

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, OCTOBER 19TH, 2020
12:00 P.M.**

THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY MET IN SPECIAL SESSION IN CITY COUNCIL CHAMBER, 12 NORTH ROWE STREET, PRYOR, OKLAHOMA AT THE ABOVE DATE AND TIME.

TRUSTEES: **FRED SORDAHL, ARIANNA DERR, DARRELL MOORE, DON BERGER, SCOTT MILLER, GENE DILLARD, LARRY WILLIAMS

EX-OFFICIO TRUSTEES: JARED CRISP - MUNICIPAL UTILITY BOARD GENERAL MANAGER, LARRY LEES - MAYOR

1. CALL MEETING TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE - MR. SORDAHL.

The meeting was called to order by Mr. Sordahl at 12:05 p.m. Prayer and Pledge of Allegiance were led by Arianna Derr.

2. ROLL CALL - MRS. COATS.

Roll call was conducted by Mrs. Coats. Trustees present included: Fred Sordahl, Arianna Derr, Don Berger, Gene Dillard, Larry Williams, Jared Crisp and Larry Lees. Trustees absent: Darrell Moore and Scott Miller.

Others present: Terry Aylward.

3. APPROVE MINUTES FROM THE SEPTEMBER 21ST, 2020 MEETING.

Motion was made by Derr, second by Williams to approve minutes from the September 21st, 2020 meeting. Voting yes: Williams, Derr, Berger, Dillard, Sordahl. Voting no: none.

4. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING APPROVAL OF THE SCHEDULE FOR THE 2021 ECONOMIC DEVELOPMENT TRUST AUTHORITY MEETINGS.

Motion was made by Derr, second by Williams to recommend Council action regarding approval of the schedule for the 2021 Economic Development Trust Authority meetings. Voting yes: Derr, Berger, Dillard, Sordahl, Williams. Voting no: none.

5. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTING CONVEYANCE FROM CITY OF PRYOR CREEK, OKLAHOMA BY QUIT CLAIM DEED TO EDTA FOR THE PURPOSE OF MARKETING THE PROPERTY FOR REDEVELOPMENT, TO WIT: 421 SE 4TH STREET, LOT NUMBERED TWENTY-TWO (22) IN BLOCK NUMBERED ONE (1) OF PRYOR HEIGHTS ADDITION. THIS PROPERTY WAS OBTAINED BY CITY OF PRYOR CREEK VIA MAYES COUNTY AUCTION.

Motion was made by Williams, second by Derr to approve accepting conveyance from City of Pryor Creek, Oklahoma by quit claim deed to EDTA for the purpose of marketing the property for redevelopment, to wit: 421 SE 4th Street, Lot Numbered Twenty-two (22) in Block Numbered One (1) of Pryor Heights Addition. This property was obtained by City of Pryor Creek via Mayes County auction. Voting yes: Berger, Dillard, Sordahl, Williams, Derr. Voting no: none.

6. DISCUSSION AND POSSIBLE ACTION REGARDING OPENING AND REVIEWING BIDS RECEIVED FOR 9 PROPERTIES OR TO REBID THE PROPERTIES INCLUSIVE OF DUCKWALD PROPERTY.

It was discussed that since bids were received for the 9 properties, there is no reason to reject them without viewing them. Two bids were received and considered. One bid was received via email from Trey Larremore and Travis Butler in the amount of \$30,000.00. One sealed bid was received from Travis Condry in the amount of \$2,500.00. Williams confirmed that the City Attorney approved opening of the bids received after the deadline. It was also confirmed that the City Attorney stopped the quiet title process until the bids were considered.

7. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTING THE HIGHEST AND BEST BID FOR THE 9 PROPERTIES AS IS IN THE INTEREST OF THE CITY.

Motion was made by Dillard, second by Berger to accept high bid received from Trey Larremore and Travis Butler of Butler Homes in the amount of \$30,000.00 for 9 properties as in the best interest of the City. Other bid received: Travis Condry in the amount of \$2,500.00. Voting yes: Dillard, Sordahl, Williams, Derr, Berger. Voting no: none.

8. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVED ACTION FROM THE SEPTEMBER 21ST, 2020 MEETING TO QUIET THE TITLES FOR 9 PROPERTIES.

No action.

9. DISCUSSION AND POSSIBLE ACTION REGARDING ADVERTISING RFP FOR SALE OF DUCKWALD PROPERTY.

Motion was made by Williams, second by Derr to approve advertising RFP for sale of Duckwald property.

Mayor stated that he will be happy to advertise that we are taking offers on this property. It was agreed to accept offers up through November 4th, 2020, and discuss any offers received at the November 9th, 2020 EDTA meeting.

Voting yes: Sordahl, Williams, Derr, Berger, Dillard. Voting no: none.

