

**MINUTES  
PARK BOARD  
SPECIAL MEETING  
THURSDAY, DECEMBER 9<sup>TH</sup>, 2021  
5:30 P.M.**

THE PARK BOARD MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE STREET, PRYOR, OKLAHOMA AT THE ABOVE-MENTIONED DATE AND TIME.

BOARD MEMBERS: \*\* BILL KANNEGIESSER, MELINDA MARKS, \_\_\_\_\_, CASEY KING, LORI SIEVER, CHRIS GRAVES, KEITH SHELBY.

**1. CALL MEETING TO ORDER.**

Kannegiesser called the Park Board meeting to order at 5:30 p.m. Members present: Bill Kannegiesser, Melinda Marks, Casey King, Lori Siever, Chris Graves and Keith Shelby. Members absent: none.

Others present: Mayor Lees, Park Superintendent Frank Powell and Don Paddock.

**2. DISCUSS, POSSIBLY APPROVE THE MINUTES OF THE NOVEMBER 22<sup>ND</sup>, 2021, REGULAR MEETING.**

Motion was made by Shelby, second by Siever to approve the minutes of the November 22<sup>nd</sup>, 2021, regular meeting. All voted yes.

**3. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING PROCEEDING FORWARD WITH PLANS FOR DESIGN DEVELOPMENT AND FINANCING OF A NEW OUTDOOR PUBLIC SWIMMING POOL TO BE LOCATED AT WHITAKER PARK. THESE PLANS WILL INCLUDE DEMOLITION OF THE OLD PARK POOL.**

Motion was made by Shelby, second by King to recommend Council action regarding proceeding forward with plans for design development and financing of a new outdoor public swimming pool to be located at Whitaker Park. These plans will include demolition of the old park pool.

Mayor stated that he has been doing quite a bit of legwork on this. He asked Mr. Don Paddock to update his 2019 numbers. He stated that there were a number of concerns and discomfort with the idea of having an outdoor pool at the Recreation Center. The majority of citizens say they want the outdoor pool to be located at Whitaker Park. Mr. Paddock agreed that Whitaker Park is the best location for the pool. Funding options will need to be explored, such as grants, bonds, sales tax, etc.

Mayor stated that if this agenda item is passed, Mr. Paddock will begin the design work, and we will begin to investigate funding possibilities. Mr. Paddock originally used the current pool measurements and began design based on our population. The data sheet shows a bathing load limit of 371 people. This proposed pool will be our starting point, but changes can be made during the design process.

Mayor stated that we need to design by function, then from there funding can be determined. The process will begin when Mr. Paddock is given the go-ahead for design. He will be given a budget with which to work and will handle preparation of all bid documents and bid processes. Once all bids are in, it can take 9-12 months for the actual build of the pool.

Mayor stated that in order to qualify for grant funding, the design work has to already be completed.

Melinda Marks excused herself from the meeting at 6:15 p.m.

Mayor stated that he would like to wait and take this to Council on January 4<sup>th</sup>, 2022, in order to get more information out to the public beforehand.

Voting yes: King, Siever, Graves, Shelby, Kannegiesser. Voting no: none.

**4. ADJOURN.**

Motion was made by Shelby, second by Siever to adjourn at 6:28 p.m. All voted yes.

## Sherry Alexander BIO

Sherry Alexander is the Director of Business Development for the MidAmerica Industrial Park in Pryor, Oklahoma. In this role Sherry oversees all marketing efforts for the park, corporate governance, legislative affairs, and community relations as well as promotion of the industrial park to potential new companies and industries. She is currently a member of the State Chamber of Commerce, the Tulsa Regional Chamber of Commerce, Select Oklahoma, and the Pryor and Chouteau Area Chambers of Commerce. Sherry also sits on the Mayes County Boys and Girls Club Board.

Prior to working at MidAmerica Sherry held the position of Vice President of Northern Oklahoma College's Stillwater campus working with Oklahoma State University in preparing students to successfully transition to OSU. She spent 14-years at Rogers State University as the Director of the Pryor Campus and is both an RSU and OSU Alumni.

Sherry is a life-long resident of Mayes County, born in Pryor, raised in Chouteau. She and her husband Johnny of 28 years have four children and nine grandchildren all of which live and work in the area. Sherry and Johnny have lived in Pryor for 28 years. She holds a B.A. in Liberal Arts from Rogers State University and an M.S. in Educational Leadership Studies from Oklahoma State University.

