, second by Mileur to approve a grant and grant process from GOOGLE in the amount of \$10,000.00 for computers and technology to be owned by the City of Pryor. This will be initially paid out of and reimbursed back to Clerk Capital Outlay Account #44-445-5417 (\$59,137.35 as of December 31st, 2023). Voting yes: Chitwood, Gonthier, Lamar, Shropshire, Bradshaw and Mileur. Voting no: Tramel and Smith.

b. Discussion and possible action regarding the financial stability of the city to determine if the hiring freeze should be amended to responsibly hire a patrol officer, to meet the requirements of the Narcotics grant approved by Council on November 21st, 2023.

Motion was made by Shropshire, second by Bradshaw to approve amending the hiring freeze to allow responsibly hiring a patrol officer to meet the requirements of the Narcotics grant approved by Council on November 21st, 2023. Voting yes: Tramel, Gonthier, Lamar, Shropshire, Bradshaw, Mileur and Chitwood. Voting no: Smith.

c. Discussion and possible action to hire Camryn McCall as a Pryor Creek Police Officer (Range J, Step 1) pending the successful completion of the police pension physical. This hire will be for the COPS grant position.

Motion was made by Lamar, second by Shropshire to approve hiring Camryn McCall as a Pryor Creek Police Officer (Range J, Step 1) pending the successful completion of the police pension physical. This hire will be for the COPS grant position. Voting yes: Gonthier, Lamar, Shropshire, Bradshaw, Mileur, Chitwood and Tramel. Voting no: Smith.

5. CITY ATTORNEY'S REPORT:

a. PUBLIC HEARING

1a. Enter Public Hearing

Rezoning Applicant: Danny Julkowski has requested a zoning change for the property in the City of Pryor, A tract of land situated in the South Half of the Northeast Quarter (S/2 NE/4) of Section 16, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Northwest Corner of the South Half of the North Half (S/2 N/2) of said Section 16, THENCE N88°36'19"E for a distance of 3447.27 feet along the North Line thereof;

THENCE S1°35'06" E for a distance of 638.58 feet to the POINT OF BEGINNING;

THENCE N88°36'42"E for a distance of 550.00 feet;

THENCE S1°35'06"E for a distance of 550.00 feet to a point on the North Right-of-Way of State Highway #20;

THENCE S88°36'42"W for a distance of 550.00 feet along said Right-of-Way;

THENCE N1°35'06"W for a distance of 550.00 feet to the POINT OF BEGINNING.

Contains 6.9444 acres, more or less.

The current zoning is AG (Agriculture). Applicant is requesting the zone to be changed to CAR (Commercial Automotive Recreational) for a hardware store.

2a. Exit Public Hearing.

No action.

b. Discussion and possible action on Applicant's request for rezoning from AG (Agriculture) to CAR (Commercial Automotive Recreation).

No action.

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, February 13th.

b. Ordinance and Insurance

Gonthier reported that the next regular meeting will be Tuesday, January 30th.

c. Street

Mileur reported that the next meeting will be Tuesday, January 23rd.

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 Mileur to adjourn. Voting yes: Smith, Lamar, Shropshire, Bradshaw, Mileur, Chitwood, Tramel and Gonthier. Voting no: none.

PRYOR PUBLIC WORKS AUTHORITY

1. CALL TO ORDER.

Meeting was called to order at 7:47 p.m.

2. APPROVE MINUTES OF JANUARY 2ND, 2024 MEETING.

Motion was made by Chitwood, second by Mileur to approve the minutes of the January 2nd, 2024 meeting. Voting yes: Lamar, Shropshire, Bradshaw, Mileur, Chitwood, Tramel and Gonthier. Abstaining, counting as a no vote: Smith. 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 Chitwood, second by Mileur to adjourn. Voting yes: Shropshire, Bradshaw, Mileur, Chitwood, Tramel, Gonthier, Smith and Lamar. Voting no: none.

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

MINUTES WRITTEN BY CITY CLERK COURTNEY DAVIS



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

Invoice

DATE	10/10/2023
INVOICE#	11744
TERMS	Due Upon Receipt
DUE DATE	10/10/2023

BILL TO
City of Pryor Creek 100 East Graham Avenue Pryor OK 74361 (918) 803-1441

SERVICE LOCATION
City of Pryor Creek 111 Southeast 9th Street Pryor OK 74361 (701) 430-1397

JOB#	DATE	PO/REF#	DESCRIPTION
1029013892	12/18/2023		Installation of a new heat exchanger, pricing includes parts and labor. Completion Notes: 01/15/2024 02:34 pm by Hunter Jackson Removed old heat exchanger, installed new heat exchanger. Upon completion of repair, the gas valve had an internal short and the ignition control board failed, causing improper sequence of operation. The short was causing the 3 amp fuse on the transformer to trip. Replaced control board and gas valve. Transformer was still tripping, found the high limit was making contact internally with the heat exchanger. Replaced high limit cutout and pressure switch due to a crack on the housing of the pressure switch. Checked system operation. ***Please keep in mind that during these repairs the temperatures were well below freezing with snow and ice on the metal roof. The repairs required 2 men over the course of 4 days. ***Our total time on this job (man hours) was 23 hours. We allotted 10 hours for the bid repairs, and charged 13 man hours for the repairs needed after we replaced the heat exchanger.

