

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
REGULAR MEETING
MONDAY, JUNE 13TH, 2022
12:00 P.M.**

THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY MET IN REGULAR SESSION IN THE 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, ADAM ANDERSON, LARRY WILLIAMS
EX-OFFICIO TRUSTEES: JARED CRISP - MUNICIPAL UTILITY BOARD GENERAL MANAGER, LARRY LEES - MAYOR

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

The meeting was called to order by Fred Sordahl at 12:00 p.m. Prayer and Pledge of Allegiance were led by Darrell Moore. Members present: Sordahl, Derr, Moore, Miller, Anderson, Williams. Members absent: Berger.

Others in attendance: Mayor Lees, Kim Ritchie, Barbara Hawkins, Terry Aylward.

2. APPROVE MINUTES FROM THE MAY 9TH, 2022 REGULAR MEETING.

Motion was made by Moore, second by Williams to approve minutes from the May 9th, 2022 regular meeting. Voting yes: Sordahl, Williams, Derr, Moore, Anderson. Abstaining, counting as a no vote: Miller. Voting no: none.

3. PETITIONS FROM THE AUDIENCE.

There were no petitions.

4. REPORT FROM PRYOR AREA CHAMBER OF COMMERCE PRESIDENT, BARBARA HAWKINS.

Hawkins reported that the Chamber has had more ribbon cuttings lately than she has ever seen. This includes new businesses, as well as banks with new locations and new facilities. She reported that quite a few young retirees are moving to our area. The recent events, such as forums, have been very well attended. She stated that she is working with Channel 6 on some 30-second videos to promote the city at events like Rocklahoma and Born & Raised. She is working on a book for an antique trail, and she is also working on a passport as a guide for the Jefferson Highway.

She reported that the Chamber is busy working on Rocklahoma, Born & Raised and Dam J.A.M., which will start and end at the Recreation Center this year. They are gearing up for other Fall projects. She showed a picture of a park bench she is considering purchasing for Jefferson Highway.

5. DISCUSSION REGARDING TRADER'S DAY.

Mayor spoke regarding Trader's Day. He stated that in the future it might be appropriate to hold it at the green space across the street from City Hall. Sordahl suggested having someone from the EDTA go to the Park Board to discuss its future location.

6. REPORT FROM PRYOR MAIN STREET DIRECTOR, JENNIE LAFAVE.

Miller spoke in Jennie's absence. He reported that the TAP Grant opens for applications on July 1st, and it will be a three-month process. We should know something by October.

7. UPDATE REGARDING CHEROKEE NATION ARPA FUNDS AND NEEDS OF LOCAL ORGANIZATIONS AND EDTA SERVING AS INFORMATION-GATHERING ENTITY FOR PRESENTATION TO CHEROKEE NATION.

- a. SOCCER & FOOTBALL - ANDERSON
- b. RECREATION & TRAILS - DERR
- c. BASEBALL - CRISP
- d. SOFTBALL - LEES

Derr spoke to the idea of forming a subcommittee to work on all of these projects, and she stated that she needs a brainstorming partner. Anderson asked that Derr provide something formal in writing that will define the parameters of this project.

It was agreed that those listed above could serve as the subcommittee. They will verify with Crisp when he is available. Ritchie informed them that if the subcommittee sets up a meeting, an agenda will have to be posted.

Mayor stated that there may very well be some guidance in the Comprehensive Plan regarding this project.

Sordahl moved to Item 10.

10. REVIEW AND POSSIBLE ACTION REGARDING ELECTION OF CHAIRMAN, VICE CHAIRMAN, SECRETARY AND TREASURER OF THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY.

Motion was made by Sordahl, second by Williams to nominate Adam Anderson as the new Chairman of the Pryor Economic Development Trust Authority. Sordahl pointed out that the Indenture states this vote needs to happen biannually. No other nominations were received. Voting yes: Williams, Derr, Moore, Miller, Sordahl. Abstaining, counting as a no vote: Anderson. Voting no: none.

Motion was made by Anderson, second by Derr to nominate Scott Miller as the new Vice Chairman of the Pryor Economic Development Trust Authority. No other nominations were received. Voting yes: Derr, Moore, Anderson, Sordahl, Williams. Abstaining, counting as a no vote: Miller. Voting no: none.

Motion was made by Sordahl, second by Miller to nominate Darla Coats to continue as Secretary of the Economic Development Trust Authority. No other nominations were received. Voting yes: Moore, Miller, Anderson, Sordahl, Williams, Derr. Voting no: none.

Anderson moved back to Item 8.

8. REVIEW OF FINANCIAL REPORT.

Mayor reviewed the financials included in the packet. He stated that he plans to budget the same amount of \$50,000.00 for the new fiscal year. This budget was originally put in place to cover legal expenses and any other expenses that might come about. Anderson and Moore discussed the possibility of transferring the budgeted \$50,000.00 out of the General Fund over into Fund 98, in order to utilize these funds going into the new fiscal year. It was agreed that the EDTA will meet in special session this Friday to discuss and vote on movement of those funds.

9. REVIEW AND DISCUSSION OF TRUST INDENTURE, FUTURE PROJECTS AND DIRECTION OF THE EDTA.

No action. Sordahl recommended that all EDTA members get reacquainted with the indenture. This can be discussed in more detail at the next regular meeting.

11. ECONOMIC DEVELOPMENT UPDATES - MAYOR LEES, MUB GM JARED CRISP.

Mayor reported that a decision needs to be made regarding the future of the Castle Theatre. He would like to have an open forum at the July 11th meeting, in order to give the citizens an opportunity to voice their desire for its future. He would also like to invite Rickey Hayes to speak about it, as he has had conversations with developers about its use.

Mayor stated that he had a structural study done on the building last year. Sordahl requested that the study be made available to the Trust for review.

Mayor also reported that the green space across from City Hall is still in the works. The purchasers of this property have begun design work. The purchasing entity is keeping in mind what is most appropriate for the citizens of Pryor Creek.

12. UNFORESEEABLE BUSINESS.

There was no unforeseeable business.

13. ADJOURN.

Motion was made by Moore, second by Sordahl to adjourn at 1:00 pm. Voting yes: Miller, Anderson, Sordahl, Williams, Derr, Moore. Voting no: none.

MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
FRIDAY, JUNE 17TH, 2022
12:00 P.M.

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

TRUSTEES: **ADAM ANDERSON, FRED SORDAHL, ARIANNA DERR, DARRELL MOORE, DON BERGER, SCOTT MILLER, LARRY WILLIAMS
EX-OFFICIO TRUSTEES: JARED CRISP - MUNICIPAL UTILITY BOARD GENERAL MANAGER, LARRY LEES - MAYOR

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

The meeting was called to order by Adam Anderson at 12:00 p.m. Prayer and Pledge of Allegiance were led by Darrell Moore. Members present: Anderson, Sordahl, Moore, Berger, Miller. Members absent: Derr and Williams.

Others in attendance: Mayor Lees and Chris Gonthier.

2. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING TRANSFER OF \$50,000.00 FROM ECONOMIC DEVELOPMENT TRUST AUTHORITY ACCOUNT #02-203-5222 TO ECONOMIC DEVELOPMENT TRUST AUTHORITY ACCOUNT #98-000-4202.

Motion was made by Moore, second by Sordahl to recommend Council action regarding transfer of \$50,000.00 from Economic Development Trust Authority Account #02-203-5222 to Economic Development Trust Authority Account #98-000-4202 before the end of the 2021-2022 fiscal year.

Mr. Williams arrived at 12:05 p.m.

Voting yes: Sordahl, Moore, Berger, Miller, Anderson, Williams. Voting no: none.

3. ADJOURN.

Motion was made by Sordahl, second by Miller to adjourn at 12:08 pm. Voting yes: Williams, Moore, Berger, Miller, Anderson, Sordahl. Voting no: none.

4. Public Hearing regarding a rezoning request from Chris Hassinger to change the following property from C – A / R (Automotive and Commercial Recreation) District to I – L (Light Industrial) District:

- **Beginning at the NW COR, NW NE E-50' S 85' E 280' S 992.4' W 330' N 1077.4' TO POB IN SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST.**

Motion was made by Chitwood, second by Smith to enter Public Hearing regarding a rezoning request from Chris Hassinger to change the following property from C – A / R (Automotive and Commercial Recreation) District to I – L (Light Industrial) District:

- Beginning at the NW COR, NW NE E-50' S 85' E 280' S 992.4' W 330' N 1077.4' TO POB IN SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST.

There were no comments made during Public Hearing.

Motion was made by Chitwood, second by Shropshire to exit Public Hearing. Voting yes: Smith, Chitwood, Moore, Sherman, Doyle, Willcutt, Shropshire, Thompson. Voting no: none.

5. Discussion and possible action regarding approval of the rezoning request submitted by Chris Hassinger to change the following property from C – A / R (Automotive and Commercial Recreation) District to I – L (Light Industrial) District:

- **Beginning at the NW COR, NW NE E-50' S 85' E 280' S 992.4' W 330' N 1077.4' TO POB IN SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST.**

Motion was made by Thompson, second by Doyle to approve the rezoning request submitted by Chris Hassinger to change the following property from C – A / R (Automotive and Commercial Recreation) District to I – L (Light Industrial) District:

- Beginning at the NW COR, NW NE E-50' S 85' E 280' S 992.4' W 330' N 1077.4' TO POB IN SECTION 13, TOWNSHIP 21 NORTH, RANGE 18 EAST.

Voting yes: Chitwood, Moore, Sherman, Doyle, Willcutt, Shropshire, Thompson, Smith. Voting no: none.

6. CITY ATTORNEY'S REPORT:

a. Discussion and possible action to authorize the City Attorney to draft an ordinance rezoning certain lands within the city limits of Pryor Creek, Oklahoma, from C - A / R (Automotive and Commercial Recreation) District to I - L (Light Industrial) District.

Motion was made by Chitwood, second by Smith to approve authorizing the City Attorney to draft an ordinance rezoning certain lands within the city limits of Pryor Creek, Oklahoma, from C - A / R (Automotive and Commercial Recreation) District to I - L (Light Industrial) District. Voting yes: Moore, Sherman, Doyle, Willcutt, Shropshire, Thompson, Smith, Chitwood. Voting no: none.

b. Discussion and possible action to authorize the City Attorney to draft an ordinance rezoning certain lands within the city limits of Pryor Creek, Oklahoma from I – L (Light Industrial) District to C – A / R (Automotive and Commercial Recreation) District for the property described as:

- **PRYOR ACREAGE SEC 25-21-18 SWSE BEG AT A PT 1875.237 FT W OF SE COR THEN N89.52103W ALONG S LINE 404.30' THEN N00.01573 E PARALLEL TO W LINE OF SWSE A DIS OF 710.70' THEN S89.52103E A DIST 515.52' THEN S8.55463W, PARALLEL TO WLY R-O-W OF MK&T RAILROAD A DIST OF 719.16' TO POB.**

Motion was made by Smith, second by Shropshire to approve authorizing the City Attorney to draft an ordinance rezoning certain lands within the city limits of Pryor Creek, Oklahoma from I – L (Light Industrial) District to C – A / R (Automotive and Commercial Recreation) District for the property described as:

- PRYOR ACREAGE SEC 25-21-18 SWSE BEG AT A PT 1875.237 FT W OF SE COR THEN N89.52103W ALONG S LINE 404.30' THEN N00.01573 E PARALLEL TO W LINE OF SWSE A DIS OF 710.70' THEN S89.52103E A DIST 515.52' THEN S8.55463W, PARALLEL TO WLY R-O-W OF MK&T RAILROAD A DIST OF 719.16' TO POB.

Voting yes: Sherman, Doyle, Willcutt, Shropshire, Thompson, Smith, Chitwood, Moore. Voting no: none.

7. Presentation by Sean Pendley and discussion regarding information from the PYO / Castle Theatre Task Force.

No action. Pendley presented the information from the PYO / Castle Theatre Task Force, along with a packet provided by Councilor Sherman.

8. DISCUSS, POSSIBLY ACT ON CONSENT AGENDA.

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

- Approve minutes of the October 16th, 2018 Council meeting.