10. ECONOMIC DEVELOPMENT UPDATES.

Mayor Lees reported that the City's Floodplain Manager is working with them on the Salt Branch Creek, which includes the property gifted from Mr. Giles. Mayor handed out a map highlighting sections of land under current consideration for development, some of which are further along in development stages than others. Sordahl asked if the land being considered by the hospital is a part of the property gifted by Mr. Giles. Mayor confirmed that it is, and they have merely asked for permission to conduct a site analysis. Sordahl stated that it was a surprise to see this information in The Paper without it coming to this Trust. Sordahl sees the Trust floundering without purpose when no discussion has been had with them regarding this type of possible development. He expects the Trust to be involved in those discussions at some point in time, instead of having to read it in The Paper.

11. ADJOURN.

Motion was made by Williams, second by Derr to adjourn at 12:32 p.m. All voted yes.

ORDINANCE NO. 2018-19

AN ORDINANCE OF THE CITY OF PRYOR CREEK, OKLAHOMA (THE "CITY"), AMENDING ORDINANCE NO. 2011-1 OF THE CITY BY PROVIDING FOR THE EXTENSION OF THE TERMINATION DATE OF A ONE TWENTIETH OF ONE PERCENT (.05%) EXCISE TAX (SALES TAX) WHICH REPRESENTS A PORTION OF AN EXISTING CITY EXCISE TAX (SALES TAX) OF ONE-HALF OF ONE PERCENT (0.50%) AND MODIFYING THE PURPOSE OF REVENUES OF SAID TAX; PROVIDING FOR THE EFFECTIVE DATE; PROVIDING THAT THE BALANCE OF ORDINANCE NO. 2011-1 REMAINS UNCHANGED; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE ARE CUMULATIVE AND IN ADDITION TO ANY AND ALL TAXING PROVISIONS OF OTHER CITY ORDINANCES; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRYOR CREEK, OKLAHOMA, AS FOLLOWS:

Section 1. Citations and Codification. This Ordinance shall be known and may be cited as the City of Pryor Creek Economic Development Sales Tax Ordinance of 2019, and the same shall be codified and incorporated into the Code of Ordinances of the City of Pryor Creek, Oklahoma.

Section 2. Amendment to Section 6 of Ordinance 2011-1. Section 6 of Ordinance No. 2011-1 currently reads as follows:

"SECTION 6. EFFECTIVE DATE AND TERMINATION. This Ordinance and the tax herein levied shall become and be effective on the later of (1) the termination date of the existing one-half of one percent sales tax levied and assessed under Ordinance No. 2002-1, or (2) October 1, 2011, subject to approval of a majority of the registered voters of the City of Pryor Creek, Oklahoma, voting on the same in the manner prescribed by Title 11, Oklahoma Statutes 2001, Section 16-101 et seq., as amended; provided, that upon approval by the voters as aforesaid, this Ordinance shall remain in effect until revenues from the tax herein levied are sufficient to retire all indebtedness incurring for the purpose set forth in Section 7 hereof, but in no event later than fifteen (15) years from the effective date of such tax."

Said Section 6 of Ordinance No. 2011-1 is hereby amended to read as follows:

"SECTION 6. EFFECTIVE DATE AND TERMINATION. The collection of one twentieth of one percent (.05%) excise tax which represents a portion of an existing City excise tax of one-half of one percent (0.50%) shall become effective on the later of (1) the termination date of the existing one-half of one percent sales tax levied and assessed under Ordinance No. 2002-1, or (2) October 1, 2011, and shall terminate and said excise tax shall not be collected after September 30, 2034, subject to approval by a majority of the qualified electors of the City voting on the same in the manner prescribed by law."

Section 3. Amendment to Section 7 of Ordinance 2011-1. Section 7 of Ordinance No. 2011-1 currently reads as follows:

“SECTION 7. PURPOSE. It is hereby declared to be the purpose of this Ordinance to provide revenues to be placed in a separate, special fund to be expended as follows: (1) constructing and improving streets and related drainage facilities and utility relocations; (2) construct, equip and furnish a new city hall; and (3) repairing, refurbishing, and equipping the existing municipal recreation center; and/or for the payment of principal and interest on any indebtedness, including refunding indebtedness, incurred by or on behalf of the City of Pryor Creek, Oklahoma for such purposes.”

Said Section 7 of Ordinance No. 2011-1 is hereby amended to read as follows:

“SECTION 7. PURPOSE. It is hereby declared to be the purpose of this Ordinance to provide revenues from a one twentieth of one percent (.05%) excise tax to be used to create new jobs and retain existing jobs in the Main Street Corridor of the City of Pryor Creek, Oklahoma, by paying the costs incidental to and/or debt service on obligations issued to assist in the establishment of business and/or commercial facilities to be owned or used by said businesses or commercial entities or the City or public trusts having the City as beneficiary, said sales tax to be made available and expended for the above purposes for no consideration other than the economic benefit to be provided to the citizens of the City by the establishment of said facilities and by the creation of new jobs, as will be further specified in an agreement(s) to be negotiated.”