Claim:: **Authorization #::**
Customer Contract ID #:: **SHW Case #::**

Job Charges	Qty	Rate	Total
Parts and Labor, needed to replace the heat exchanger in the lobby heater.	1.00	\$4,950.00	\$4,950.00
Parts and Labor			
Parts cost increase.			
Increase in parts cost since original bid. Parts were discontinued and were special made.	1.00	\$2,500.00	\$2,500.00
Pressure and Limit Switches	1.00	\$165.20	\$165.20
Gas Valve	1.00	\$333.75	\$333.75
Ignition Board	1.00	\$365.24	\$365.24
Service Labor			
Journeyman labor	13.00	\$125.00	\$1,625.00
Job Subtotal			\$9,939.19
Job Total			\$9,939.19

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE

Invoice Total:	\$9,939.19
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$9,939.19

Maintenance Account #02-219-5099. \$12,275.54 is to be paid from the OMAG insurance settlement with Progressive Casualty Insurance Company, with a difference of \$528.46. One other bid was received: GW Construction & Fencing Co. in the amount of \$15,553.00. One other bid was requested from Cagle Construction and Supply but was not received. Chitwood and Shropshire then amended their motion and second to approve pending the outcome of the structural engineer's report. Voting yes: Barham, Gonthier, Smith, Lamar, Shropshire, Nance, Chitwood. Voting no: none.

k. Discussion and possible action regarding the purchase of a JNPR-MX 204 Juniper Universal Services Edge Router for the City WiFi in the amount of \$10,956.00 from our tech service provider FIT and waiving the bid requirements as in the best interest of the city. To be expensed from Real Property Acquisition - Google WiFi Account #46-465-5422.

Motion was made by Chitwood, second by Gonthier to approve the purchase of a JNPR-MX 204 Juniper Universal Services Edge Router for the City WiFi in the amount of \$10,956.00 from our tech service provider FIT and waiving the bid requirements as in the best interest of the city. To be expensed from Real Property Acquisition - Google WiFi Account #46-465-5422. Voting yes: Gonthier, Smith, Lamar, Shropshire, Nance, Chitwood, Barham. Voting no: none.

o. Discussion and possible action regarding the transfer of Jessica Reger Assistant Recreation Center Director (Range E, Step 2) to Fitness Coordinator (Range D, Step 2) upon the resignation of Kelsie Brooke who will be resigning effective May 12th, 2023. This action is pending approval at Recreation Board Meeting Monday, April 3rd, 2023.

Motion was made by Chitwood, second by Gonthier to approve the transfer of Jessica Reger Assistant Recreation Center Director (Range E, Step 2) to Fitness Coordinator (Range D, Step 2) upon the resignation of Kelsie Brooke who will be resigning effective May 12th, 2023. This action is pending approval at Recreation Board Meeting Monday, April 3rd, 2023. Chitwood and Gonthier then amended their motion and second to state that Recreation Board approved this action on April 3rd, 2023. Voting yes: Smith, Lamar, Shropshire, Nance, Chitwood, Barham, Gonthier. Voting no: none.

q. Discussion and possible action regarding an expenditure in the amount of \$4,950.00 to JayCo Heat & Air for a new heat exchanger in the Recreation Center lobby HVAC unit from Recreation Repair and Maintenance Account #84-845-5091. Other bids received: Melton's A/C Appliance - \$5,276.05; Masters Heating/Cooling - \$7,940.00. This action is pending approval at Recreation Board Meeting Monday, April 3rd, 2023.

Motion was made by Gonthier, second by Chitwood to approve an expenditure in the amount of \$4,950.00 to JayCo Heat & Air for a new heat exchanger in the Recreation Center lobby HVAC unit from Recreation Repair and Maintenance Account #84-845-5091. Other bids received: Melton's A/C Appliance - \$5,276.05; Masters Heating/Cooling - \$7,940.00. This action was approved at Recreation Board Meeting Monday, April 3rd, 2023. Voting yes: Lamar, Shropshire, Nance, Chitwood, Barham, Gonthier, Smith. Voting no: none.

r. Discussion and possible action regarding accepting bid from Oklahoma Mowing Company in the amount of \$1,015.00 as a monthly charge for weekly/biweekly lawn maintenance and landscape maintenance for Pryor Creek Recreation Center from Recreation Groundskeeping Account #84-845-5047 from bids received. Other bids received: Creative Vision Lawn Care, in the amount of \$1,600.00; a third bid was requested but not received. This action is pending approval at Recreation Board Meeting Monday, April 3rd, 2023.

Motion was made by Chitwood, second by Shropshire to approve, with Scrivener's error corrections, accepting bid from Oklahoma Mowing Company in the amount of \$1,845.00 as a unit charge for weekly/biweekly lawn maintenance and landscape maintenance for Pryor Creek Recreation Center from Recreation Groundskeeping Account #84-845-5047 from bids received. Other bids received: Creative Vision Lawn Care, in the amount of \$2,200.00; a third bid was requested but not received. This corrected action was approved at Recreation Board Meeting Monday, April 3rd, 2023. Voting yes: Shropshire, Nance, Chitwood, Barham, Gonthier, Smith, Lamar. 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.



January 31, 2024

Honorable Zac Doyle, Mayor
Members of the City Council
City of Pryor Creek, Oklahoma

RE: Recommended Inside City Limits Water Rate Increase

Dear Mayor and Council:

At the MUB's last regular meeting on January 16, 2024, one of the agenda items for discussion was a proposed water rate increase inside city limits.

Our purchased water rate from OOWA has increased 5 cents per 1,000 gallons since July 2023. I have enclosed the letter pertaining to the water rate increase received from OOWA effective January 1, 2024 for your reference.

I am requesting that the proposed water rate increase of 5 cents (\$5.05 to \$5.10 per 1,000 gallons) inside the corporate city limits of Pryor Creek be placed on your agenda for the February 6, 2024 meeting.

If this increase is approved by the council, the average residential customer (5,000 gallons) in Pryor Creek will see an approximate increase of \$0.25 on their monthly water bill.

I have enclosed a comparison of our current rates and the proposed rate increase with some of the surrounding communities and water districts. If the proposed increase is approved by the council, Pryor Creek will still have some of the lowest water rates in the area.

I will be present at the next council meeting to answer any questions you may have. If you would like to discuss this with me beforehand, please feel free to drop by the office or give me a call any time.

Your assistance in this matter will be greatly appreciated.