Dear Pryor Creek Citizens,

You may or may not know that your Park Board, at their December 9, 2021, special called meeting, forwarded this recommendation to City Council:

“Proceeding forward with plans for design development and financing of a new outdoor public swimming pool to be located at Whitaker Park. These plans will include demolition of the old park pool.”

This item will be on the Mayor’s Report section of the January 18, 2022 City Council Meeting for discussion and possible action.

With this newspaper spot, I am cordially making you aware and I’m inviting you to express your opinions to your City Councilors prior to the Council meeting on the 4th. Also, you may want to take an opportunity to attend the meeting in person (limited space) or online. In the “Petitions from the Audience” agenda item, toward the beginning of the agenda, there is opportunity to speak to your City Council and Mayor if you so choose. This agenda item is intended to be an opportunity for citizens to speak directly to City Council and Mayor with no “back and forth” dialogue and limited to 5 minutes per speaker.

We have worked with Don Paddock, Paddock Enterprises, Inc., for many years through our Recreation Center Board and our Park Board. I asked Mr. Paddock to create preliminary conceptual plans for a new park pool per the input from our Park Board and pool subcommittee. These conceptual drawings and rough estimate numbers are where we start our process.

Please look and consider how you might be willing to support this project or, be willing to say we don’t need a park pool or, express other ideas. Your City Councilor, Mayor, Park Board member, and City Parks Superintendent all want to hear from you.

Thanks for your time,

Larry Lees, Mayor



6,221 sqft - Pool Area  
413' - Perimeter  
221,839 Gallon Volume  
371 Bathers  
1,400 Sqft Bathhouse  
6 -- 25 Meter Swim Lanes

Shade Area

82'x45'  
6 - 25 Meter Lanes

43'x53'  
Zero Entry  
Play Feature

Bathhouse

S Coo Y Yah St

Park St

Park St

# New Pool for The City of Pryor

(Preliminary, December 2021)

Pryor, Oklahoma



**ESTIMATED COSTS:**



**ESTIMATES ARE PRELIMINARY.** *Updated 10/11/21*

Pool Renovation - including but not limited to the following: (saving the structural shell of the pool)

1. Removal and replacement of the existing bathhouse.
2. Stainless Steel Gutter-removal of the top of the pool wall and installation of Stainless Steel Recirculation System.
3. New pool floor accommodating zero-entry, 3-meter and 1-meter diving.
4. Removal and replacement of all concrete perimeters decking.
5. Interior Finish-sandblasting, wall repair, epoxy paint finish.
6. New Mechanical and filter area, including filters, pump & motor, chemical feed systems, main drain and all piping, piping, mechanical room electrical, etc.
7. New deck equipment (ladders, dive towers & lifeguard chairs).
8. New area lighting.

Our estimated cost for this work is \$3,128,274.00 to \$4,692,400.00  
Design Services \$297,186.00 to \$445,778.00

New Pool and Bathhouse - including but not limited to the following:

1. New Swimming pool structure with zero-entry, 3-meter and 1-meter diving.
2. New bathhouse with covered area.
3. Stainless Steel Recirculation System.
4. Concrete decking.
5. Epoxy paint Interior Finish.
6. New Mechanical and filter area, including filters, pump & motor, chemical feed systems, main drain and all piping, piping, mechanical room electrical, etc.
7. New area lighting.
8. Elevated Play structure in zero-entry or flume slide.

Our estimates cost for this work is (will discuss at meeting) \$2,500,000.00 to \$4,000,000.00  
Design Services \$237,500.00 to \$380,000.00



# Pryor Public Pool Pathways to Move Forward

Presented by the Pool Subcommittee  
Chris Graves, Melinda Marks, Lori Siever

# Situation:

Should the City of Pryor continue to operate and maintain a public outdoor pool?



**Decision to be made:** Are the citizens of Pryor willing to commit the funds from the city's general and the city's capital fund?

If "yes" -

- Repair the existing pool?
- Build a new outdoor pool?

If "no"

- Demolish the existing facility?
- Repurpose the existing facility?

# Current Pool Condition:

## **Report from Paddock (2018):**

Preliminary Estimated Costs of a New Pool and Bathhouse:

Included items are: New swimming pool structure with zero-entry, 3-meter and 1-meter diving. New bathhouse with covered area. Stainless steel recirculation system. Concrete decking. Epoxy paint interior finish. New mechanical and filter area including filters, pump & motor, chemical feed systems, main drain and piping, piping, mechanical room, electrical, etc. New lighting area. Elevated play structure in zero-entry. Commercial dual flume slide.