11/06/2018

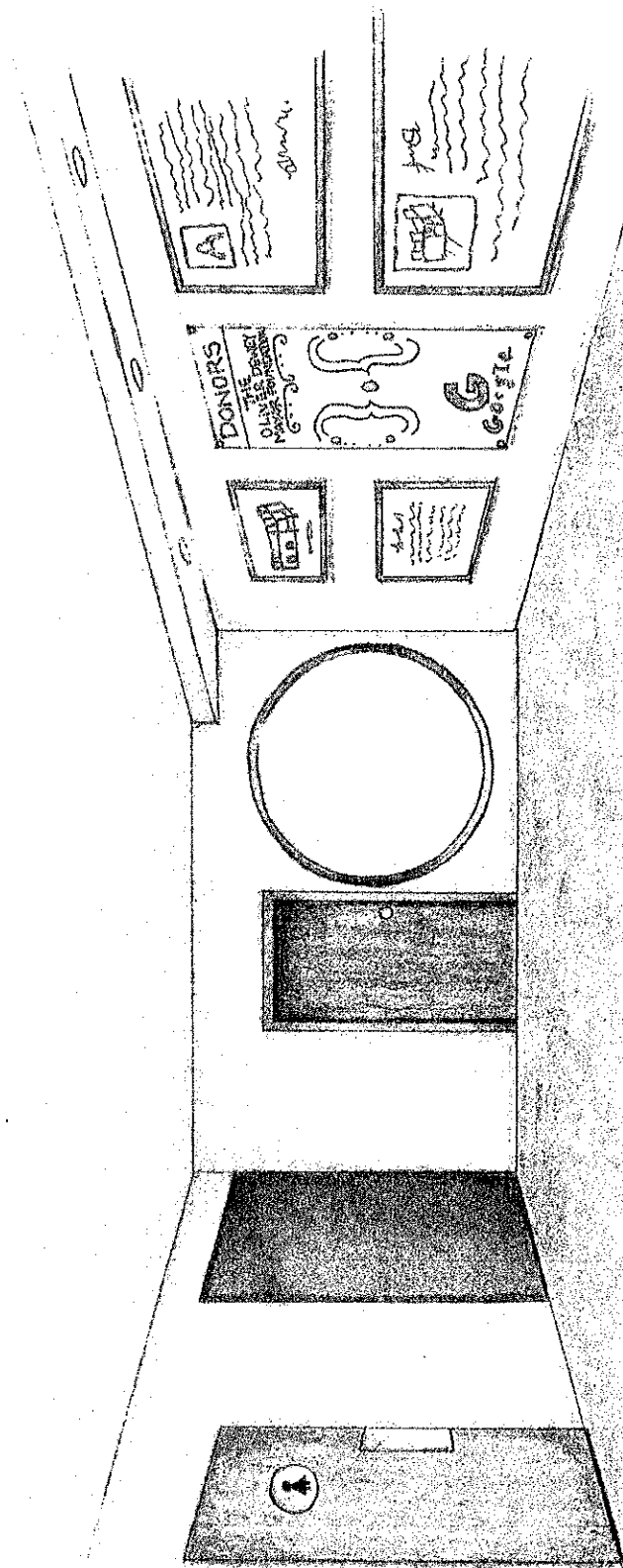
Project Description

The Castle Theatre Renovation Project ("Project") seeks to renovate the Castle Theatre building, an abandoned historically significant structure located in Pryor, Oklahoma. After being closed by the City of Pryor in 2016, Mayes County was left with no affordable, safe venue for events and activities for the area's youth and no reasonably priced community venue for meetings, receptions, reunions, educational programs, performing arts presentations, concerts and local events. Memories bind a community together, and this building holds sentimental and nostalgic value for many in Mayes County. Pryor Main Street and many adults and children in the community want to see this building used and enjoyed once again.

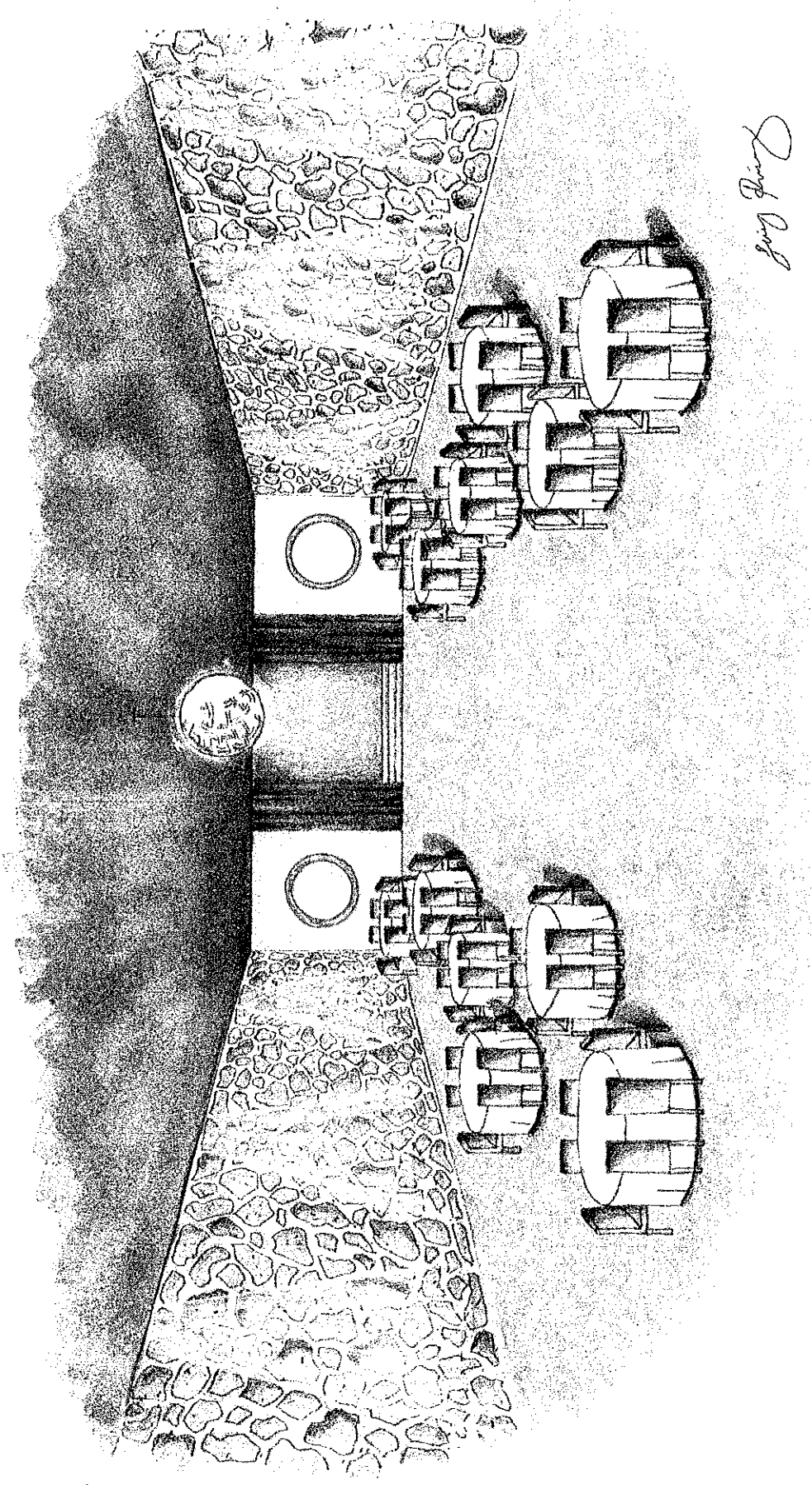
The Castle Theatre, built in 1941, was built to endure time. Professionals, after inspecting the structure, have determined that the building itself remains basically sound and can be renovated to once again become a safe, affordable venue for the area's youth and for the Mayes County community.

The Project will include the following scopes of work:

- **Roof Restoration:** The roofing on the "barrel" portion of the roof has a lifetime guarantee, only necessitating minimal warrantee repairs. However, the TPO membrane roof troughs that create the drainage area for the roof have deteriorated resulting in water leakage. It's Pryor Main Street's hope that the Pryor City Council will approve this repair in the next several months. If not, the roof troughs will be included in this Project.
- **General Facility Cleaning:** Area youth groups and interested citizens in the community are willing to volunteer their time to assist with this portion of the project.
- **Interior/Exterior Renovation:** Reworking demising walls between spaces; reconfiguring existing ramps and stairs; replacing existing windows and storefronts with new energy efficient units; adding new restrooms to better accommodate users; remodeling the main building entry to allow foyers for both floors; replacing the existing stage; and reconfiguring the associated exits.
- **Plumbing:** Replacing existing sinks and toilets; adding a new fire suppression systems and associated fire lines; and adding toilets and sinks for new restrooms spaces.
- **HVAC:** Replace existing air handlers, condensing units and copper lines with new energy efficient systems including coils and condensers. Repair two existing gas furnaces and add two new gas furnaces. Replace HVAC units in north side rental spaces with new mini-split multi-zone high efficiency unit.
- **Electrical/Lighting:** The existing electrical systems while older are up to code and fully functional, therefore a complete system overhaul will not be necessary. Work includes replacing all existing incandescent/florescent lighting with new energy efficient LED lighting including low voltage controls. Add new stage lighting, exterior lighting and accent lighting throughout the facility.



Long Pine



L. P. 1872

FOR IMMEDIATE RELEASE

Contact:

Cayla Lewis, Executive Director
Preservation Oklahoma, Inc.
(405) 525-5325
director@preservationok.org

Oklahoma's 2018 Most Endangered Historic Places Announced

Preservation Oklahoma, Inc. (POK) announced the 2018 list of Oklahoma's Most Endangered Historic Places at the Page Woodson Community Room, on Monday, May 7. Since 1993, Preservation Oklahoma has recognized historic sites across the state at risk of demolition or deterioration, raising awareness of the need to protect Oklahoma's historic resources. This exhibit is presented by Kirkpatrick Foundation and Cherokee Nation. While inclusion on the list does not guarantee protection or funding, it can be a key component in mobilizing support for the preservation of historic sites.

"We hope to raise awareness about the historic sites and preservation issues addressed in this list, which has historically been a powerful mechanism for saving significant buildings and structures," says Cayla Lewis, Executive Director. "This year, we are also sharing success stories through this list, as a way to showcase the preservation efforts made by many across the state. We hope that the sites on this list will have a positive impact from inclusion."

This list was selected by a group of preservation professionals from nominations submitted by the public. An exhibit of the 2018 List will travel to numerous locations across the state to continue the discussion about the need to preserve these historic buildings. The Kirkpatrick Foundation and the Cherokee Nation generously funded the event and traveling exhibit.

The 2018 List of Oklahoma's Most Endangered Historic Places are:

Edwards Store, Red Oak: Edwards Store, established in 1850, is one of the few remaining original structures that were stage stops on the Butterfield Overland mail and stage line from St. Louis to San Francisco from 1858 to 1861. Stage passengers were served meals at this location. Thomas Edwards established the trading post on the Fort Smith-Boggy Depot Road, and it later became the original post office and site of the town of Red Oak. The structure is of "dog trot" design typical of the 19th Century and built from hewn logs. Edwards Store is listed on the National Register of Historic Places. Edwards Store was on the Most Endangered Places list in 2013.

Drown Family Farm, Baum: This property provides a unique look at early settlement life in Oklahoma, during the period of Indian Territory, before statehood and after and has

been in the Drown Family since 1939, located in the unincorporated community of Baum in Carter County. The early history of the property is centered on notable Chickasaw citizen, John Thomas, who was believed to have received the property as his allotment for being a Chickasaw citizen. This area that became Oklahoma was a part of the French Empire between 1682 and 1763 and again in 1800. The United States acquired the territory in 1803 as part of the Louisiana Purchase, and many of the structures on this property date between the periods of 1820 and 1840. The property has been vacant for the past 15 years and nature has begun reclaiming the grounds and structures. The impact to the community is to preserve a piece of early history that not only affects Oklahoma but also the Chickasaw and Choctaw Nations and the United States.

Esslinger Home, Broken Arrow: Home of J. Houston and Dora Esslinger, this home was built in 1911 on the western edge of the new Haskell State School of Agriculture campus. W.R. Sullivan, who owned a local brick company, handpicked bricks for this house. Esslinger was the first president of the college. In 1916, The President's home served as a dorm for about 30 girls as well as the president and his family. This house resides on College Street, originally named for the college and is now the only remaining property related to the school. Community leaders hope that with the inclusion of this list, they can build community support and preserve their heritage.

Haskell County Courthouse, Stigler: The Haskell County Courthouse was built in the Art Deco style in Stigler, Oklahoma. It is currently the hub for local county government but has lost its original majesty and may be subject to closure due to its outdated heating and cooling system. This structure also has historical significance for its controversial move of the Ten Commandments monument, originally on the lawn of the courthouse but was thought to conflict with Separation of Church and State, so was moved 600 feet east to private property.

Haskell County Courthouse was listed on the National Register of Historic Places in 1984.

Founders National Bank, Oklahoma City: The Founders Bank building is one of Oklahoma City's best examples of mid-century modern architecture, and it's the only known design of the architect and former Bruce Goff student, Bob Bowlby, in the area. Although the building was expanded in the 1990s, it remains a beloved local icon and an incredibly fresh design today.

The Bank of America that was a long-term tenant in the former Founders National Bank building moved out of the space in 2017, and the property was listed for sale that October. The structure sits in the middle of a large undeveloped lot and, the fear is that a developer will buy the building and demolish it in favor of new development.

WestHope, Tulsa: Westhope is one of only three Frank Lloyd Wright designed buildings in Oklahoma. Built in 1929 for his cousin, Richard Lloyd Jones, Westhope is larger than most Frank Lloyd Wright designed houses, containing over 8,000 square feet of floor

space. WestHope was added to the National Register of Historic Places in 1975. WestHope was also on the Most Endangered Places list in 2014.