Sincerely,

Jared Crisp
General Manager

WATER RATE COMPARISONS

	Base Charge	\$/kgal	Water Rates	Price for 5,000 gallons (Average consumption for residential user)
Pryor (Existing Rate)	\$10.10	(1)	\$5.05 /1,000 gallons	\$25.25
Pryor (Proposed Rate)	\$10.20	(1)	\$5.10 /1,000 gallons	\$25.50
Claremore	\$9.60	(2)	\$5.70 /1,000 gallons	\$38.10
Muskogee	\$13.63	(3)	\$6.93 /next 100 cubic feet, \$5.87/next 100 cubic feet, \$5.18/next 1,600 cubic feet, \$4.62/next 4,000 cubic feet	\$45.47
Broken Arrow	\$11.06	(4)	\$6.14 /1,000 gallons	\$41.76
Owasso	\$13.34	(5)	\$7.97 /next 1,000 gallons, \$8.02/next 2,000 gallons, \$8.08/next 4,000 gallons	\$45.37
Wagoner	\$21.00	(6)	\$3.50 /1,000 gallons	\$38.50
Vinita	\$17.57	(7)	\$4.16 /next 4,000 gallons, \$4.29/next 4,000 gallons, \$4.36/1,000 gallons	\$30.05
(Mazie) Mayes County RWD #2	\$25.00	(8)	\$4.24 /1,000 gallons	\$37.72
(Disney) Mayes County RWD #3	\$20.00	(9)	\$5.00 /next 4,000 gallons, \$5.25/next 5,000 gallons	\$40.00
(NW Pryor) Mayes County RWD #4	\$25.00	(10)	\$5.50 /1,000 gallons	\$47.00
(Adair) Mayes County RWD #5	\$25.00	(11)	\$5.74 /next 5,000 gallons, \$6.89/next 5,000 gallons	\$48.70
(Big Cabin) Mayes County RWD #6	\$25.00	(12)	\$5.20 /next 1,000 gallons, \$5.45/next 2,000 gallons, \$5.70/next 2,000 gallons	\$46.80
(Salina) Mayes County RWD #9	\$44.00	(13)	\$4.50 /next 1,000 gallons, \$4.75/next 2,000 gallons, \$5.00/next 2,000 gallons	\$63.00
Grove	\$11.50	(14)	\$3.65 /1,000 gallons	\$26.10
Chouteau	\$25.00	(15)	\$4.05 /1,000 gallons	\$41.20
Locust Grove	\$25.00	(16)	\$5.85 /next 1,000 gallons, \$6.45/next 2,000 gallons, \$6.55/next 1,000 gallons	\$50.30
Adair	\$25.00	(17)	\$5.75 /next 1,000 gallons, \$6.00/next 2,000 gallons, \$6.25/next 5,000 gallons	\$49.00
Salina	\$41.00	(18)	\$4.60 /next 4,000 gallons, \$4.65/next 5,000 gallons, \$4.70/next 1,000 gallons	\$59.40
Miami	\$16.20	(19)	\$6.47 /next 4,000 gallons, \$8.41/next 15,000 gallons	\$42.08
Tahlequah	\$10.00	(20)	\$4.23 /1,000 gallons	\$31.15

- (1) Minimum charge includes first 2,000 gallons
- (2) Base charge for meter
- (3) Minimum charge includes first 200 cubic feet
- (4) Base charge for meter
- (5) Minimum charge includes first 1,000 gallons
- (6) Base charge for meter
- (7) Minimum charge includes first 2,000 gallons
- (8) Minimum charge includes first 2,000 gallons
- (9) Minimum charge includes first 1,000 gallons
- (10) Minimum charge includes first 1,000 gallons
- (11) Base charge for meter
- (12) Minimum charge includes first 1,000 gallons
- (13) Minimum charge includes first 1,000 gallons
- (14) Minimum charge includes first 1,000 gallons
- (15) Minimum charge includes first 1,000 gallons
- (16) Minimum charge includes first 1,000 gallons
- (17) Minimum charge includes first 1,000 gallons
- (18) Minimum charge includes first 1,000 gallons
- (19) Minimum charge includes first 1,000 gallons
- (20) Base charge for meter. Customer must also pay for minimum 1,000 gallons.



December 1, 2023

Pryor Municipal Utility Board
PO Box 249
Pryor, OK 74362

RE: Water Rates

Dear Customer,

This is to advise that this office has done a review of the water treatment rates of the Oklahoma Ordnance Works Authority. Based on this review, a recommendation will be made to our board of trustees at their meeting to be held Thursday, December 14, 2023, that the waste treatment rates be increased effective January 1, 2024 through June 30, 2024, as follows:

2.50% increase
Current Rates: \$2.05 per 1,000 - First 5,000,000 Gallons, \$1.95 per 1,000 Gallons - Over 5,000,000 Gallons

Future Rates: \$2.10 per 1,000 - First 5,000,000 Gallons, \$2.00 per 1,000 Gallons - Over 5,000,000 Gallons

A customer rate hearing has been set for 3:00 p.m. on Friday, December 8, 2023 at the MidAmerica Industrial Park administration building to answer any questions or address any concerns you may have. You are welcome to attend. Our address is 4075 Sanders Mitchell St., Pryor, OK 74361.

Sincerely,

A handwritten signature in blue ink that reads "Jason Stutzman".

Jason Stutzman
Executive Director



City of Pryor Creek City Council
Agenda Item Request Form

01/30/24

DATE

REQUESTED MEETING DATE

Requested language:

How the item will appear on the agenda.

Discuss and possible action on the purchase of (4) Motorola 800 MHZ Radios with funding from the Cherokee Nation Grant program.

Brief explanation:

Why the Council should consider the item.

We would like to buy (4) Motorola Radios using the funds we received from Cherokee Nation.

Attachments:

Documents to be included in the packet.

Quote # 2495801

Presented by: **Johnny Janzen** (918) 530-6114

Name

Phone Number

[Signature]
Signature

Presenter is responsible for attending meetings, presenting the item, and answering questions.