## **Report from Engineer (2021):**

The study shows that several items must occur to bring the pool back into operation. The re-start of mechanical filtration and pumping equipment may find addition repairs or replacements required to meet current Oklahoma Department of Health guidelines for municipal pools. Deck repairs, fencing repairs, above water ladders, lifeguard stands, and pool housing dressing room improvements have been observed as needing attention. The entire pool area needs to be water blasted and re-painted with heavy coats of marine grade oil-based paints formulated for application over concrete and body contact pool areas.

All above items should be considered prior to undertaking the pool bottom concrete and joint repair project. These improvements require a long-term commitment to the existing structure. The Ground penetrating Radar results have shown that large voids under the pool do not exist. Some settlement has occurred and at some point, in the future this settlement should be arrested by the addition of driven piles to bedrock even to the point of raising the pool back to level. However, this undertaking is not warranted at this time.

# Estimated Cost of Providing an Outdoor Pool

## Repairs to Existing Pool:

### Mehlburger Brawley - Tulsa

Concrete Repairs - \$55,252

Joint Repairs - \$19,540

Subtotal - \$ 74,792

Contingency - \$7480

Engineering & Inspection - \$8200

Project Total - \$90,472

## Cost of Building a New Facility:

### Paddock (2018)

New Pool and Bathhouse - \$2,505,000 - \$2,881,000

Design Services - \$240,000 - \$270,000

\*\*\*Cost does not include demolition or removal of existing

\*\*\*Cost does not include parking lot, site survey, soils testing and boring

Estimated cost of demolishing  
current facility that was built in  
1955

\$100,000 to \$200,000



# Risks to Building a New Outdoor Pool

## Availability:

- Closure due to weather
- Health concerns (Covid, water test, etc.
- Equipment failures
- Staff not available

## Funding:

- Operating budget (Utilities, payroll, chemicals, etc.
- Repairs and maintenance
- Capital / bank payments

## Other Risks:

- Regulations (Local, state, federal)
- Usage - drop in usage
- Lifeguards /staffing resources
- Funding
- Costs
- Availability

Criteria to be used to determine which one we should do:

**Public support**

- Do the citizens of Pryor support a public outdoor pool?

**Operational timeline:**

- Repair existing pool could potentially open summer of 2022
- New construction of pool could potentially open summer of 2024-2025

**Funding availability:**

- Repair and maintenance of existing pool would be funded from 2021 general fund.
- New construction of pool would require a vote of the people.

**Cost:**

- Existing pool \$200,000 to open for another season
- New pool \$3,000,000



Assess and evaluate alternatives based on decision criteria:

1. No outdoor public pool. Close and demolish current structure.
2. Repair existing public pool.
3. Build new public pool.
4. Convert existing pool structure for other uses.

# Recommended Plan:

## Solution:

Based upon our findings, the recommendation of the pool sub-committee is to provide the citizens a Pryor an outdoor public pool, whether it be renovation of the present park pool, demolition of the present park pool and building a new park pool at Whitaker Park, or invite the Recreation Center Board to consider construction of a public pool on the Rec. Center property.

# Approval Process

Recommendation by Pool Sub-Committee to Park Board - September 27, 2021

Recommendation by Park Board to City Council - October 5, 2021

City Council will determine the path going forward

## **Title 63 – Chapter 1 Oklahoma Public Health Code**

(Unofficial Document)

### **Section 1-1013 - Definition of Public Bathing Place**

The term "public bathing place," as used in the following sections of this article, includes all entirely artificially constructed wading pools, swimming pools, bathhouses used collectively by a number of persons for wading, swimming, recreative, or therapeutic bathing, together with all sanitary facilities, bathing suits, buildings, equipment, and appurtenances pertaining to such bathing places; provided, that such term shall not apply to those public or semipublic baths where the main object is the external cleansing of the body, to bathing places maintained by an individual for the use of family and friends, or to bathing places owned or managed by a group or association of the owners of thirty or fewer homes, the use of which is limited to the homeowner group and their nonpaying guests. The term "public bathing place" does not include spray pads or spray grounds. As used in this section, "spray pads or spray grounds" mean interactive recreation areas intended for use by children in which the water is supplied by a system of sprays and is not allowed to accumulate above ground.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1013, emerg. eff. July 1, 1963; Amended by Laws 1995, SB 354, c. 54, § 1, emerg. eff. July 1, 1995; Amended by Laws 2010, SB 673, c. 382, § 1, eff. November 1, 2010]