Route 66 Signs, Statewide: Route 66, the Mother Road, has many historic structures along its nearly 375-mile route across Oklahoma. Tourists from all over the United States and beyond travel along Route 66 hoping to catch a glimpse of yesteryear and feed their nostalgic dreams of simpler times. Many Route 66 signs are well cared for by thoughtful owners, but so many others are being neglected or are poorly maintained by owners who may not realize the joy they bring to passing motorists. Route 66 structures and sites have been on our Most Endangered Places lists multiple times.

19th-Century Military Sites, Statewide: Oklahoma was home to a wide variety of 19th-century military sites, from early frontier forts to Civil War battlefields to late 19th-century cavalry outposts. These sites can provide valuable information about life in the military that is not otherwise captured in historical records. Military sites have long been the targets of metal detector hobbyists, who have taken a massive toll on the archaeological integrity of sites by removing artifacts from their original context, thus compromising our ability to reconstruct the sites and learn about the activities that created them. By contrast, controlled archaeological investigations at sites such as Fort Gibson, Fort Towson, and Honey Springs Battlefield have provided valuable information about daily life at these sites.

Schools, Statewide:

900 N Klein , Oklahoma City: In 2017, the Oklahoma City Public School Board voted to designate this building, formerly the administration building, as surplus property. This 97-year-old building in the core of Oklahoma City had served as the district's administrative offices since 1955. This building currently had major mechanical and structural issues and was in disrepair. Before it became the administration building, its roots begin as Roosevelt Junior High.

Saved: Page Woodson, Oklahoma City: Page Woodson serves as a success story for redevelopment and is now home to affordable housing and apartments. Page Woodson, former Douglass High School, was purchased in 2013 by a development group led by Ron and Jason Bradshaw, after being vacant for 20 years. The Bradshaws garnered community support, working closely with the JFK neighborhood where the building is located in Oklahoma City. Page Woodson was originally Lowell School in 1910, an all-white school, before turning into Douglass High School, an all-black school, in 1934.

Theatres, Statewide:

Riverside Studio, Tulsa: Riverside Studio in Tulsa, also known as Tulsa Spotlight Club or Spotlight Theatre was built in 1928, designed by architect Bruce Goff in the Art Deco International Styles. The Riverside Studio was listed in the National Register for Historic Places in 2001 and was included in the Most Endangered Places list in 2015.

Ralston Opera House, Ralston: Ralston Opera House was built in 1902 out of native sandstone by A.M. Harry. Ralston is home to just over 300 people and 16 miles from Pawnee. It was once the home of a hardware store, as well as the opera house on the second floor. Ralston Opera House was added to the National Register of Historic Places in 1987. It is currently in disrepair and its future uncertain.

Castle Theatre, Pryor: Construction of the Castle Theatre was started in the fall of 1941. The building was to be a 1000 seat theater, made of Mayes County native stone and designed to resemble a castle. The building withstood the damage of the destructive Pryor Tornado of April 27th, 1942. In May 1958 the building was remodeled and donated to the City of Pryor. For almost 60 years, the facility was used for proms, school & family reunions, weddings, and teen recreational activities. In 2016, the theatre suffered major leak damage and had an uncertain future.

Saved: Tower Theatre, Oklahoma City: Tower Theatre opened in 1937 and is one of Oklahoma City's last original movie houses, with an auditorium and its neon marquee shining over Uptown 23rd Street district in Oklahoma City. Tower Theatre was an active theatre up until 1989. Marty and Mike Dillon who began renovations purchased the building in 2005. In 2014, Oklahoma City development group Pivot Project stepped in to complete the project. In 2017, Tower Theatre returned as a live music and event venue.

About Preservation Oklahoma, Inc.:

Preservation Oklahoma, Incorporated, is the state's only private, nonprofit membership organization that is dedicated to promoting, supporting, and coordinating historic preservation activities throughout the state. Preservation Oklahoma's mission is to promote preservation statewide. Founded in 1992, Preservation Oklahoma is a Statewide Partner with the National Trust for Historic Preservation and works on joint projects with the Oklahoma Historical Society, State Historic Preservation Office (SHPO).

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Kelley Constuction Company

PYO Revitalization

2/5/2018

Page: 1

CAT	Total
ACT ACOUSTICAL TREATMENTS	12,611.40
CLN CLEANING	8,047.28
CNC CONCRETE & ASPHALT	14,639.47
DMO GENERAL DEMOLITION	29,952.41
DOR DOORS	3,630.62
DRY DRYWALL	19,027.31
ELE ELECTRICAL	25,777.54
EQU HEAVY EQUIPMENT	4,030.00
FCC FLOOR COVERING - CARPET	12,025.41
FCR FLOOR COVERING - RESILIENT	1,362.86
FNH FINISH HARDWARE	3,723.24
FPS FIRE PROTECTION SYSTEMS	34,657.22
FRM FRAMING & ROUGH CARPENTRY	15,365.26
GLS GLASS, GLAZING, & STOREFRONTS	45,982.88
HVC HEAT, VENT & AIR CONDITIONING	33,500.00
INS INSULATION	4,909.43
LIT LIGHT FIXTURES	95,227.24
PLM PLUMBING	85,379.62
PNT PAINTING	21,861.41
STR STAIRS	1,879.14
TBA TOILET & BATH ACCESSORIES	7,420.57
WDW WINDOWS - WOOD	2,516.50
Subtotal	483,526.81
Material Sales Tax	10,869.66
Overhead	49,439.98
Profit	49,439.98
Total	593,276.43

AHS
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128 S TAYLOR ST, PRYOR OK 74361 * (918) 825-5100 * ABRADSHAW@AIRHEATSYSTEMS.COM

QUOTE

DATE: DECEMBER 14, 2017

CONTACT PERSON: SEAN PENLEY

LOCATION: PYO OLD CASTE THEATER

PURPOSE TO RENOVATE SPACE

SCOPE OF WORK HVAC

- REMOVE EXISTING AIR HANDLERS APPROXIMATELY 30 YEARS OLD
- REMOVE EXISTING 4 CONDENSING UNITS AND ALL COPPER LINE APPROXIMATELY 20 YEARS OLD
- REMOVE 2 EXISTING 95% GAS FURNACES AND SAVE AND REUSE IN GOOD CONDITION
- ADD 2-95% GAS FURNACES
- ADD 4-5 TON EVAP COILS AND 4- 5 TON CONDENSING UNITS
- USE EXISTING ELECTRICAL PANEL, HUMIDITY CONTROL THERMOSTATS
- RUN 2- EXPOSED DUCT FROM EACH SYSTEM (2- 10 TON ON EACH SIDE)

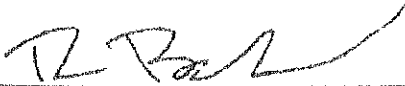
TOTAL BUDGET PRICE \$30,400.00

- NORTH SIDE RENT SPACE
- REMOVE ALL EXISTING HVAC ITEMS PATCH ROOF IF NECESSARY
- ADD MINI SPLIT UNITS AS SPACE IS NEEDED
- NORTH SIDE RENT FOR RENT EACH SPACE BUDGET PRICE \$3,100.00

Guaranty: all equipment is to be as specified. All work is to be completed in a workmanlike manner, according to standard practice. Any alterations or deviations from above specification involving extra cost will be executed only upon written instructions from owner and will become an extra charge over and above estimate. Owner to carry all necessary insurance. Our workmen are fully covered by workers compensation insurance.

PRICES GOOD FOR 10 DAYS. OFFER MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 10 DAYS

PROPOSAL BY _____



Richard Bradshaw, Title:

Owner (OKLIC#03032)

PROPOSAL ACCEPTED BY: _____



Sales Quote

Number: 18-0018



18-0018

Castle Theater lights only

Integrity Lighting
 3525 E 36th St N
 Tulsa, OK 74115
 Phone: 918-425-4446
 Fax: 918-425-4448
 www.integritylighting.com

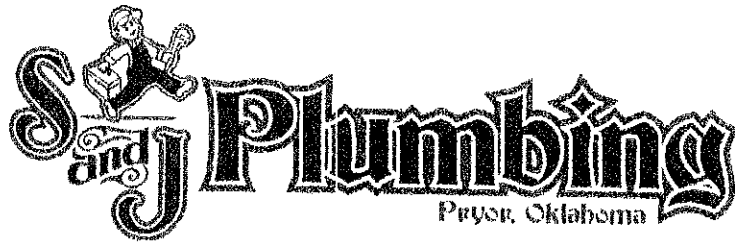
Client Castle Theater 700 East Graham Ave Pryor, OK 74361	Ship To Integrity Lighting 3525 E 36th St N Tulsa, OK 74115 Phone: 918-425-4446 Fax: 918-425-4448
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Sales Person Pete Dawson	Customer PO	Terms In Advance	Sales Tax Sales Tax (Combined rate)
Due Date	Shipping Method Freight Carrier	Discount	Valid Until

Resource Type	Qty.	Description	Notes	Time	Rate	Price	Amount
Retail	1	Jands Stage CL Lighting Console 512 channel, Edison Power Lead	control				
Retail	4	CHROMA-Q COLOR FORCE II 48	stage battons				
Retail	4	BORDER LIGHT LENS FORCE	stage battons				
Retail	12	PROLIGHTS Eclipse-FS Full Color LED Ellipsoidal, RGB+L.	stage wash/specials				
Retail	6	Eclipse-FS 19 Degree Lens Tube w/HQ Glass Optics	stage wash/specials				
Retail	6	Eclipse-FS 26 Degree Lens Tube w/HQ Glass Optics	stage wash/specials				
Retail	6	Eclipse-FS 36 Degree Lens Tube w/HQ Glass Optics	stage wash/specials				

Subtotal:	\$33,672.00
Delivery:	\$0.00
Sales Tax:	\$2,867.84
Total:	\$36,539.84
Applied Payment:	\$0.00
Balance Due	\$36,539.84

X _____
 Authorized Signature _____ Date _____



1204 SW 1st Street, Pryor OK 74361
*(Phone) 918-825-3000 *(Fax) 918-825-1342
Oklahoma State License #62272

PYO BUILDING
Plumbing Budget Number

This estimate includes the following:

- **Install plumbing drains and vents for a new bathroom.**
- **Install plumbing waterlines for the new bathroom.**
- **Install plumbing fixtures.**
- **Install a new sewer line from the building to the sewer main.**
- **Install a new 2" domestic waterline from the water main to the building.**
- **Install a new 6" fire waterline from the water main to the building.**
- **Misc. plumbing improvements in each of the tenant spaces.**

TOTAL ESTIMATED COST: \$ 85,000

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- 1. Kim Wilford
- 2. Darius Cash
- 3. ~~Armando~~ Armando
- 4. Grant Blair
- 5. Ana Ganderos
- 6. Kaylin Johnson
- 7. Alyssa Craig
- 8. Karissa Mauer
- 9. Jessica Hadley
- 10. Aimee Harness
- 11. Xymon Nelson
- 12. Brandon Alt
- 13. Shelby Richards
- 14. Maria Ratiff
- 15. Bear Raymond
- 16. Jeremiah Richards
- 17. Paige Elam
- 18. Kiabe Raskins
- 19. Justice Landry
- 20. Elias Bean
- 21. Aidan Harris
- 22. Stormie Norman
- 23. Evelyn Diaz
- 24. Gracie Brandon
- 25. Ivy Garcia
- 26. Kelcie Mannis
- 27. Nick Simeley
- 28. Clude McDaniel
- 29. Zachery VanWinkle
- 30. Carson Sills
- 31. Cope Hawkins
- 32. Mathew Keregh
- 33. Danika Bestley
- 34. Yvoni Neal
- 35. Nick Baker
- 36. Cynthia Hair
- 37. Madi Huber
- 38. Wesley Farouk
- 39. McKenzie Phelps
- 40. Madysen Bradley
- 41. Autumn Johnson
- 42. Shayla Hambricks
- 43. Lofton Wallace
- 44. Isay Butierrez
- 45. McKenzie Walls
- 46. Sydney Bauer
- 47. Haylee Russell
- 48. Haley Washburn
- 49. V. L. Cook
- 50. Cotter Fannin
- 51. Jonathan Buerger
- 52. Chandler Ellis
- 53. Colton Davis
- 54. Joey Campbell
- 55. Madison Doss
- 56. Alexis Mohamed
- 57. Casao Dablas
- 58. Nick Faddas
- 59. Dylan Jones
- 60. Mason Pennington