Requested by: **Johnny Janzen** (918) 825-4650

Name

Phone Number

[Signature]
Signature

Accepted by:

Mayor

City Clerk

Date Received

INTERNAL USE ONLY

Accepted:	Y / N	Committee:		Date:		Pass / Fail	Council date:		Pass / Fail
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MAYES EMERGENCY SERVICES TRUST AUTHORITY

01/22/2024

01/22/2024

MAYES EMERGENCY SERVICES TRUST AUTHORITY
4144 REDDEN
PRYOR, OK 74361

Dear Johny Janzen,

Motorola Solutions is pleased to present MAYES EMERGENCY SERVICES TRUST AUTHORITY with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide MAYES EMERGENCY SERVICES TRUST AUTHORITY with the best products and services available in the communications industry. Please direct any questions to Carl Wilson at carl@muskogeecomm.org.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Carl Wilson

Motorola Solutions Manufacturer's Representative

Billing Address:
 MAYES EMERGENCY
 SERVICES TRUST AUTHORITY
 4144 REDDEN
 PRYOR, OK 74361
 US

Quote Date:01/22/2024
 Expiration Date:03/22/2024
 Quote Created By:
 Carl Wilson
 carl@muskogeecomm.org

 End Customer:
 MAYES EMERGENCY SERVICES
 TRUST AUTHORITY
 Johny Janzen
 mayescountyem@yahoo.com
 918-825-4650

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 4000 Series	APX4000				
1	H51UCF9PW6AN	APX 4000 7/800 MHZ MODEL 2 PORT	4	\$2,425.28	\$1,770.45	\$7,081.80
1a	QA01833AD	ADD: EXTREME NOISE REDUCTION	4	\$28.00	\$20.44	\$81.76
1b	H499JU	ENH: SUBMERSIBLE (DELTA T)	4	\$275.00	\$200.75	\$803.00
1c	QA02756AB	ENH: 3600 OR 9600 TRUNKING BAUD SINGLE SYSTEM	4	\$1,727.00	\$1,260.71	\$5,042.84
1d	Q887AT	ADD: 5Y ESSENTIAL SERVICE	4	\$222.00	\$222.00	\$888.00
1e	QA00580AF	ADD: TDMA OPERATION	4	\$495.00	\$361.35	\$1,445.40
1f	QA05751AA	ADD: NO ENCRYPTION, CLEAR RADIO (NO ADP) (US ONLY)	4	\$0.00	\$0.00	\$0.00
1g	QA09113AB	ADD: BASELINE RELEASE SW	4	\$0.00	\$0.00	\$0.00
2	PMMN4069AL	MICROPHONE,IMPRES RSM, 3.5MM JACK, IP55	4	\$143.64	\$104.86	\$419.44



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
3	PMPN4576A	CHARGER,CHGR DESKTOP SINGLE UNIT IMPRES EXT PS US/NA/TW	4	\$82.08	\$59.92	\$239.68

Grand Total **\$16,001.92(USD)**

Notes:

- 37435 - OMES, OK SW1053M
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



Purchase Order Checklist
Marked as PO/ Contract/ Notice to Proceed on Company Letterhead (PO will not be processed without this)
PO Number/ Contract Number
PO Date
Vendor = Motorola Solutions, Inc.
Payment (Billing) Terms/ State Contract Number
Bill-To Name on PO must be equal to the <i>Legal</i> Bill-To Name
Bill-To Address
Ship-To Address (If we are shipping to a MR location, it must be documented on PO)
Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO)
PO Amount must be equal to or greater than Order Total
Non-Editable Format (Word/ Excel templates cannot be accepted)
Bill To Contact Name & Phone # and EMAIL for customer accounts payable dept
Ship To Contact Name & Phone #
Tax Exemption Status
Signatures (As required)



December 26, 2022

City of Pryor
Attn: Larry Lees – Mayor
12 N. Rowe; Suite B
Pryor, OK 74361

Re: REC Center Front Entrance Awning Study

Dear Mr. Lees:

Enclosed, please find invoice PRY-21-03-01. Please place this invoice on the agenda for approval at your next meeting.

Once approved, please forward a check to Infrastructure Solutions Group, LLC's McAlester office at 500 Village Boulevard; Suite A; McAlester, OK 74501.

If you have any questions concerning these documents, please contact me at (918) 420-5500.

Sincerely,
Infrastructure Solutions Group, LLC

Dale Burke, P.E.
President

Project # PRY-21-03



December 26, 2022

INVOICE SUBMITTED TO:

City of Pryor Creek
12 N. Rowe, Suite B
Pryor, OK 74361

ATTN: Mr. Larry Lees, Mayor

Invoice # PRY-21-03-01 REC CENTER FRONT ENTRANCE AWNING STUDY:
(Billings from October 30th 2021 thru December 31st 2022)

In Reference To: General City Engineering Services

ENGINEERING SERVICES: (Previous Billed See Inv # PRY-19-02-18 for Summary)

REC CENTER FRONT ENTRANCE AWNING STUDY:

The design and bidding assistance on this project took place in 1-21 thru 11-21. A contract was awarded to Oklahoma Awning in Feb. 2021 from concept drawings. Detailed drawings were provided by Cynergy and reviewed by ISG in April 2021 and work began in June 2021. The completion of the awning was in done in July and final review was conducted in September 2021.

The project was deemed complete and close out drawings were produced and provided to the city archive.

PE Time: 8 hr. X \$200/hr.	\$1,600.00
EI Time: 12 hr. x \$105/hr.	\$1,260.00
Tech Time: 1 hr. X \$100/hr.	\$100.00

TOTAL BILLED TO DATE	\$2,960.00
TOTAL PREVIOUSLY BILLED	<u>\$0.00</u>

TOTAL DUE THIS INVOICE **\$2,960.00**

Please mail payment to:

Infrastructure Solutions Group, LLC
500 Village Boulevard, Suite A
McAlester, OK 74501



December 26, 2022

City of Pryor
Attn: Larry Lees – Mayor
12 N. Rowe; Suite B
Pryor, OK 74361

Re: REC Center Roof Replacement

Dear Mr. Lees:

Enclosed, please find invoice PRY-22-08-01. Please place this invoice on the agenda for approval at your next meeting.

Once approved, please forward a check to Infrastructure Solutions Group, LLC's McAlester office at 500 Village Boulevard; Suite A; McAlester, OK 74501.

If you have any questions concerning these documents, please contact me at (918) 420-5500.

