

**MINUTES  
PARK BOARD  
REGULAR MEETING  
TUESDAY, FEBRUARY 28<sup>TH</sup>, 2022  
5:30 P.M.**

THE PARK BOARD MET IN REGULAR 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, SHERRY ALEXANDER, 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, Sherry Alexander and Keith Shelby. Members absent: Chris Graves and Casey King.

Others present: Mayor Lees, Park Superintendent Frank Powell, Golf Superintendent Dennis Bowman, Donna Bowman and Pam Buffington.

**2. ADMINISTER OATH OF OFFICE TO SHERRY ALEXANDER, SEAT #5, TERM ENDING 7/31/23.**

Mayor administered the Oath of Office to Sherryl Alexander, Seat #5, term ending 7/31/23.

Kannegiesser moved to Item 7.

**7. GOLF COURSE REPORT – DIRECTOR DENNIS BOWMAN.**

Bowman reported that his son is receiving an award in Tulsa this evening, so he appreciates being moved to the beginning of the meeting, so Donna and he can get there.

He reported that February was the eighth month of record revenues. If March through June revenues match last year's, they will likely have a revenue around \$555,000.00, which is approximately \$100,000.00 more than the year before.

Bowman reported that Locust Grove High School just purchased a corporate membership and then turned around and bought a school membership, so they will have a number of people from Locust Grove on the course soon. They will be holding their meets out there eventually, as well.

Bowman stated that they are troubleshooting the pump station and they are almost finished with their pavilion.

He reported that he recently sold the surplused backhoe for \$3,500.00 and the surplused truck for \$1,000.00. He also reported that the tournament schedule this season will be big.

**8. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING PURCHASING A TORO PROFESSIONAL TURF GAS GREENS ROLLER HP11-III 13-HP ELECTRIC START HONDA WITH TRANSPORT TRAILER, ROTARY BRUSH SYSTEM**

**(FACTORY INSTALLED), LED LIGHT KIT (FACTORY INSTALLED), BRUSH KIT (FACTORY INSTALLED) - \$29,089.77, FROM PROFESSIONAL TURF PRODUCTS, L.P. AS IN THE BEST INTEREST OF THE CITY FROM GOLF CAPITAL OUTLAY ACCOUNT #41-415-5411. OTHER BIDS RECEIVED: KGT SMITHCO XL7000 GREENS ROLLER, TRAILER INCLUDED - \$28,308.00; P&K TRU TURF RB48 - \$16,322.90.**

Motion was made by Shelby, second by Marks to recommend Council action regarding purchasing a Toro Professional Turf Gas Greens Roller HP11-III 13-hp electric start Honda with transport trailer, rotary brush system (factory installed), LED light kit (factory installed), brush kit (factory installed) - \$29,089.77, from Professional Turf Products, L.P. as in the best interest of the City from Golf Capital Outlay Account #41-415-5411. Other bids received: KGT Smithco XL7000 Greens Roller, trailer included - \$28,308.00; P&K Tru Turf RB48 - \$16,322.90.

Bowman stated that he would like to use the profits left over from last fiscal year to purchase this equipment. This item will be a big time-saver. He stated that the item he is requesting has all the add-ons they need. The cheapest bid will not even work on the terrain at the course, and the other bid would require an add-on item of over \$4,000.00, so no money would be saved.

All voted yes.

**9. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION, IF NEEDED, PENDING DISPOSITION OF ITEM 8, AUTHORIZING THE GOLF COURSE TO PURCHASE A GREENSGROOMER 920E FROM P&K EQUIPMENT AT STATE CONTRACT PRICE OF \$4,305.05, FROM GOLF CAPITAL OUTLAY ACCOUNT #41-415-5411.**

Motion was made by Shelby, second by Marks to take no action on this item. Due to the recommendation on Item 8, this equipment will not be needed. All voted yes.

Kannegiesser moved back to Item 3.

**3. PETITIONS FROM THE AUDIENCE.**

There were no petitions.

**4. DISCUSS, POSSIBLY APPROVE THE MINUTES OF THE JANUARY 24<sup>TH</sup>, 2022, REGULAR MEETING.**

Motion was made by Shelby, second by Marks to approve the minutes of the January 24<sup>th</sup>, 2022, regular meeting. All voted yes.

**5. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE NOMINATION OF PAMELA BUFFINGTON TO FILL PARK BOARD SEAT #3, TERM ENDING 7/31/22.**

Motion was made by Shelby, second by Alexander to recommend Council action regarding the nomination of Pamela Buffington to fill Park Board Seat #3, term ending 7/31/22.

Mayor introduced Pamela to the Board and spoke highly of her qualifications and stated that she has her finger on the pulse of Pryor. Kannegiesser pointed out that she started the Blue Star Mothers in Pryor 14 years ago.

Mayor also stated that he wants to be fully transparent and let the Board know that Pamela's husband, Gary, works for the city in maintenance, which is under the Park umbrella. Mayor stated that if anything comes to the Park Board that would be a conflict of interest, Pamela will abstain. There is nothing in our city code or charter that keeps her from serving on this board. All voted yes.

## **6. PARK REPORT – SUPERINTENDENT FRANK POWELL:**

### **a. Parks**

Powell reported that Centennial Park is being used this weekend for some training and tennis has started at Whitaker Park.

He stated that he has ordered new LED lights for the basketball and volleyball courts, which can be controlled and dimmed remotely.

He reported that he has a list of items for next year's budget and will update them soon.