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1. Katelyn McClellan
2. Abigail Calvert
3. Scott Wilson
4. Erin Kegley 's
5. Becca
6. Madison Burroughs
7. Courtney Reed
8. Kayla Hayes
9. ~~_____~~
10. Addie Moore
11. Bobby Becken
12. J.P. Pugh
13. Sean Gore
14. Coryn Samney
15. Alex Johnson
16. Wally Fat Man
17. Christian Mcintosh
18. Broderick Collins
19. Justin Wolf
20. ~~_____~~
21. Madison Quinn
22. Kerolama Sphe
23. Travis Foster
24. Thomas Gregory
25. Nicklaus Rorden
26. Nicholas Turner
27. Ross Bammie
28. Madison Ansbrough
29. Fanti Lawrence
30. Abby Perry

31. Lily Hagar
32. Shirley Gamble
33. Seth Phibodeau
34. Taylor Krook
35. Clayton Southern
36. Natalee Watkins
37. Jimmy Espinoza
38. Brooks Miller
39. Brian Thompson
40. Amshamp
41. Atwell
42. Anna Spraney
43. Makaya Crisp
44. Cooper Williams
45. Hayden Babb
46. Ashley Morris
47. Paul Martney
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| 1. Raleigh Laughlin | 31. |
| 2. Shilian Ak | 32. |
| 3. Shayla Hambrick | 33. |
| 4. Savannah Santiago | 34. |
| 5. Reagan Ingle | 35. |
| 6. Joley Reeder | 36. |
| 7. Kayla Monk | 37. |
| 8. Bruna Gray | 38. |
| 9. Zayleigh Parks | 39. |
| 10. Troy Keener | 40. |
| 11. Kelsey Cantrell | 41. |
| 12. Nick Jones | 42. |
| 13. Chris LaPrairie | 43. |
| 14. Colton Lawson | 44. |
| 15. Vishal Maisuria | 45. |
| 16. Shae Ramming | 46. |
| 17. Nevada Bobbitt | 47. |
| 18. Ivan Zheng | 48. |
| 19. Kimm Newm | 49. |
| 20. Jeremiah Richards | 50. |
| 21. Mitchell Cunningham | 51. |
| 22. Colton Wilson | 52. |
| 23. Pierce Wanger | 53. |
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1. Mallach Meeks
2. Samantha Cain
3. Mercedes Lopez
4. Heaven Clark
5. Bryson Wells
6. James Meehan
7. Brynden Bates
8. Alexandra Wilts
9. Justin Hollander
10. Christopher Suderph
11. Leah Smith
12. Madison Hammyell
13. Gal ~~Stake~~
14. Dawnen Faulk
15. Reese O'Dike
16. Valerie Davis
17. Kelsi Johnson
18. Logan Dixon
19. U.S. Army
20. ~~Mark~~ Marcus M
21. Christopher Loga
22. Emily Leonard
23. Brandon DeChaine
24. Michael Green
25. Jarin B
26. Dalton Walker
27. Layann Powers
28. Althea
29. Chance MacKenzie
30. Trevor Crow

31. Zaiden Arnold
32. Jaxon Blake
33. Aldo Carlos
34. Dylan O
35. Dayton Mc
36. Bob ~~Walker~~
37. Mike Leeling
38. Ella White
39. Chase Williams
40. Landon DeSautell
41. Tyler Van ~~W~~ Kirk
42. Savannah Morris
43. Reed Asche
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1. Alana Pierce
2. Elizabeth Noel
3. Zoey McGrew
4. Bailey Graham
5. Timothy Dean
6. Maddie Moore
7. Cole Long
8. Sidie McFarland
9. Ericka Dodson
10. Steve Simmons
11. Kaden Bessette
12. Cayden Gann
13. Xavier Carracha
14. Gunner Harrison
15. Ben Fairman
16. Tagon Martin
17. Hannah Remymer
18. Ella Grovc
19. ~~Charlotte~~
20. Kaylyn Cummings
21. Jasmine Trent
22. Blake Miller
23. Daniel Kirchner
24. Chris Brown
25. Zene Hill
26. Jackup Sampson
27. Brady Palmer
28. Tufe Baumert
29. Ayden Hancock
30. Blake Morgan

31. Sydney Pae
32. Luis Manning
33. Zachary Lingle
34. Kathryn Paule
35. Phillip Silva
36. Makenae Caddy
37. Guner Taylor
38. Samuel Sabal
39. Jan Crehan
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1. Aidan Brown
2. Emily Leonard
3. Makenna Buckner
4. Stephen Osborne
5. Keshane Colloyn
6. Ekine Jackson
7. Mariah Hart
8. Mira Patel
9. Aspen Peters
10. Kian Nabatian
11. Caden Lewis
12. Nate Silkey
13. Heidi Castro
14. Drew Dunham
15. Trenton Gilpin
16. Alexia Martin
17. Brittany Monk
18. EJ Calleja
19. Krysta Dallachide
20. Ganathan Jeyaraj
21. Jason Howard II
22. Nick Ware
23. Seth Hammit
24. Joshua Foltz
25. Jordan Campbell
26. Jasmine Cox
27. Kiara Barnett
28. Alana Elean
29. Emma Timmerman
30. Emery Odle

31. Aiyana Buchanan
32. Colin Bissell
33. Ayden Prater
34. Emily Callison
35. James Jindray
36. Kristian Stone
37. Jacob Morgan
38. Tyler Broad
39. Creighton Wickliffe
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1. Jayi Johnson 31.
2. Maddie Douglas 32.
3. Sarah DeSartell 33.
4. Erika Mueller! 34.
5. Kylee Dixon 35.
6. Makala Wolfe 36.
7. Shawn Mathis 37.
8. Katherine Hernandez 38.
9. Aldo Casto 39.
10. Mattie Lemley 40.
11. Hanna Anderson 41.
12. Alec Collins 42.
13. Aranna Daily 43.
14. Jason Green 44.
15. Kylee Hooker 45.
16. Steve Savel 46.
17. Hannah Masters 47.
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| 1. | Jane Wiggins Jarot Crogan | 31. | _____ |
| 2. | Sharon Meyer Gunnor Meyer | 32. | _____ |
| 3. | Wyatt Willyard - Wyatt Willyard | 33. | _____ |
| 4. | Jack Lapham | 34. | _____ |
| 5. | Alexa Robison | 35. | _____ |
| 6. | Myka Ross | 36. | _____ |
| 7. | Lexi Barkham | 37. | _____ |
| 8. | Kiah Botstard | 38. | _____ |
| 9. | Concise Lawson | 39. | _____ |
| 10. | Virginia Mace | 40. | _____ |
| 11. | Abbey Lawson | 41. | _____ |
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| 1. <u>Sam Barrett</u> | 31. _____ |
| 2. <u>Lucina Pedrosa</u> | 32. _____ |
| 3. <u>Atalia Vaughn</u> | 33. _____ |
| 4. <u>Nicole Whiteday</u> | 34. _____ |
| 5. <u>Lainey Smith</u> | 35. _____ |
| 6. <u>Zoe Williams</u> | 36. _____ |
| 7. <u>Zoe Watkins</u> | 37. _____ |
| 8. <u>Logan Phifer</u> | 38. _____ |
| 9. <u>Anica Zamora</u> | 39. _____ |
| 10. <u>Jana Sumner</u> | 40. _____ |
| 11. <u>Taylor Cope</u> | 41. _____ |
| 12. <u>Michael</u> | 42. _____ |
| 13. <u>Bodie Montgomery</u> | 43. _____ |
| 14. <u>Audrey Corbett</u> | 44. _____ |
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| 1. <u>Wally Hill</u> | 31. _____ |
| 2. <u>Johnson</u> | 32. _____ |
| 3. <u>Alfred Under</u> | 33. _____ |
| 4. <u>John Smith</u> | 34. _____ |
| 5. <u>Hannah Russell</u> | 35. _____ |
| 6. <u>Cole Engle</u> | 36. _____ |
| 7. <u>Wally Hill</u> | 37. _____ |
| 8. <u>Hannon Clark</u> | 38. _____ |
| 9. <u>Craig Cannon</u> | 39. _____ |
| 10. <u>Matthew Morrison</u> | 40. _____ |
| 11. <u>Deaci Holmson</u> | 41. _____ |
| 12. <u>Ethan Siz</u> | 42. _____ |
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(First name Last name)		
	Makayla Thomas	
Diamond Baldwin		
Alyla Rosado		
Tyler Corvett		
Chloe Laughlin		
Nathaniel Morgan		
Taylor Bostick		
Chelsea Davis		
Kent S. Surr		
Beverlee Caraway		
Destinee Pitson		
Debbie Zumstein		
Megan Culler		
Lisa Ball		
Carlos Alvarez		

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Seyton Thomas	Rachel B.	Madison Bradshaw
Hollie Wood	Neelin H.	Anna Falls
Jenna Wagner	Tava Egnor	Dierdra Dantam
Faith Linnham	Adia Egnor	Mallory Calvert
Damon Burroughs	MARC	Rachel L.
Trent Harrison	Elijan Henry	Huilei Fo
Norma Bickeloff	Zach Sehman	Elise Goetke
Samuel Sherrer	Colton Lunnitt	Jenna Ballou
Jaylor Sprang	Pierce Saffrin	Kira Weaver
Kayle Keyfs	Chloe Janghlin	Dafni Myf
Miss Lauphlin	Bella Rabbit	Candace Lauphlin
Valarie Ogg	Lilly Mowle	Aacey Janson
Michael Lee	Saige Martin	Stewini Russel
Lucas Duncan	Hobe Harry	
Blake Carrier	Olivia Cummings	Shirley

- Harley Tate	Roxie Weages	Kylie Armstrong
Rocky Ruggles	Albert Wynn	Aimee Peterson
Zach Schawson	Benjamin Lewis	Zoe King
John Light	John Wynn	Zabrina King
Kendall Fudge	Mal C Hernandez	Monique Agnew
Harper Meeker	Ethan Minton	Stephhan Cole
NR	Shawn Phoe	Madelin Gordon
Madison Bender	Adrian Wynn	David Fairman
Bella Rabbit	Wynn	Wyatt Day
Jordan Chase	Calvin Wynn	Rakoto Gully
Sayre Weaver	Wade Wynn	Hunter Molesting
Wynn Wynn	Wynn	Zek Bobb
Thomas Hadley	Jack Wynn	Kobe Parker
Tropper Gutstrap	Zachary Kober	Allison Biggs
Maxena Miles	Wynn	Mike Smith
Conlan Smith	Nayleigh Daywater	Zoe Bobb
Wynn	Emily Fell	Johnny Kirchner

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(First name Last name)		
Jey Penquite	Bri Wattles	TRAVIS
Mason Steiner	Taylor Fecell	Madison Brock
Lacie Dreves	Mike Cross	Hunter Coger
Melissa McQuinn	Jill Gure	Eric Ward
Cainan Fair	Darrion Kingfisher	Natalie Cannon
Megan Wild	Sami Aggregate	Stormie McClellan
Annie White	Jordan Bamberger	Hailey True
Tyler Toiman	Serenity Kellerman	Hunter Ward
Sara Bumer	Angel Stark	Melissa Frazier
Lisa Bell	Noah Dilly	Kortee Smith
Brian Bell	Kenzie Siskey	Jenna Lovhaugen
Carlos Meervz	Zane Turley	Regina Nolan
Charley Dornier	Michael Troyer	Lucas Dornier
Dayton Cochran	Joseph Fultz	Nash Johnson
Charity Ferguson	Adrianna	Madison

MESSUMINA

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(First name Last name)		
<i>Carrie A. Smith</i>		
<i>B. Gale</i>		
<i>Marah Ricketts</i>		
<i>Rhonda Dial</i>		
<i>Faith Britis Donchice</i>		
<i>Stephanie Bennett</i>		

Macamrah Whites		
Kyng Freeman		
Braeden Graham		
Wadeley Cole		
Della Davidson		
David Beckett		
Emily Litke		
Kristian Webb		
Austin Scott		
Eden Mason		
Ali Jordan		
Catharine Snow		
Aspen Nelson		
Georgia Warner		

**NOTICE & AGENDA
CITY COUNCIL MEETING
FOLLOWED BY PRYOR PUBLIC WORKS AUTHORITY MEETING
CITY OF PRYOR CREEK, OKLAHOMA
TUESDAY, AUGUST 15TH, 2017 AT 6:00 P.M.**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PRYOR CREEK, OKLAHOMA WILL MEET IN REGULAR SESSION AT 6:00 P.M. ON THE ABOVE DATE IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET IN PRYOR CREEK, OKLAHOMA. A MEETING OF THE PRYOR PUBLIC WORKS AUTHORITY WILL FOLLOW IMMEDIATELY. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND SHOULD CALL (918) 825-0888.