Sincerely,
Infrastructure Solutions Group, LLC

Dale Burke, P.E.
President

Project # PRY-21-08



December 26, 2022

INVOICE SUBMITTED TO:

City of Pryor Creek
12 N. Rowe, Suite B
Pryor, OK 74361

ATTN: Mr. Larry Lees, Mayor

Invoice # PRY-21-08-01 (Hourly per EJCDC)
(Billings thru December 31st 2022)

In Reference To: REC Center Roof Replacement

ISG was requested to prepare detailed specifications for the replacement of the roof at the REC Center. Once the documents were prepared ISG prepared bid notifications, conducted a bid opening, pre-bid conference and monthly const. admin. Including pay estimate reviews, issues during and after construction completion for contractor call backs to repair leaks found. The project was deemed complete when no further leaks were observed. This invoice covers all services from beginning to project close out.

PE Time: 26 hr. X \$200/hr	\$5,200.00
EI Time: 4 hr. X \$105/hr	\$420.00
Tech Time: 5 hrs X \$100/hr	\$500.00

TOTAL BILLED TO DATE	\$6,120.00
TOTAL PREVIOUSLY BILLED	<u>\$0.00</u>
TOTAL DUE THIS INVOICE	\$6,120.00

Please mail payment to: **Infrastructure Solutions Group, LLC**
500 Village Boulevard, Suite A
McAlester, OK 74501



December 26, 2022

City of Pryor
Attn: Larry Lees – Mayor
12 N. Rowe; Suite B
Pryor, OK 74361

Re: Fitness Court Pad

Dear Mr. Lees:

Enclosed, please find invoice PRY-22-01-01. Please place this invoice on the agenda for approval at your next meeting.

Once approved, please forward a check to Infrastructure Solutions Group, LLC's McAlester office at 500 Village Boulevard; Suite A; McAlester, OK 74501.

If you have any questions concerning these documents, please contact me at (918) 420-5500.

Sincerely,
Infrastructure Solutions Group, LLC

Dale Burke, P.E.
President

Project # PRY-22-01



December 26, 2022

INVOICE SUBMITTED TO:

City of Pryor Creek
12 N. Rowe, Suite B
Pryor, OK 74361

ATTN: Mr. Larry Lees, Mayor

Invoice # PRY-22-01-01 (Hourly per EJCDC)
(Billings thru December 31st 2022)

In Reference To: Fitness Court Pad

The REC Board requested ISG prepare detailed site concrete slab plans and advertise for bids from selected local contractors. The city Street department agreed to construct the pad in accordance with the detailed plans after advertisement received no bids. ISG advised the Pryor Street Department Crews during construction as to placement of construction joints, required standing wall to preserve grades, and minor construction technique requirements. A final inspection of the finish of the concrete slab was done thus allowing the equipment manufacturer to enter the site and install the specialized equipment.

PE Time: 8 hr. X \$200/hr	\$1,600.00
EI Time: 16 hr. X \$105/hr	\$1,680.00
Tech Time: 4 hrs X \$100/hr	\$400.00

TOTAL BILLED TO DATE	\$3,680.00
TOTAL PREVIOUSLY BILLED	<u>\$0.00</u>
TOTAL DUE THIS INVOICE	\$3,680.00

Please mail payment to:

Infrastructure Solutions Group, LLC
500 Village Boulevard, Suite A
McAlester, OK 74501



December 26, 2022

City of Pryor
Attn: Larry Lees – Mayor
12 N. Rowe; Suite B
Pryor, OK 74361

Re: REC Center HVAC Replacement

Dear Mr. Lees:

Enclosed, please find invoice PRY-22-02-01. Please place this invoice on the agenda for approval at your next meeting.

Once approved, please forward a check to Infrastructure Solutions Group, LLC's McAlester office at 500 Village Boulevard; Suite A; McAlester, OK 74501.

If you have any questions concerning these documents, please contact me at (918) 420-5500.

Sincerely,
Infrastructure Solutions Group, LLC

Dale Burke, P.E.
President

Project # PRY-22-02



December 26, 2022

INVOICE SUBMITTED TO:

City of Pryor Creek
12 N. Rowe, Suite B
Pryor, OK 74361

ATTN: Mr. Larry Lees, Mayor

Invoice # PRY-22-02-01 (Hourly per EJCDC)
(Billings thru December 31st 2022)

In Reference To: REC Center HVAC Replacement

ISG requested of secure quotes for replacement of the HVAC unit as outlined in a report by T. Keeter, PE to the Board. Mr. Keeter provided detailed specifications for which ISG submitted to select HVAC companies for comparison quotes. The award of this work is pending but expected at the Feb. REC Board meeting

PE Time: 2 hr. X \$200/hr	\$400.00
EI Time: 24 hrs X \$105/hr	\$2,520.00
Tech Time: 0 hrs X \$100/hr	\$0.00

TOTAL BILLED TO DATE	\$2,920.00
TOTAL PREVIOUSLY BILLED	\$0.00
TOTAL DUE THIS INVOICE	\$2,920.00

Please mail payment to:

Infrastructure Solutions Group, LLC
500 Village Boulevard, Suite A
McAlester, OK 74501



Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency Repair at PD

1 message

Doyle, Zac <doylez@pryorcreek.org>
To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Doyle, Zac** <doylez@pryorcreek.org>
Date: Mon, Jan 29, 2024 at 8:23 AM
Subject: Emergency Repair at PD
To: Randy Chitwood <chitwoodr@pryorcreek.org>

Randy

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within.

I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

The labor for this will need approval on Feb 6th. by Council. You will also find the copies of this email attached in your packet. The part is under warranty. It is a Trane unit and Jayco is a Trane service provider. However, this labor is not warrantied. It is estimated to be just over \$2500.

Cited from Chase:

Pursuant to 61 OS 130(A)(3) - the Administrative officer can declare an emergency if there is risk of life or property damage and avoid bidding.

Under Section 36(D) of the Charter you are the Administrative Officer for Pryor.

I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body.

If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)
Zac

--



Zac Doyle, Mayor

City of Pryor Creek
12 N. Rowe St, Suite B
PO Box 1167
Pryor Creek, OK 74362

Office: 918.825.4077

Cell: 918.530.1381

Fax: 918.825.8577

Email: doylez@pryorcreek.org

"A dream you dream alone is just a dream, A dream you dream together is a Reality" John Lennon



Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency Repair at PD

1 message

Doyle, Zac <doylez@pryorcreek.org>
To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Doyle, Zac** <doylez@pryorcreek.org>
Date: Mon, Jan 29, 2024 at 8:23 AM
Subject: Emergency Repair at PD
To: Chris Gonthier <gonthierc@pryorcreek.org>

Chris

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within.