### **Section 1-1013.1 - Annual License Required for Operation of Public Bathing Place**

No person, municipality, as defined by paragraph 5 of Section 1-102 of Title 11 of the Oklahoma Statutes, or entity shall engage in or continue the operation of a public bathing place, as defined by Section 1-1013 of Title 63 of the Oklahoma Statutes, until an annual license has been obtained from the State Commissioner of Health for each such public bathing place. Each such operator shall pay an annual fee for such license to be fixed by the State Board of Health. Unless otherwise provided by rules promulgated by the Board, each such license shall expire one (1) year following the date of issue. No such license shall be transferable, and application for such license shall be made upon forms prescribed by the Commissioner. Each application for such license shall be accompanied by the applicant's certification that the public bathing place for which the license is sought is in compliance with the provisions of Section 1-1017 of Title 63 of the Oklahoma Statutes, and no license shall be issued or renewed for such public bathing place until after such certification of compliance has been received by the Commissioner. Provided, municipalities of five thousand (5,000) population or less, shall not be charged more than Fifty Dollars (\$50.00) for such fee.

[Source: Laws 2004, HB 2282, c. 420, § 2, eff. November 1, 2004.]

### **Section 1-1013.2 - Acts for Which License for Public Bathing Place May be Suspended or Revoked**

The State Commissioner of Health may suspend or revoke a public bathing place license on any of the following grounds:

1. Violation of any of the provisions of this act or State Board of Health rules promulgated pursuant thereto;

2. Permitting, aiding or abetting the commission of any illegal act in or on the premises of the licensed public bathing place; or

3. Conduct or practices by the owner, management or any employee of the public bathing place deemed by the Commissioner to be detrimental to the health, safety or welfare of any person.

[Source: Laws 2004, HB 2282, c. 420, § 3, eff. November 1, 2004.]

#### **Section 1-1014 - Standards and Rules Governing Sanitation, Healthfulness, Safety, and Design of Public Bathing Places**

The State Commissioner of Health shall have supervision of the sanitation, healthfulness, safety and design of public bathing places, and shall enforce all rules promulgated and adopted by the State Board of Health for carrying out the provisions of this act. The Board is hereby authorized to promulgate and adopt reasonable standards and rules pertaining to the design, construction, safety, sanitation, and sanitary operation of public bathing places and to establish fees, as it may deem necessary to effectively carry out the provisions of this act.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1014; Amended by Laws 2004, HB 2282, c. 420, § 4, eff. November 1, 2004]

#### **Section 1-1015 - Sanitation and Safety**

(a) All public bathing places shall be maintained in a sanitary and safe condition, and all owners, managers, operators, and other attendants in charge of any public bathing place shall be responsible for the sanitation and safety of such places during the season or seasons when the public bathing place is in use.

(b) The water in a public bathing place shall, at all times during the season or seasons when the bathing place is in use, be of a safe and sanitary quality, in accordance with standards that shall be established by the State Board of Health, on turbidity, chemical content, pH value, bacterial content, and such other factors which the Board deems necessary for the protection of the health and safety of the public.

(c) All bathing suits and towels used by, and maintained for the use of, the public shall be thoroughly washed, sterilized, rinsed, and thoroughly dried each time they are used.

(d) All persons known or suspected of being infected with any transmissible condition of a communicable disease shall be excluded from the pool.

(e) A complete system of artificial lighting shall be provided for all sections of public bathing places which are to be used at night, but underwater lighting in the pool shall not be required.

(f) All interior sections or rooms of public bathing places shall be properly ventilated.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1015.]

#### **Section 1-1016 - Construction and Finish - Toilet Facilities - Drinking Fountains - Hot and Cold Water - Design and Equipment**

The materials of construction and finish used throughout the premises of a public bathing place shall be such as will provide easily cleanable surfaces with due consideration being given to the safety of the patrons of such places. Requirements regarding toilet facilities, drinking fountains, hot and cold water supplies, lavatories, and showers may be included in standards adopted by the State Board of Health. The design of public bathing places shall be based on modern public health engineering practices and shall at least comply with the minimum design and operation

requirements for the health and safety of patrons as set forth herein, and to this end the State Commissioner of Health shall cause to be printed for free distribution to architects, engineers, and others standards outlining in detail such minimum requirements. The equipment of public bathing places shall be such as to minimize accidents and to provide for the health and safety of the patrons of public bathing places.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1016.]