Section 4. Effective Date. The provisions of this Ordinance shall become effective on and after March 5, 2019, subject to approval by a majority of the qualified electors of the City voting on the same in the manner prescribed by law.

Section 5. Remainder of Ordinance No. 2011-1 Unchanged. Except as amended in Section 2 and Section 3 hereof or other Ordinances approved by the City, the remaining provisions of Ordinance 2011-1, as heretofore amended, shall remain unchanged.

Section 6. Provisions Cumulative. The provisions hereof shall be cumulative and in addition to any and all other taxing provisions of City Ordinances.

Section 7. Severability. The provisions of this Ordinance are severable, and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

[Remainder of Page Left Blank Intentionally]

PASSED AND APPROVED this 18th day of December, 2018.

CITY OF PRYOR CREEK, OKLAHOMA



By: 
Mayor


City Clerk

CERTIFICATE
OF
CITY COUNCIL ACTION

I, the undersigned, hereby certify that I am the duly qualified and acting City Clerk of the City of Pryor Creek, Oklahoma.

I further certify that the City Council of the City of Pryor Creek, Oklahoma, held a Regular Meeting at 6:00 o'clock p.m., on December 18, 2018, after due notice was given in full compliance with the Oklahoma Open Meeting Act.

I further certify that attached hereto is a full and complete copy of Ordinance No. 2018-19 that was passed and approved by said City Council at said meeting as the same appears in the official records of my office.

I further certify that below is listed those Councilmembers present and absent at said meeting; those making and seconding the motion that said Ordinance be passed and approved, and those voting for and against such motion:

PRESENT: Mayor Jimmy Tramel, Roger Willcutt, Choya Shropshire, Steve Smith, Randy Chitwood, Bethany Moore, Jill White, Zac Doyle, and (one vacancy on City Council)

ABSENT: None

MOTION MADE BY: Randy Chitwood

MOTION SECONDED BY: Steve Smith

AYE: Roger Willcutt, Choya Shropshire, Steve Smith, Randy Chitwood, Bethany Moore, Jill White, and Zac Doyle (Mayor only votes in the case of a tie)

NAY: None

WITNESS MY HAND THIS 18TH DAY OF DECEMBER, 2018.

CITY OF PRYOR CREEK, OKLAHOMA



By:

Eva Smith
City Clerk

RESOLUTION NO. 2020- 1

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF PRYOR CREEK, OKLAHOMA CONCERNING APPOINTMENT OF TRUSTEES TO THE ECONOMIC DEVELOPMENT TRUST AUTHORITY FOR THE CITY OF PRYOR CREEK, OKLAHOMA.

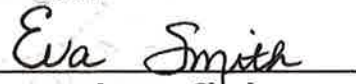
WHEREAS, Arianna Derr has been appointed to Seat #1 of the Economic Development Trust Authority, term ending January 13, 2024, and
WHEREAS, Darrell Moore has been appointed to Seat #2 of the Economic Development Trust Authority, term ending January 13, 2024, and
WHEREAS, Fred Sordahl has been appointed to Seat #3 and has been appointed as Chairman of the Economic Development Trust Authority, term ending January 13, 2023, and
WHEREAS, Don Berger has been appointed to Seat #4 of the Economic Development Trust Authority, term ending January 13, 2023, and
WHEREAS, Scott Miller has been appointed to Seat #5 of the Economic Development Trust Authority, term ending January 13, 2022, and
WHEREAS, Gene Dillard has been appointed to Seat #6 of the Economic Development Trust Authority, term ending January 13, 2022, and
WHEREAS, Larry Williams has been appointed to Seat #7 and has been appointed at Vice Chairman of the Economic Development Trust Authority, and
WHEREAS, Municipal Utility Board General Manager Jared Crisp and City of Pryor Creek Mayor Larry Lees have been appointed as Ex-Officio members of the Economic Development Trust Authority, and
WHEREAS, Darla Coats has been appointed as Secretary of the Economic Development Trust Authority, term ending January 13, 2022,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PRYOR CREEK, OKLAHOMA: That the City of Pryor Creek, Oklahoma acting by and through the Mayor and City Council does by these premises appoint the above to the Economic Development Trust Authority.

APPROVED, this 21 day January, 2020 in regular session of the City Council for the City of Pryor Creek, Oklahoma.


Larry Lees, Mayor

ATTEST:


Eva Smith, City Clerk

APPROVED AS TO FORM AND LEGALITY:


K. Ellis Ritchie, City Attorney

Dated: 01/21/20/20