I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

The labor for this will need approval on Feb 6th. by Council. You will also find the copies of this email attached in your packet. The part is under warranty. It is a Trane unit and Jayco is a Trane service provider. However, this labor is not warrantied. It is estimated to be just over \$2500.

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Under Section 36(D) of the Charter you are the Administrative Officer for Pryor.

I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body.

If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)
Zac

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Zac Doyle, Mayor

City of Pryor Creek
12 N. Rowe St, Suite B
PO Box 1167
Pryor Creek, OK 74362

Office: 918.825.4077

Cell: 918.530.1381

Fax: 918.825.8577

Email: doylez@pryorcreek.org

"A dream you dream alone is just a dream, A dream you dream together is a Reality" John Lennon



Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency repair at PD in Dispatch.

1 message

Doyle, Zac <doylez@pryorcreek.org>
To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Doyle, Zac** <doylez@pryorcreek.org>
Date: Mon, Jan 29, 2024 at 8:20 AM
Subject: Emergency repair at PD in Dispatch.
To: Terry Lamar <lamar@pryorcreek.org>

Terry,

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within.

I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

The labor for this will need approval on Feb 6th. by Council. You will also find the copies of this email attached in your packet. The part is under warranty. It is a Trane unit and Jayco is a Trane service provider. However, this labor is not warrantied. It is estimated to be just over \$2500.

Cited from Chase:

Pursuant to 61 OS 130(A)(3) - the Administrative officer can declare an emergency if there is risk of life or property damage and avoid bidding.

Under Section 36(D) of the Charter you are the Administrative Officer for Pryor.

I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body.

If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)
Zac

--



Zac Doyle, Mayor

City of Pryor Creek
12 N. Rowe St, Suite B
PO Box 1167
Pryor Creek, OK 74362

Office: 918.825.4077

Cell: 918.530.1381

Fax: 918.825.8577

Email: doylez@pryorcreek.org

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Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency Repair at PD

1 message

Doyle, Zac <doylez@pryorcreek.org>
To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Bradshaw, Lori** <bradshawl@pryorcreek.org>
Date: Mon, Jan 29, 2024 at 2:12 PM
Subject: Re: Emergency Repair at PD
To: Doyle, Zac <doylez@pryorcreek.org>

Got it! Thanks for the heads up!

On Mon, Jan 29, 2024 at 8:22 AM Doyle, Zac <doylez@pryorcreek.org> wrote:

Lori,

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within.

I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

The labor for this will need approval on Feb 6th. by Council. You will also find the copies of this email attached in your packet. The part is under warranty. It is a Trane unit and Jayco is a Trane service provider. However, this labor is not warrantied. It is estimated to be just over \$2500.

Cited from Chase:

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I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body.

If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)

Zac

--



Zac Doyle, Mayor

City of Pryor Creek
12 N. Rowe St, Suite B
PO Box 1167
Pryor Creek, OK 74362

Office: 918.825.4077
Cell: 918.530.1381
Fax: 918.825.8577
Email: doylez@pryorcreek.org

"A dream you dream alone is just a dream, A dream you dream together is a Reality" John Lennon

--

Lori Bradshaw
Ward 2 City Council



Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency Repair at PD

1 message

Doyle, Zac <doylez@pryorcreek.org>
To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Travis Mileur** <mileurt@pryorcreek.org>
Date: Mon, Jan 29, 2024 at 8:25 AM
Subject: Re: Emergency Repair at PD
To: Doyle, Zac <doylez@pryorcreek.org>

No problem. It is necessary to keep electronics cooled.

Travis Mileur
Pryor Creek Councilman, Ward 2
Sent from my iPhone

On Jan 29, 2024, at 8:22 AM, Doyle, Zac <doylez@pryorcreek.org> wrote:

Travis,

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within. I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

The labor for this will need approval on Feb 6th. by Council. You will also find the copies of this email attached in your packet. The part is under warranty. It is a Trane unit and Jayco is a Trane service provider. However, this labor is not warrantied. It is estimated to be just over \$2500.

Cited from Chase:

Pursuant to 61 OS 130(A)(3) - the Administrative officer can declare an emergency if there is risk of life or property damage and avoid bidding.

Under Section 36(D) of the Charter you are the Administrative Officer for Pryor.

I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body. If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)

Zac

--



Zac Doyle, Mayor

City of Pryor Creek
12 N. Rowe St, Suite B
PO Box 1167
Pryor Creek, OK 74362

Office: 918.825.4077
Cell: 918.530.1381
Fax: 918.825.8577
Email: doylez@pryorcreek.org

"A dream you dream alone is just a dream, A dream you dream together is a Reality"-John Lennon



Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency Repair at PD

1 message

Doyle, Zac <doylez@pryorcreek.org>
To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Shropshire, Choya** <shropshirec@pryorcreek.org>
Date: Mon, Jan 29, 2024 at 8:27 AM
Subject: Re: Emergency Repair at PD
To: Doyle, Zac <doylez@pryorcreek.org>

As we talked earlier I agree it needs to be repaired. The equipment and the employee could represent an emergency situation.

On Mon, Jan 29, 2024, 8:21 AM Doyle, Zac <doylez@pryorcreek.org> wrote:

Choya,

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within.

I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

The labor for this will need approval on Feb 6th. by Council. You will also find the copies of this email attached in your packet. The part is under warranty. It is a Trane unit and Jayco is a Trane service provider. However, this labor is not warrantied. It is estimated to be just over \$2500.

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Pursuant to 61 OS 130(A)(3) - the Administrative officer can declare an emergency if there is risk of life or property damage and avoid bidding.

Under Section 36(D) of the Charter you are the Administrative Officer for Pryor.

I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body.