1. Call to Order, Prayer, Pledge of Allegiance, Roll Call.
2. Petitions from the Audience. (Limited to 5 minutes.)
3. City Attorney's Report:
 - a. Explanation of Open Records Act rules and regulations.
 - b. Second reading, discussion, and possible action regarding an ordinance amending Title 9, Chapter 6 Section 9-6-2 to the City Code of the City of Pryor Creek, Mayes County, State of Oklahoma, Regarding Elimination of Charge for General Building Permit and Making Applicable the Appropriate Trade Permit Fee, and Providing for Repealer and Severability.
 - c. City Attorney's legal opinion regarding comparison of City Administrator vs City Manager.
 - d. Discussion and possible action authorizing City Attorney to draft a resolution to rescind Resolution #86-12.
4. Mayor's Report:
 - a. Discussion and possible action regarding the donation of land at 101 North Mill by Carla Mae Walker in memory of her father, Carl Walker.
 - b. Recognition of the City of Pryor Creek and Mayes County Emergency Management as being a StormReady jurisdiction.
5. Discuss, possibly act on Consent Agenda. (Items deemed non-controversial and routine in nature to be approved by one motion without discussion. Any Council member wishing to discuss an item may request it be removed and placed on the regular agenda.)
 - a. Approve minutes of August 1st, 2017 Council meeting.
 - b. Approve payroll purchase orders through August 25th, 2017.
 - c. Approve claims for purchase orders through August 15th, 2017.
 - d. Acknowledge receipt of deficient purchase orders.
 - e. Approve July Appropriations Request.
 - f. Discussion and possible action to approve the following budget transfers for the 2016 – 2017 fiscal year.

City Attorney – Personal Services	\$16,000.00 Increase
City Attorney – Maintenance and Operation	\$16,000.00 Decrease
Animal Shelter – Personal Services	\$14,000.00 Increase
Animal Shelter – Maintenance and Operation	\$33,000.00 Increase
Civil Defense – Maintenance and Operation	\$ 2,000.00 Increase
Park – Personal Services	\$ 5,500.00 Decrease
Park – Maintenance and Operation	\$ 5,500.00 Increase
Maintenance Garage – Maintenance and Oper	\$20,000.00 Increase
General Government – Maintenance and Oper	\$69,000.00 Decrease
Cemetery – Personal Services	\$ 1,000.00 Decrease
Cemetery – Maintenance and Operation	\$ 1,000.00 Increase

- g. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek General Fund Budget.
- h. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek Street Budget.
- i. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek Golf Fund Budget.
- j. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek Capital Outlay Budget.
- k. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek Real Property Acquisition Reserve Fund Budget.
- l. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek Recreation Center Fund Budget.
- m. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek Public Works Authority Budget.
- n. Discussion and possible action to approve the 2017 – 2018 City of Pryor Creek E-911 Fund Budget.
- o. Discussion and possible action to approve Sundance Office Supply as new provider, based on price matches received. Other bids received: Quill and Office Everything.


- p. Discussion and possible action regarding an expenditure of \$11,128.80 to the Oklahoma Municipal League for 2017 – 2018 OML Annual Service Fees.
- q. Discussion and possible action to approve an expenditure of \$19,018.00 to Integrated Insurance Services for the 8/22/2017 – 8/22/2018 Fire Department Insurance Renewal.
- r. Discussion and possible action to approve an expenditure of \$58,029.58 to Integrated Insurance Services for the 8/22/2017 – 8/22/2018 City Property Insurance.
- s. Discussion and possible action to approve an expenditure of \$56,785.80 to Integrated Insurance Services for the 8/22/2017 – 8/22/2018 City and Police Liability, Auto, and Equipment Policy Number GLA 1400017 02.
- t. Discussion and possible action to authorize the Mayor to sign the Hold Harmless Agreement for Peoplelink Staffing Solutions.
- u. Discussion and possible action to approve authorizing the Mayor to seek bids for VOIP telephone system for all City departments.
- v. Discussion and possible action regarding approval of the designation of the following individuals to serve on the Pryor Youth Organization Task Force: Sean Pendley, Wayne Jones, Zac Doyle, Sue Mayhugh, and Jill White.
- w. Discussion and possible action to approve the reappointment of Bill Kannegiesser to Park Board Seat #1, term expiring August 31st, 2020.
- x. Discussion and possible action regarding the reappointment of Lori Siever to Park Board Seat # 5, term expiring August 31st, 2020.
- y. Discussion and possible action regarding the reappointment of Randy Chitwood to the Planning and Zoning Board of Adjustment Seat #2, term expiring August 31st, 2020.
- z. Discussion and possible action regarding the reappointment of Gerald W. Clack to the Planning and Zoning Board of Adjustment Seat #3, term expiring August 31st, 2020.
- aa. Discussion and possible action regarding the reappointment of Harriet Dunham to the Planning and Zoning Board of Adjustment Seat #4, term expiring August 31st, 2020.
- bb. Discussion and possible action regarding the resignation of Connie Musgrave to the Planning and Zoning Board of Adjustment Seat #5.
- cc. Discussion and possible action regarding the reappointment of Cathy Gray to the Recreation Board Seat #3, term ending August 31st, 2021.
- dd. Discussion and possible action regarding the reappointment of David Miller to the Recreation Center Board Seat #4, term ending August 31st, 2021.
- ee. Discussion and possible action regarding the reappointment of Jessica Long to the Recreation Center Board Seat #5, term ending August 31st, 2021.
- ff. Discussion and possible action regarding the reappointment of Holly Palmer to the Recreation Center Board Seat #6, term ending August 31st, 2021.
- gg. Discussion and possible action regarding allowing wine and beer to be served and consumed under the tent at Whitaker Park on Saturday, September 9th, 2017 per City Code 3-10A-7-1, for the 26th Annual Dam J.A.M.
- hh. Discussion and possible action to authorize the Police Chief to block off streets as needed on September 9th, 2017 for the 26th Annual Dam J.A.M.
- ii. Discussion and possible action to approve the Recreation Center Board's recommendation to hire Rachel Sordahl as The Pryor Creek Recreation Center Director at Range G, Step 2 (annual wage \$49,804.00).
- jj. Discussion and possible action to approve retroactive pay rate beginning August 2nd, 2017 at Range G, Step 2 (annual wage \$49,804.00) for Rachel Sordahl.
- kk. Discussion and possible action to approve Charles Bruch as Safety Director for the City of Pryor Creek.
- ll. Discussion and possible action to approve authorizing the Street Department to seek applications to fill two vacant full-time positions.
- mm. Discussion and possible action to eliminate Mechanic position at Range C of the current Pay Plan and add a Heavy Equipment Mechanic Position at Range E.
- nn. Discussion and possible action to approve an expenditure in the amount of \$25,000.00 to Grand Gateway for the 2017-2018 Pelivan Transit.
- oo. Discussion and possible action to accept the 2017 Improving Access to Collections Grant funds in the amount of \$3,500.00 to the Thomas J. Harrison Pryor Public Library.
- pp. Discussion and possible action to approve the Engineers Joint Contract Documents Committee (EJCDC) Agreement for 2017 – 2018 with Infrastructure Solutions Group / Mehlburger Brawley.
- qq. Discussion and possible action to approve hiring Jeffery Frazier as a Patrol Officer at the Pryor Creek Police Department at Range J, Step 1 (annual wage \$32,295.00) effective August 18th, 2017 to fill vacant position created by retirement of Souix Greninger.
- rr. Discussion and possible action to approve the resignation of Tyler Schlosser from the Street Department effective July 21st, 2017.

6. Department Head Reports:
 - a. Street Department – Buddy Glenn
 - b. Park / Cemetery – Frank Powell
 - c. Library – Cari Rerat
 - d. Recreation Center – Rachel Sordahl
 - e. Golf – Dennis Bowman
 - f. Police Department – Dennis Nichols
 - g. Fire Department – B. K. Young
7. Committee Reports:
 - a. Budget / Personnel (Noland)
 - b. Ordinance / Insurance (Thompson)
 - c. Street / Maintenance Garage (Willcutt)
8. Possible Executive Session pursuant to the Oklahoma Open Meeting Act for the purpose of discussing pending investigation of the Department of Justice concerning city zoning and land use regulations as relates to the Cornerstone Truth of God Church operations at 2 South Coo-Y-Yah, Pryor Creek, Oklahoma and DOJ request to defer city notice to vacate for period of six months. (25 O.S. § 307 (B) (4).
9. Consider resuming regular session. No action taken during Executive Session.
10. Possible action based on Executive Session concerning discussing pending investigation of the Department of Justice concerning city zoning and land use regulations as relates to the Cornerstone Truth of God Church operations at 2 South Coo-Y-Yah, Pryor Creek, Oklahoma and DOJ request to defer city notice to vacate for period of six months. (25 O.S. § 307 (B) (4).
11. Unforeseeable business. (ANY MATTER NOT REASONABLY FORESEEN PRIOR TO POSTING OF AGENDA.)
12. Adjourn.

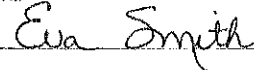
PRYOR PUBLIC WORKS AUTHORITY

1. Call to Order.
2. Discuss, possibly act on approval of minutes of August 1st, 2017 meeting.
3. Unforeseeable business. (ANY MATTER NOT REASONABLY FORESEEN PRIOR TO POSTING OF AGENDA.)
4. Adjourn.

FILED AUGUST 11TH, 2017 AT 5:00 P.M. BY MAYOR JIMMY TRAMEL.



POSTED ON THE BULLETIN BOARD AT CITY HALL, 12 NORTH ROWLS STREET, PRYOR CREEK, OKLAHOMA AUGUST 11TH, 2017 AT 5:00 P.M. BY CITY CLERK EVA SMITH.



ENGINEERING REPORT FOR CASTLE THEATER BUILDING ROOF STUDY

MEHLBURGER BRAWLEY
PROJECT 14-05



MARCH 2015

CERTIFICATE OF AUTHORIZATION # 6685
EXPIRATION DATE: JUNE 30, 2015



3840 S. 103RD E. AVE., SUITE 227
TULSA, OK 74146
(918) 664-5500
FAX (866) 398-6481

Reason for Study

The Castle Theater building was constructed in 1942 as one of the first air conditioned movie houses in eastern Oklahoma. It served as destination of movie-goers from Saturday Matinees for the children to First run events for the adults in the community. The Theater served as a safe location for family entertainment until the late 1950's, when the Allred Theater in down town Pryor was constructed. At that time, the building began the transition to a community use facility and served as the site for junior and senior high prom, other special dance gatherings to generations of Pryor High School students. In the 1960's and into the 70's the site was home to the weekly chaperoned dance either after football, basketball games or in the summers with live bands providing the entertainment.

Over the years, other special event uses of the building were noted, family reunions, live plays, public meeting rooms, and recently it served as the Mayes County Emergency Management Offices as well as temporary home to the Pryor Parks Department. The smaller outer commercial spaces have been the Tiger Hut Malt Shoppe, Barber shops, Beauty shops, Hobby shop, TV repair, and others.

This building has a lot of memories to a lot of Pryorites. It withstood the 1942 Tornado that almost leveled downtown. It has served the community well, and with some repairs can serve the community well into this century and serve as, it has the last 73 years, a central meeting place for young and mature alike.

Limits of Inspection for Study

Although it is known that the current condition of mechanical and electrical equipment and materials are in need of upgrading, repair, and replacement to bring the building into current code requirements, this study focused on the structural integrity of the building only. For if the building is not salvageable or in such a state that failure was imminent, there would be no need to spend public monies on water repairs, electrical and mechanical upgrades. Therefore, our professional staff conducted thorough reviews of the building, it's basic building blocks, inside and outside with a critical eye toward finding any evidence of sagging, walls, cracked or moving floors, settlement issues, and most importantly, structural review of major roof support members.

Only when we satisfied ourselves that these critical members were sound and could be relied upon to continue to provide the needed support for the roof and vertical walls, only then did we begin the study of the roof condition with regard to identifying probable and self-evident locations of rainwater intrusion into the building.

Investigation Methodology

The first step in the investigative study was to identify the type of support system and structural members that make up that system. Each structural column, load bearing wall, and roof support framing were observed for material condition, connection soundness, and any advance signs of fatigue or overloading. As indicated, when it was clear the building

structural members were in good condition, the evaluation of the existing roof system and other factors contributing to the rainwater intrusion into the building were undertaken.

Observations

- A. Exterior Inspections - As seen in the pictures following this report, physical evidence of water entering the building near the east end of the structure came from two sources. Water through the roof and water coming in under the doors on the east end of the building.

The water entering the building under the doors was as a result of the pooling of water in the grass area at the east end of the building. Water is directed to this location from several sources as depicted in the pictures. The water from Graham Avenue comes from the gutter flow from as far west as Hogan Street and actually is directed into the grass area through a handicap ramp built when ODOT improved the intersection and raised the street. Other surface water comes from the sidewalk area on the north side of the building which is directed east into the grass area. Water from the roof is also directed to downspouts which terminate in the grass area. The presence of the water in the grass area alone is not the cause but is as a result of no way for the water to get out of the grass area until it builds up high enough to overflow into a driveway and continue south to Park Branch Creek. This build-up of water covers the threshold of both doors and enters the building due to the inundation.