#### **Section 1-1016A - Procedure for Use of Public Restrooms**

All restrooms located within buildings in the State of Oklahoma built with public funds and which are accessible from corridors intended for general public travel, and which are constructed for public use, shall be available to the general public for their inspection and use, unless public restrooms are available on the same floor of said building. Said public restrooms shall be clearly labeled by signs designating the same as public restrooms. The provisions of this act shall not apply to public buildings used as educational institutions.

[Source: Laws 1975, SB 147, c. 275, § 1, emerg. eff. June 5, 1975.]

#### **Section 1-1016B – Penalty**

Every person who shall have control of a public restroom located within a building built with public funds and who shall knowingly violate this act shall be deemed guilty of a misdemeanor.

[Source: Laws 1975, SB 147, c. 275, § 2, emerg. eff. June 5, 1975.]

#### **Section 1-1017 - Plans and Specifications**

No public bathing place shall be constructed, added to or changed unless plans and specifications therefor, prepared by a licensed professional engineer, shall have been approved by the State Commissioner of Health and a permit therefor shall have been issued by the Commissioner for such purpose. Such plans and specifications shall be accompanied by an application for a permit, and both the plans and specifications and the application shall bear the signature of the person for whom the work is to be done.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1017.]

#### **Section 1-1018 - Examinations and Investigations**

The State Commissioner of Health, or his authorized representative, or the local health officer, may at all reasonable times enter all parts of the premises of a public bathing place to make examination and investigation to determine the sanitary conditions of such places and whether legal requirement and the rules and regulations of the State Board of Health are being violated.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1018.]

#### **Section 1-1019 – Records**

The operating management of any public bathing place shall keep such records of operation pertaining to sanitation as the State Board of Health may specify.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1019.]



### **Section 1-1020 - Noncompliance With Law**

Any public bathing place constructed, operated or maintained contrary to the foregoing provisions of this article is hereby declared to be a public nuisance dangerous to public health, but may be permitted to operate upon a compliance with such provisions.

[Source: Laws 1963, SB 26, c. 325, art. 10, § 1020.]

### **Section 1-1020.1 - Reinspection of Public Bathing Place Declared to be a Nuisance**

Each public bathing place that has been declared, as a result of an examination or investigation conducted pursuant to the provisions of Section 1-1018 of Title 63 of the Oklahoma Statutes, to be a public nuisance pursuant to the provisions of Section 1-1020 of Title 63 of the Oklahoma Statutes shall be subject to reinspection. For each such reinspection performed, the operator of such public bathing place subject to reinspection shall pay to the State Department of Health a reinspection fee to be fixed by the State Board of Health. The reinspection fee shall be paid prior to a determination by the State Commissioner of Health, an authorized representative or the local health officer that the public bathing place is in compliance with the provisions of this act.

[Source: Laws 2004, HB 2282, c. 420, § 5, eff. November 1, 2004.]

### **Section 1-1021 - Permanently Out of Service Public Bathing Places Deemed Public Nuisances**

A. Public bathing places that are permanently out of service shall be deemed to be public nuisances.

B. A public bathing place is permanently out of service when it is removed from use with no intention of being reopened.

C. A public bathing place other than a wading pool will be presumed to be permanently out of service when:

1. An indoor public bathing place has not been in use for ninety (90) consecutive days;

2. An outdoor public bathing place has not been in use at any time during the period extending from June 1 to September 1 of the same year.

D. Closure or securing of a permanently out-of-service public bathing place shall be required immediately upon being presumed permanently out of service. Closure is to be completed by filling in the public bathing place with earthen material or by covering the facility with solid, rigid, weight-supporting material to make it level with the surrounding area. Securing is to be completed by constructing or utilizing an existing barrier adequate to prevent entry by unauthorized persons.

E. Municipalities shall be allowed to secure public bathing places which are out of service and have not been secured in accordance with the requirements of this section, and may charge the costs thereof against the taxes of the owner.

[Source: Laws 1989, HB 1538, c. 177, § 3, emerg. eff. July 1, 1989.]