If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)

Zac

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Zac Doyle, Mayor

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Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency Repair at PD

1 message

Doyle, Zac <doylez@pryorcreek.org>
 To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Doyle, Zac** <doylez@pryorcreek.org>
 Date: Mon, Jan 29, 2024 at 8:25 AM
 Subject: Emergency Repair at PD
 To: Bruce Smith <smithb@pryorcreek.org>

Bruce,

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within.

I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

The labor for this will need approval on Feb 6th. by Council. You will also find the copies of this email attached in your packet. The part is under warranty. It is a Trane unit and Jayco is a Trane service provider. However, this labor is not warrantied. It is estimated to be just over \$2500.

Cited from Chase:

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Under Section 36(D) of the Charter you are the Administrative Officer for Pryor.

I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body.

If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)
 Zac

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Zac Doyle, Mayor

City of Pryor Creek
 12 N. Rowe St, Suite B
 PO Box 1167
 Pryor Creek, OK 74362

Office: 918.825.4077

Cell: 918.530.1381

Fax: 918.825.8577

Email: doylez@pryorcreek.org

"A dream you dream alone is just a dream, A dream you dream together is a Reality" John Lennon



Standingwater, Jae <standingwaterj@pryorcreek.org>

Fwd: Emergency Repair at PD

1 message

Doyle, Zac <doylez@pryorcreek.org>
To: "Standingwater, Jae" <standingwaterj@pryorcreek.org>

Mon, Jan 29, 2024 at 2:51 PM

----- Forwarded message -----

From: **Tramel, Charles** <tramelc@pryorcreek.org>
Date: Mon, Jan 29, 2024 at 12:21 PM
Subject: Re: Emergency Repair at PD
To: Doyle, Zac <doylez@pryorcreek.org>

Thanks, Zac. I fully understand.

Charles

On Mon, Jan 29, 2024 at 8:24 AM Doyle, Zac <doylez@pryorcreek.org> wrote:

Charles

I am giving you a heads up as advised by Legal council that Over the weekend I approved an emergency repair for the A/C in the Dispatch room. In that room is countless amounts of Electronic equipment that needs to stay cool. Additionally for the Employees in that room it gets to be unbearably warm when all the Electronics are on. The doors for Dispatch MUST remain locked due to the nature of the information within.

I am contacting Brenna From CMS to share with her the findings from Jayco Heat and Air. Jayco has been assisting in the repairs at the Rec center and taken time to assess the countless issues we are having at the New Facility solely in regards to HVAC.

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Cited from Chase:

Pursuant to 61 OS 130(A)(3) - the Administrative officer can declare an emergency if there is risk of life or property damage and avoid bidding.

Under Section 36(D) of the Charter you are the Administrative Officer for Pryor.

I think the risk of the PCs overheating and being damaged and the risk heat to employees in the dispatch qualifies as an emergency.

Under 61 O.S. 130(E) - If you declare an emergency, you must notify the body within (10) days of the declaration of the emergency. Your notification must contain a statement of the reason for your action and be recorded in the official minutes of the governing body.

If you have any questions feel free to stop by and we can discuss this this week. (All council will be addressed personally)

Zac

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Zac Doyle, Mayor

City of Pryor Creek
12 N. Rowe St, Suite B
PO Box 1167
Pryor Creek, OK 74362

Office: 918.825.4077
Cell: 918.530.1381
Fax: 918.825.8577
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OWNER'S CERTIFICATE & DEED OF DEDICATION

STATE OF OKLAHOMA)
COUNTY OF MAYES) SS
BOOK _____ PAGE _____

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, WBPYOR, 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 136 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 SOUTHWEST 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 EAST 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 WIT: LESS & EXCEPT DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 01°36'28" 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

Larry Yancey
EXECUTIVE VICE PRESIDENT WBPYOR, 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 RICK WILSON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED FOR THE WBPYOR, LLC. TO THE WITHIN AND FOREGOING INSTRUMENT AS THE EMPLOYEE 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 5th DAY OF December, 2023

Linda M. Graves
Notary Public
No. 12401551
Garland County
Commission Expires 10-20-2024

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 FOREVER, 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.

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 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 UNOBSTRUCTED 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, REMOVING, 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, 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.

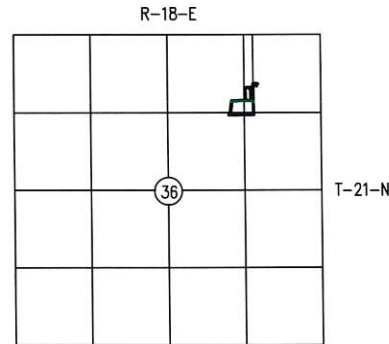
FINAL PLAT OF PEYTON CROSSING

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. 2335

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

ENGINEER CRAFTON TULL
928 AIRPORT ROAD
HOT SPRINGS, ARKANSAS 71913
(501) 767-2366



LOCATION MAP SCALE: 1" = 2000'

CERTIFICATE OF COUNTY TREASURER

I, _____, 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

I, _____, 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

I, _____, 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 FUTURE CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 4th DAY OF December, 2023.

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 4th DAY OF December, 2023.

Janice Woodfield
Notary Public
No. 12697464
Expires 10-26-2025

CERTIFICATE OF CITY CLERK

I, _____, 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



FINAL PLAT

PREPARED FOR: WBPYOR, LLC FINAL 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: 12/04/2023
PROJECT NO: 23405000
CONTACT: J. MONTGOMERY

Crafton Tull
engineering | surveying
501.767.2366 | 501.767.6859 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

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

© 2023 Crafton, Tull & Associates, Inc.