The other exterior inspections were conducted on the roof. On two separate occasions, our team was hoisted to the roof by members of the Parks and Fire Department so that a visual documentation of the roof system and defects could be inventoried. A sampling of the defects in the existing roofing system is shown in the pictures at the end of this report. Many gaping tears and rips were observed in the rubber membrane roofing which makes up the major weather proofing component of the roof system. Once this membrane is torn water is allowed to enter the old roofing and easily can penetrate to the walls and the interior of the building. The membrane covers a sub roof of plywood attached to the steel arch trusses supporting the roof and providing horizontal stability to the structural walls. The arch portion of the roof membrane has a galvanized standing seam steel covering to protect the rubber membrane. It is not evident nor were we prepared to remove any portion of the steel covering to determine if the rubber membrane extended completely over the roof or terminated under the steel covering. However, the presence of the large and gaping holes in the rubber membrane makes repairs of that system not possible. The condition of the sub roofing plywood, the corrosion of the steel trusses could only then be observed by the interior inspections of these components which were undertaken as the final part of the study.

- B. Interior Inspections - The team inspected every steel truss at vital points of contact and at areas of known water intrusion, as shown in Exhibit 2. In addition, the wood trusses at each end of the building over the stage area (east end) and over the office area (west end) were inspected for decomposition.

The wood trusses were used at each end at some point in the building modifications after original construction. The end areas appear to have less sub roofing plywood and in some cases no plywood is evident under the steel standing seam roof. These areas will require special attention and further investigation during the roof repairs no matter which system is selected and if repairs are warranted.

The steel arch trusses are mounted to the structural masonry walls on steel bearing plates which transfer the loads to the 13 inch natural rock and mortar wall system. The use of these steel trusses allowed the open feel of the amphitheater and other social gatherings. The steel arch trusses are formed by individual steel members bolted at each end by gusset plates which transfers loads from each member successively ending at the bearing plates. Each of these connection plates represent a point of load and one that must be inspected to insure the truss continues to work as a system and equally distributing and carrying the intended loads. The findings of our inspections indicates that the crucial structural points of connection including the bearing plates, gusset plates, and bolts all have surface corrosion but that corrosion has not caused any decrease in the materials needed to continue to serve in the roof system. The surface corrosion actually is a normal protective mechanism to separate the steel material from further degradation resulting from contact with moisture and air.

Research of Systems

The remedial work on the roof system required an understanding of the existing roof system to better determine if the roof could be repaired, or must be removed in favor of a different roof system. Exhibit 1 shows the typical cross section of the existing roof system showing the various components making up the structural and weather proofing requirements for any roof system. The steel arches serves to provide both structural support as well as the framework for the components of the weather proofing features. Our position is that if the steel trusses could be saved then the basic roof system could be repaired with updated components to bring the building back to weather proof conditions.

Recommendation for Repairs

- A. Roofing - Exhibit 3 shows the proposed repairs to the roof system. The basic trusses are saved and used. The plywood underlayment would be removed and replaced with similar underlayment plywood to insure if areas of soft or damaged areas are found all would be replaced. The top covering of the plywood would be with a 60 mil rubber membrane that is much more capable of withstanding repeated winters and periods of water inundation than the present 48 mil membrane. No glued lap joints would be permitted. All seams will be vulcanized adhered to the adjoining membrane. The membrane shall be extended through each parapet wall opening to produce a continuous system through the exterior gutter. The membrane shall extend over the parapet wall and be covered for the full extent of the parapet wall with a sheet metal flashing sealed at both ends and at each lap joint.

B. Building and Exterior - The exterior of the building shall have an area drain placed within the grass area near the east end of the site. The drain shall be connected into the storm sewer system running within S. Elliott Street so as to remove water from the area to prevent ponding. The exterior doors shall be replaced with steel filled steel doors with weather proof thresholds. A landing shall be constructed at each door to the same elevation as the threshold and extending to a minimum of 5 feet beyond the door. The downspouts from the Castle building shall be re-directed to discharge directly into the area drain to reduce waters requiring entry through the grates.

It is our final recommendation, that once the roof is in place, simulations of heavy rainfall be conducted to produce results to be expected during snow events, heavy rains, and strong cross winds.

Estimated Costs

Our professionals have conferred with contractors to insure our figures for repairs are in line with current practices. The following is a summary of the recommended repair estimates of cost:

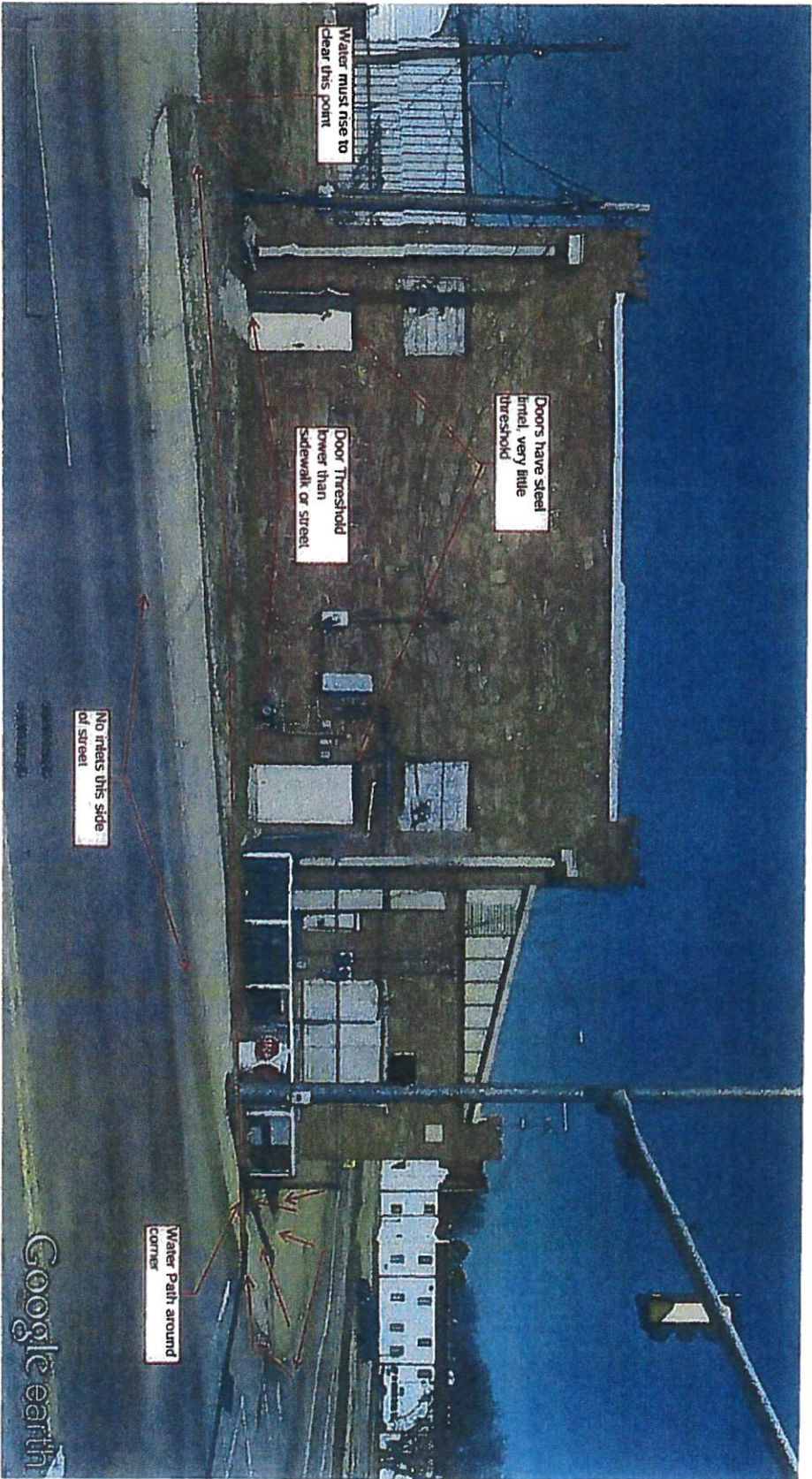
Remove Existing roofing material and dispose of all materials In accordance with accepted county and state guidelines	\$8,000.00
Make repairs to the structural members remaining in place including Wood trusses and cross members at the east and west end of the Building	\$15,000.00
Install including all labor, materials and appurtenances a single 60 mil Rubber Membrane roofing.	\$55,000.00
Replace existing east doors with exterior metal doors and weather proof Thresholds and stoops	\$6,000.00
Install new area drain and connect to existing storm sewer	\$8,000.00
Connect downspouts to area drain	\$2,000.00
Contingency at 10%	<u>\$9,500.00</u>
Total Estimated Cost for Repair of Roof and Exterior	\$104,500.00
 Engineering Design Services through Bidding	 \$15,000.00
 Estimated Total Project Cost	 \$119,500.00
 Other Services Available:	
Engineering Services during Construction	\$1,500/month
Resident Inspection Services	\$4,500/month



MEHLBURGER BRAWLEY

CASTLE THEATER BUILDING ROOF STUDY

March 2015



East ext. wall showing items needed to bring building weather tight.



North face water from curb to building must flow along sidewalk to east end of the building.

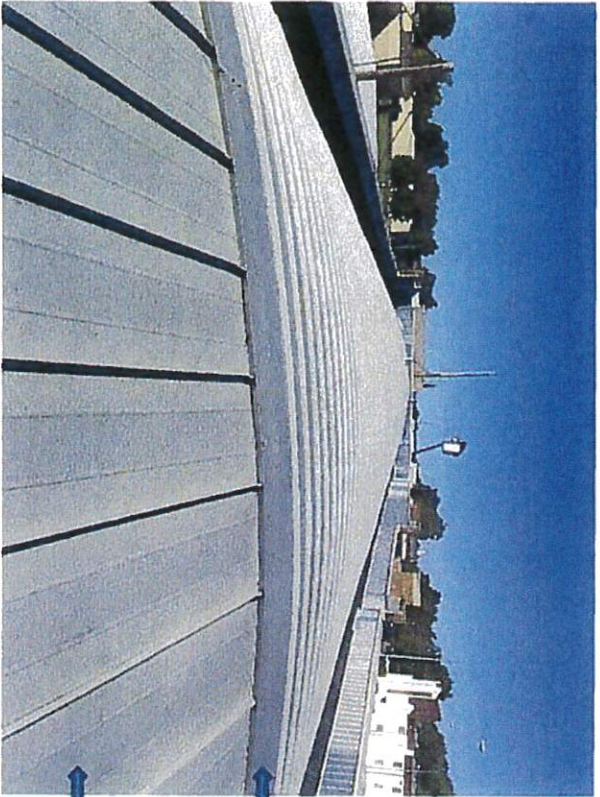
Handicap Ramp allows water on Graham Street to enter grass area on east end of building.





**East wall exterior door lintel door hollow
core wood no threshold to stop air or
water**



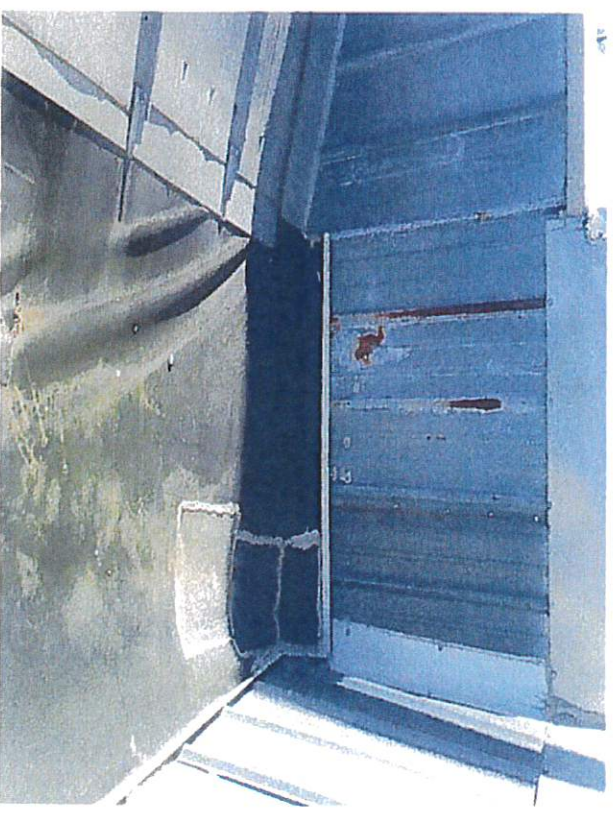


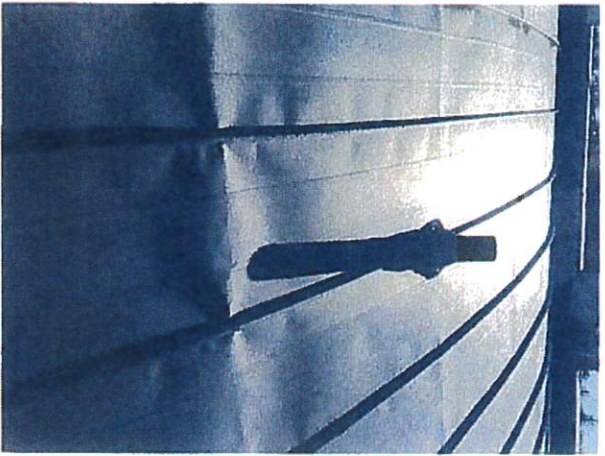
OVERVIEW OF EXISTING ROOF

→ Metal standing seam roof

→ End caps east/west

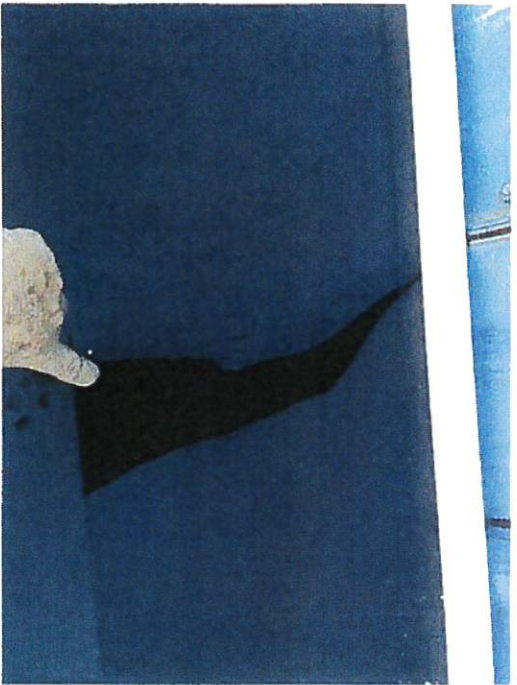
North trough water flows
west – east to discharge.