Table with columns: DELTA, DESCRIPTION, DATE

SHEET NO.:

DRAWING: C:\33458085\WBPYOR\PEYTON CROSSING\SURVEY\DWG\23405000_FINAL_PLAT.DWG
LAYOUT: LOT-2_LASTLAYOUT_EDIT.dwg, 12/4/2023 11:17:17 AM
LAST PLOTTED BY: KEVIN OWENS, 12/4/2023 1:32:12 PM (PLOTTED BY: VALDO DAN HARRIS COPY/EDIT)

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, 1,164.76 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 26°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, 1,164.76 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 136.02 FEET; THENCE NORTH 01°35'11" WEST, 217.31 FEET; THENCE NORTH 88°25'53" EAST, 135.96 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, 1,164.76 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 01°33'16" WEST, 2.46 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. 1636, DATED OCTOBER 29, 2020.
 - OKLAHOMA CERTIFIED CORNER RECORD FOR THE E/4 CORNER OF SECTION 36, T21N, R18E BY DUSTIN M. MCNALLY, PLS NO. 1636, DATED OCTOBER 29, 2020.
 - ODOT PLAN OF PROPOSED HIGHWAY, JOB NO. FAP-593(153,163), DATED MARCH 24, 2015.
- THE SUBJECT PROPERTY LIES IN ZONE X, UNSHADED, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) PER FEMA MAP PANEL NO. 40097C239E 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 74361. 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 OKIE 811 SYSTEM. REQUEST NUMBERS 23040315314520 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. 40097C0239E MAP DATED SEPTEMBER 16, 2011

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

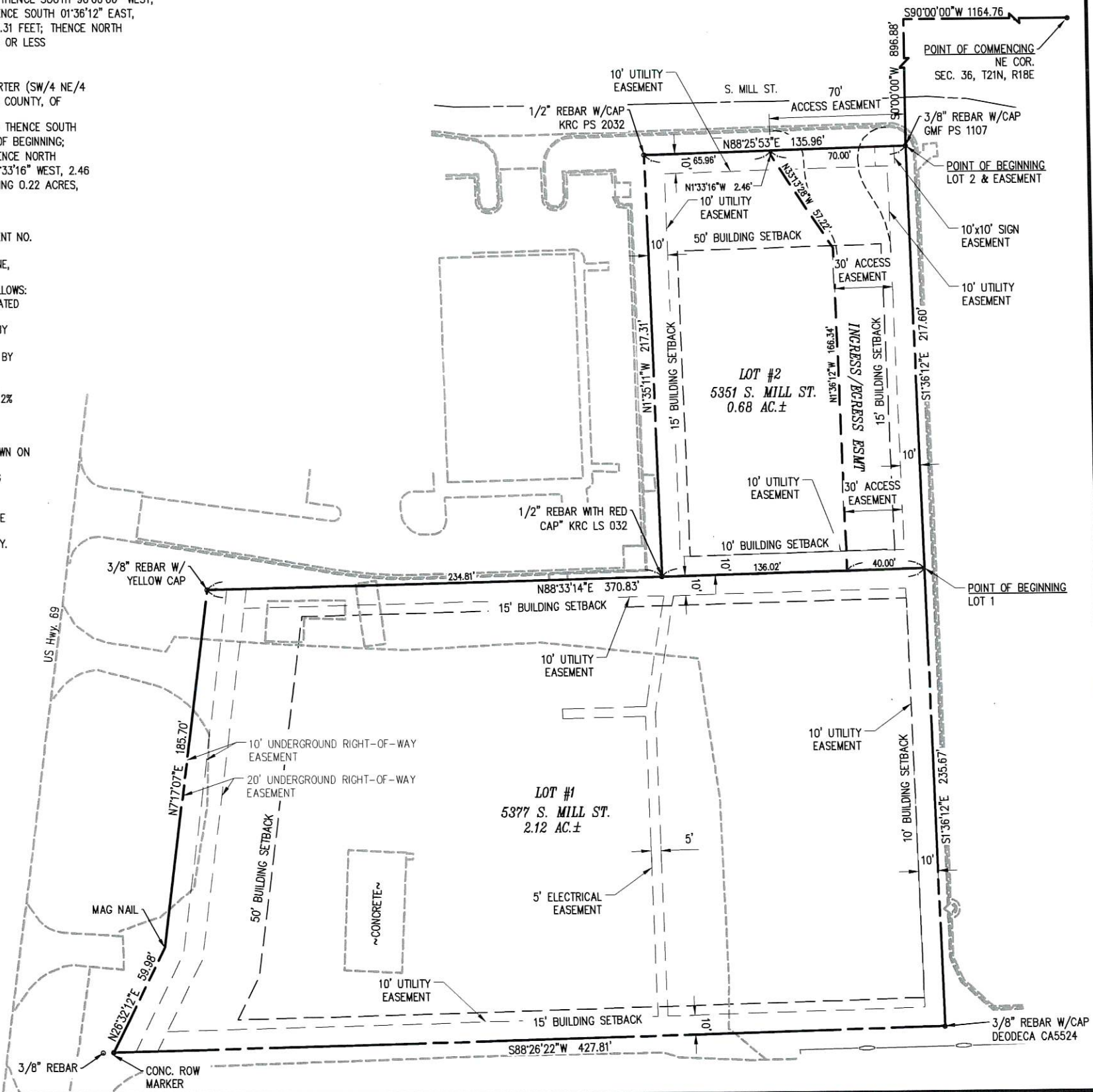
SURVEYOR
CRAFTON TULL
928 AIRPORT ROAD
HOT SPRINGS, ARKANSAS 71913
C.A. NO. 2335

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

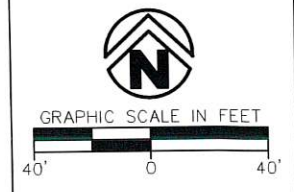
ENGINEER
CRAFTON TULL
928 AIRPORT ROAD
HOT SPRINGS, ARKANSAS 71913
(501) 767-2366

LEGEND (EXISTING SYMBOLS)

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



RECORD INFORMATION



FINAL PLAT

PREPARED FOR:
WBPRYOR, LLC FINAL 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: 12/04/2023
PROJECT NO: 23405000
CONTACT: J. MONTGOMERY



CERTIFICATE OF AUTHORIZATION:
CA 973 PE/LS
EXPIRATION: 6/30/24

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DELTA	DESCRIPTION	DATE

SHEET NO.: 2 OF 2

DRAWING: C23-033-0001, WBPRYOR, LLC, FINAL 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, MAYES COUNTY, OKLAHOMA. DATE: 12/04/2023. 1:32:14 PM. PLOTTED BY: KEVIN OWENS. LAST PLOTTED BY: KEVIN OWENS.