Roof Penetration caulk in fair condition. Note deformation of standing seam roof.





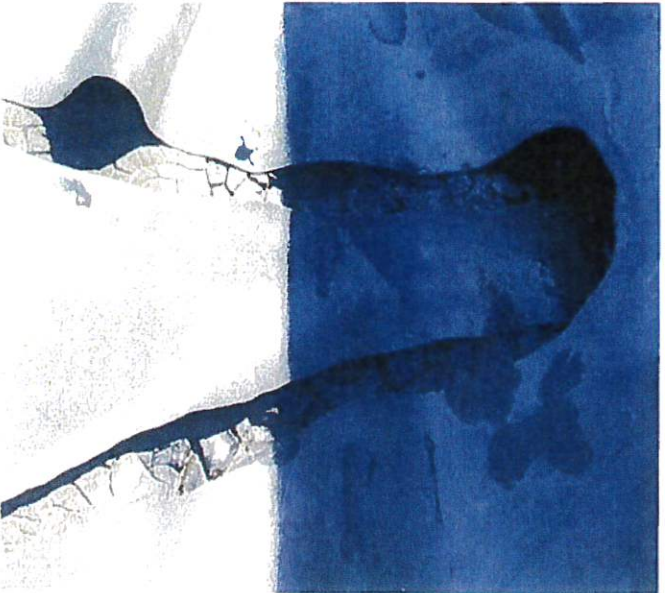
1' tear in membrane along flow path of water.

Overlap material pulled loose
allowing water to enter ceiling.





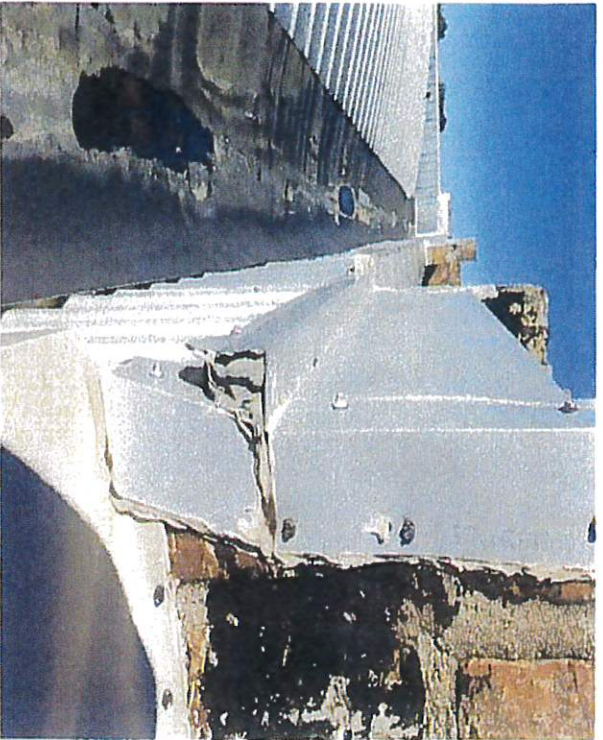
Tear showing old "built-up" roof below.



Massive tears (holes) in existing membrane. Water flows into holes and runs through sub-roofing.



Existing flashing over
parapet wall stops short
of full height protection.



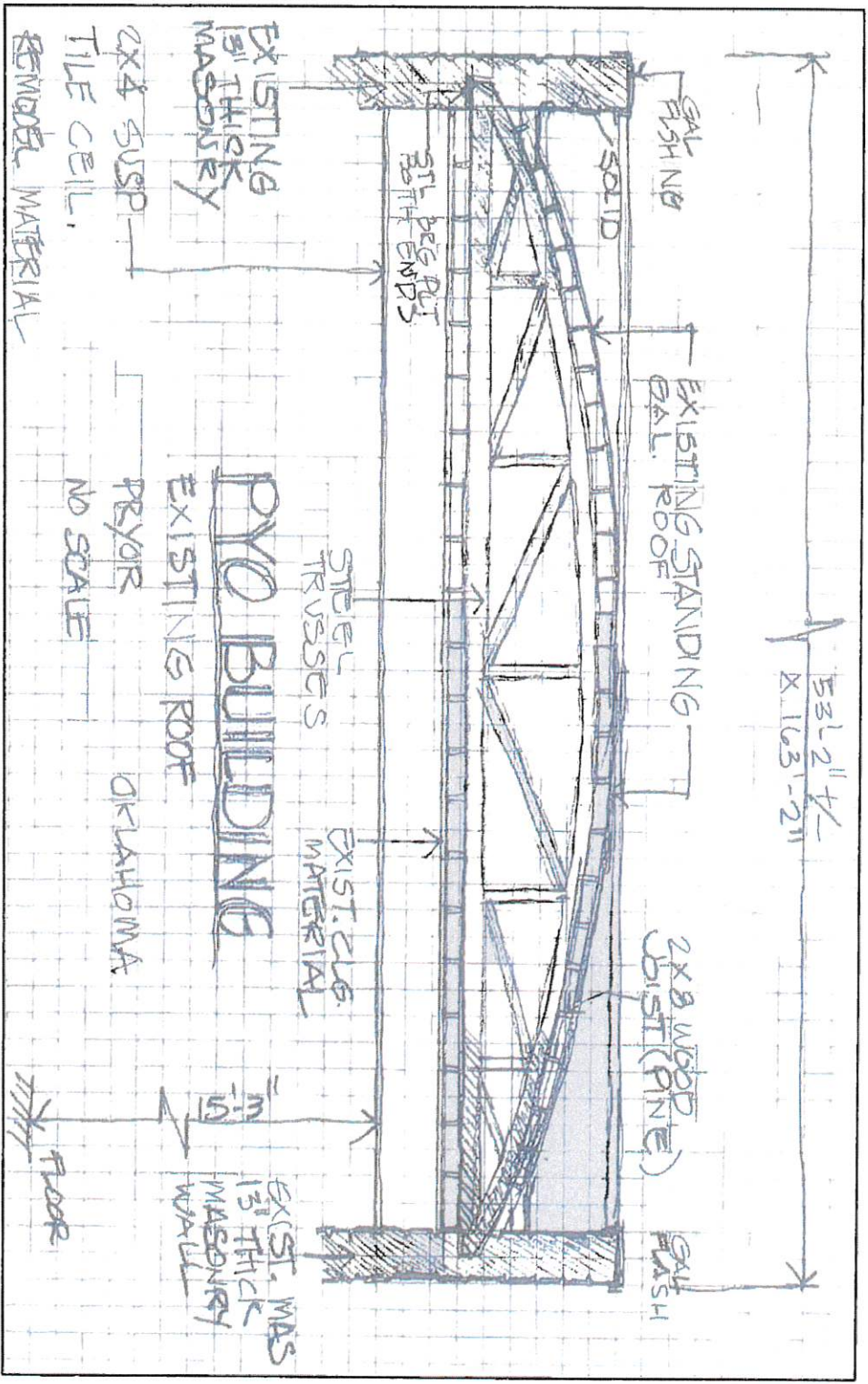


EXHIBIT 1 EXISTING ROOF



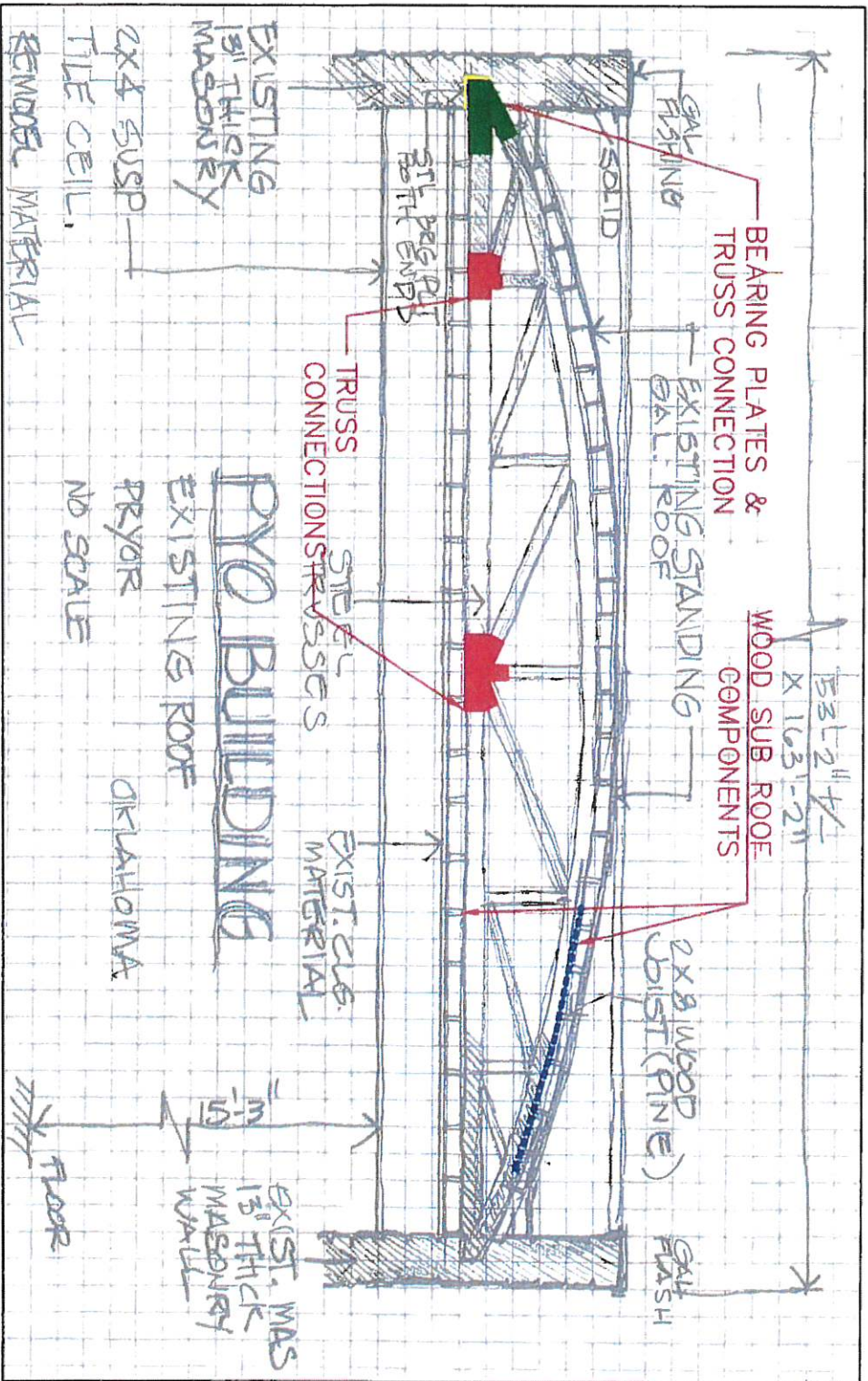


EXHIBIT 2 INSPECTION POINTS


 NATIONAL STRUCTURAL ASSOCIATION OF AMERICA
 OCEANOGRAPHIC DIVISION
 1000 EAST 17TH AVENUE
 DENVER, COLORADO 80202
 PHONE: 303.733.1111


 INFRASTRUCTURE SOLUTIONS GROUP LLC
 Consulting Engineers

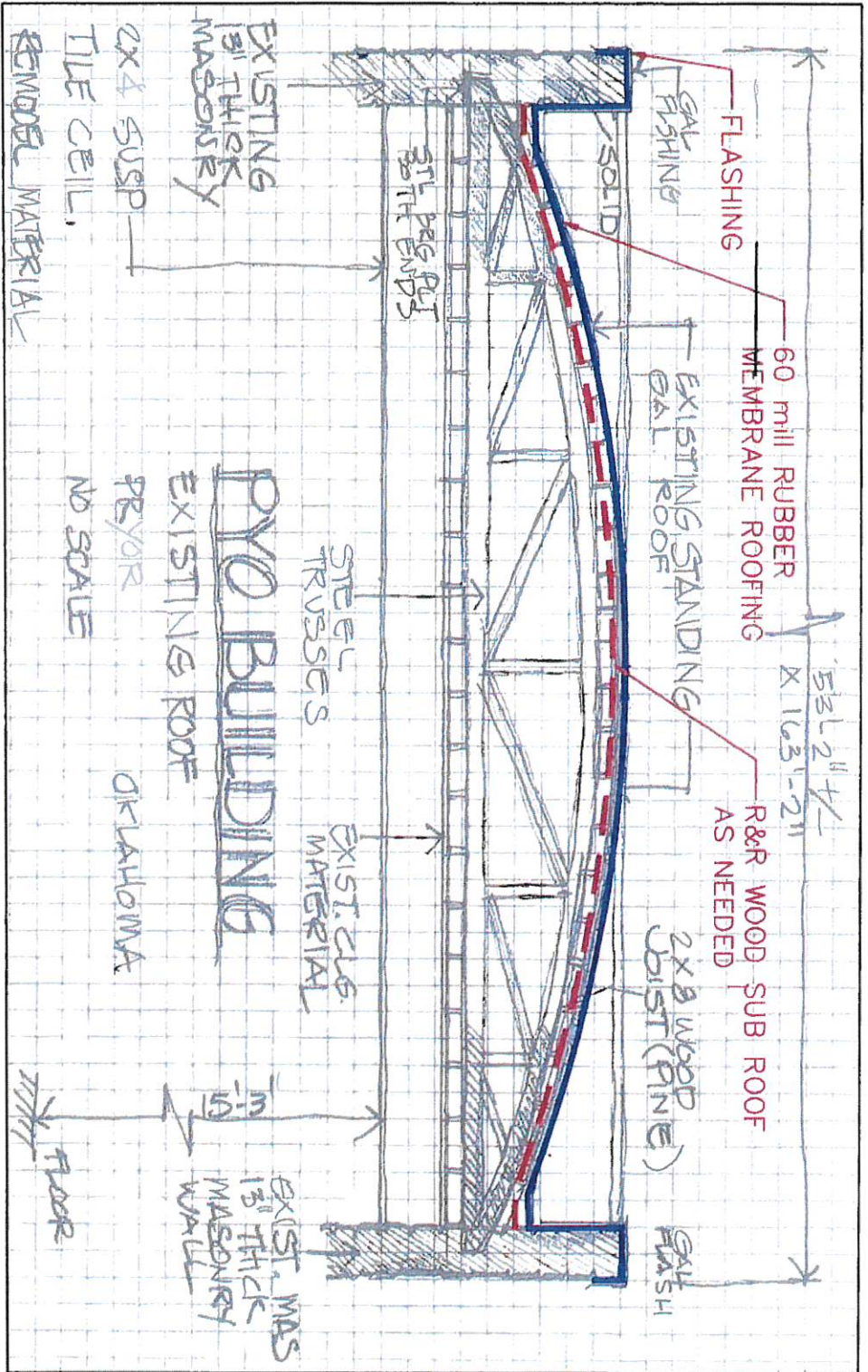
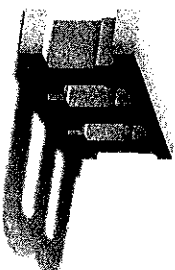


EXHIBIT 3 IMPROVEMENTS

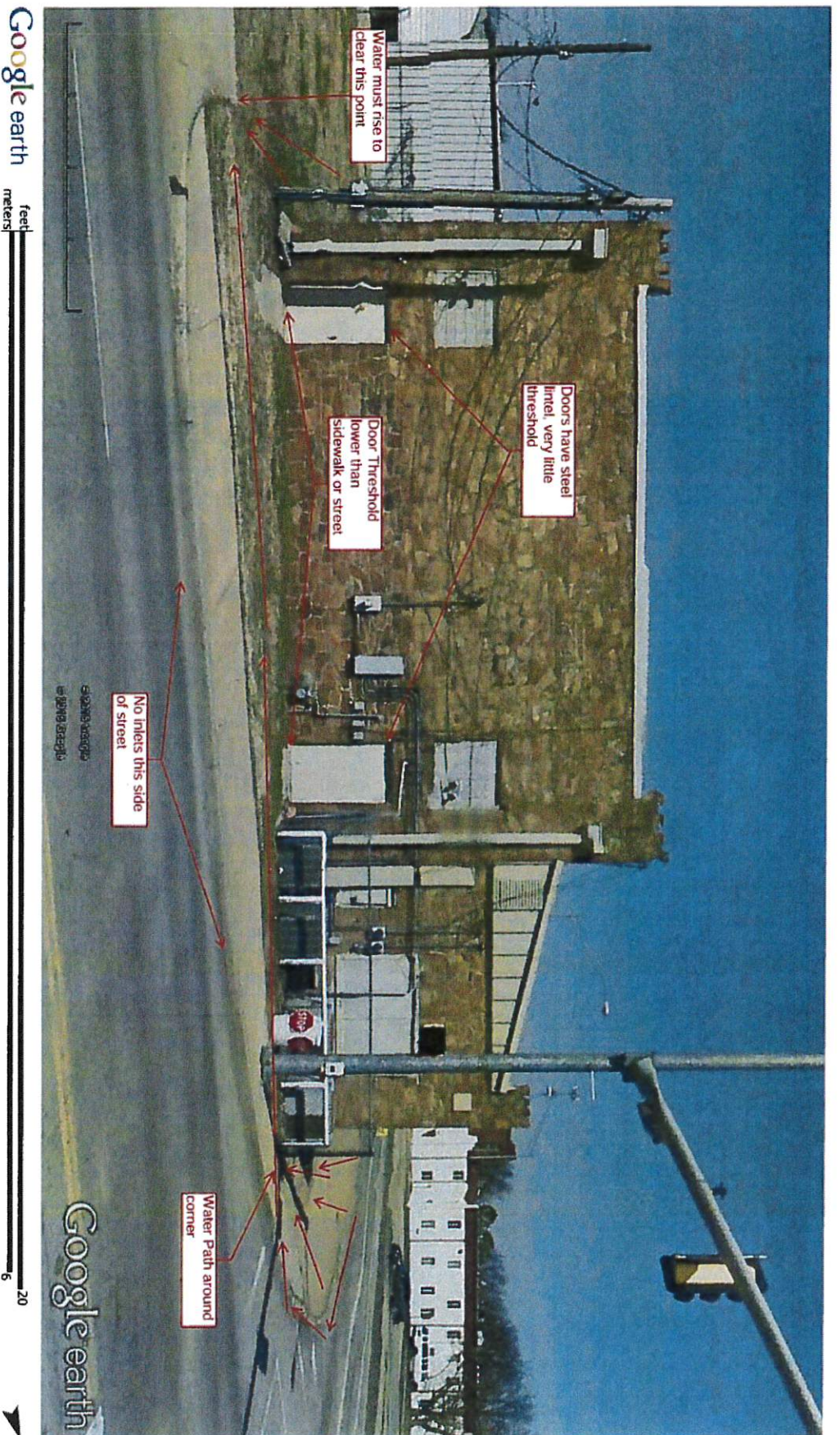




MEHLBURGER BRAWLEY

CASTLE THEATER BUILDING ROOF STUDY

March 2015



East ext. wall showing items needed to bring building weather tight.



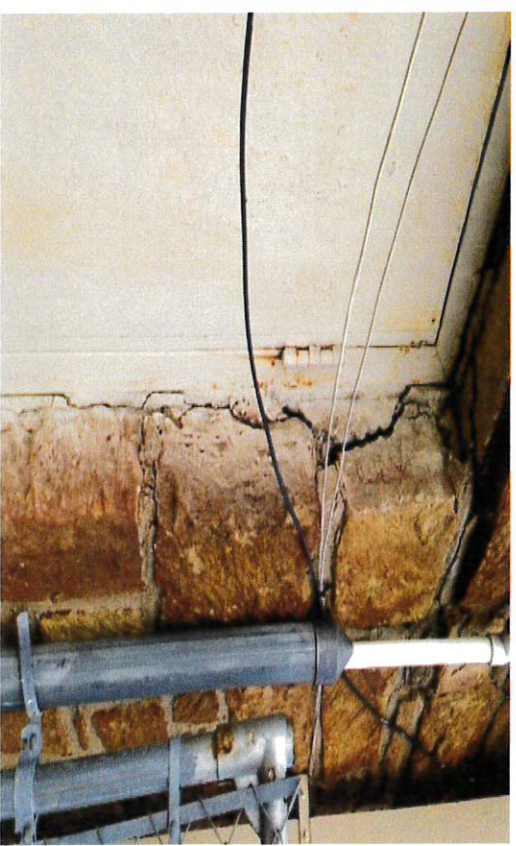
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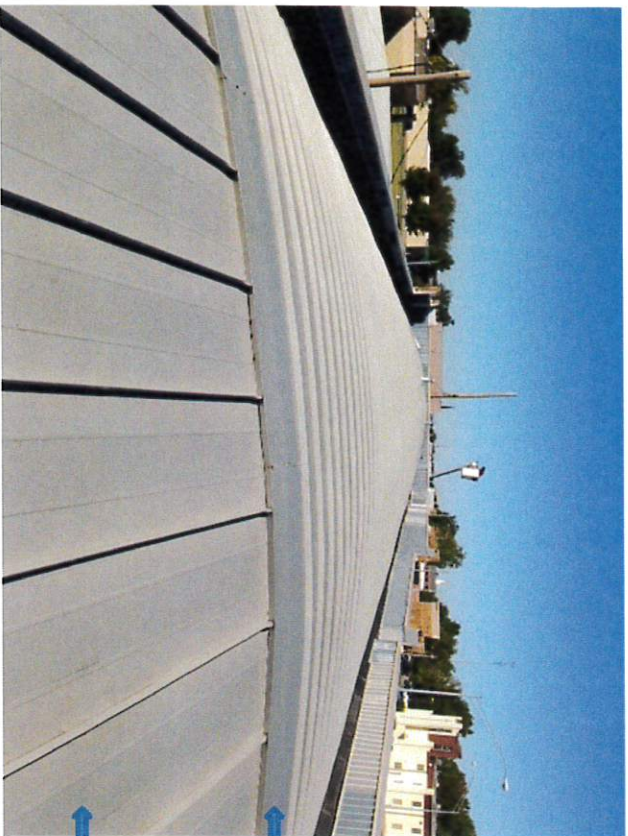
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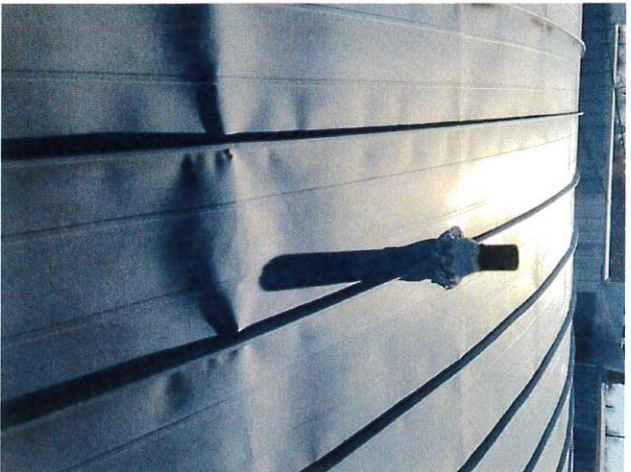
OVERVIEW OF EXISTING ROOF

— Metal standing seam roof

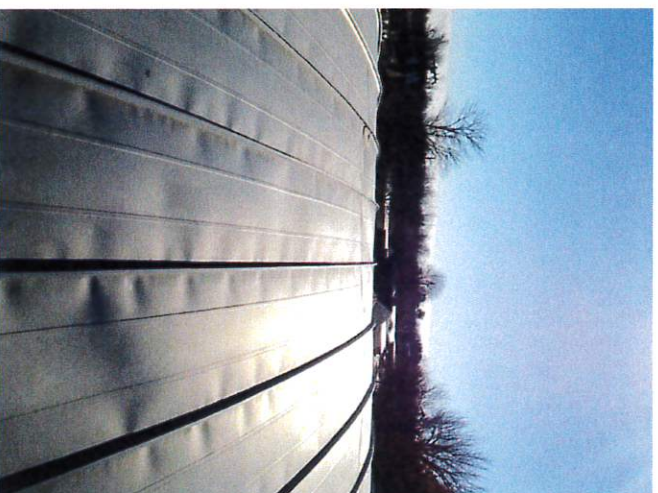
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