Powell also reported that the cedar pergola at Centennial Park is in disrepair. He is asking for the Board's direction on how to handle this, since Connie Keirseay donated the funds for this structure originally. He asked if they thought he should just try and fix it with another type of wood to save money. Shelby told him he would go by and look at it tomorrow and see what needs to be done. Shelby stated that cedar does not currently have the mark-up that some wood has right now, so it may be feasible to repair it with more cedar. Mayor also stated that a courtesy call to Connie Keirseay would be a good idea.

Mayor reported that the Optimist, Rotary and Lion's Clubs would like to do a clean-up project on the signs at each entrance to the city. Mayor also reported that there will be a clean-up day in the downtown corridor on March 12<sup>th</sup>.

Powell stated that the pink donation boxes at Whitaker Park have become an issue. People pile all kinds of furniture around the boxes, and the Park staff have to carry them off and discard them. He wants the boxes removed from the park.

### **b. Cemetery**

Powell reported that the cemetery building was broken into this morning. The Ranger and eight (8) weed-eaters were stolen. Powell stated that someone has been stealing fuel, as well. Mayor stated that a report has been filed with the police and an insurance claim has been filed with OMAG. They are not certain of the exact dollar amount of the loss yet.

Powell also reported that he will be getting with the engineer soon to get the road work started. He also hopes to be able to budget for a new mower for the cemetery in the next fiscal year.

## **10. DISCUSSION REGARDING THE PARK POOL.**

No action.

**11. UNFORESEEABLE BUSINESS.**

There was no unforeseeable business.

**12. ADJOURN.**

Motion was made by Shelby, second by Marks to adjourn at 6:07 p.m. All voted yes.

Halloween Meeting Notes 2-17-22

[Dennis Bowman](#), [Donna Bowman](#), Briana Brakefield, Yolanda Thompson and Bill Kannegiesser

1. Distribution of funds, suggested to the Park Board and City Council.
  - Revenue \$15,776.83
  - Expenses \$5,580.06
  - Profit \$10,216.73If approved we will present checks to the appropriate charities at City Council.
2. Dennis Bowman suggested the monies be appropriated with \$4000 going to the Golf Course, \$1000 going to the Lions Club, \$2500 going to the Boys and Girls Club, and \$2500 going to Impact Pryor. All were in favor.
3. Target for 2022 was \$100,000.00 suggested by Dennis Bowman, this is an aggressive target, but it will get a lot of people excited to help us achieve this goal. \$75K would be raised by sponsorships and \$25K from sales.
4. It was suggested that we take applications for the charities for 2022. Briana said she would draft an application so organizations could apply. All were in favor.
5. Hope Youth and Hope Coalition were discussed.
6. Sell tickets for two rides with no times assigned to them.
7. Have two spook rides, one being very scary through the woods and one being for kids taking a golf course route with the kids' ride starting during the daylight.
8. We need to build a big team to cover these areas:
  - a. Tractors and trailers, [Dennis Bowman](#)
  - b. Games for 3 age groups, young children, medium age and older children.  
Pumpkin painting, face painting, bounce house, etc.
  - c. Food and Beverage trucks.
  - d. Social Media Person to handle web sites, advertising, social media, ticket sales, etc.
  - e. BonFire - Golf Course personnel.
  - f. Hay Maze (safety) laser tag? Hay from Coleman Proctor?
  - g. Restrooms (Dennis Bowman)
  - h. Lighting and Electrical (Dennis Bowman)
  - i. First Aid station Hospital?
  - j. Security Parkers Security?
  - k. Police and Fire
  - l. Volunteer area set up in cart building, who can staff , and organize it?
  - m. Scary hayride set up and organized? Lions Club will do one day
  - n. Competition for spook booths with judges
  - o. Kids Halloween costume contest
  - p. Photo Booth
  - q. Narration of 7 iron Jack story and speaker system for each tractor.
  - r. Uniforms, tee shirts and caps, Tee shirts for sale.
  - s. Program with attendants to pass out.
  - t. Tent for registration and information center, sign up booth for volunteers
  - u. Tentative days of operation:

Friday Oct 28, 2022 4:00 to 11:00 close at 12:00 midnight  
Saturday Oct 29, 2022 3:00 to 11:00 close at 12:00 midnight  
Sunday Oct 30, 2022 3:00 to 9:00 close at 10:00pm  
Just fyi Monday is Halloween.

Please feel free to add or offer any suggestions to this list.

NEXT MEETING MARCH 16TH AT 5:30 CITY HALL

WE NEED TO BUILD A TEAM SO LETS GET SOME PEOPLE!  
We are adding Cindy Hoffman and Shirley ?, and Gary Rosebrough.

OVERVIEW	
Scope of Analysis:	Compare and contrast the differences between building a new pool vs. repairing the old pool:
	The difference in estimated construction costs
	The difference in the estimated construction timelines
	The difference in estimated operating costs
	The difference in projected features and functionality
	The difference in capacities
	The difference in inherent risks between repairing an existing structure vs. building a new structure.
Met/Talked With:	Don Paddock (Pool Architect)
	Steve Powell (City Engineer)
	Frank Powell (Parks Department)
	Larry Lees (Mayor)
	Jeff Kolker (City Auditor) <b>Accountant</b>
Facts and Assumptions:	
	The old pool has 63 Google Reviews with an average 4.1 (out of 5) stars rating. (Source: Google search: Pryor Public Pool )
	The average cost of repairing/maintaining the current pool from 2015-2020 was \$6323/year. (Source: City of Pryor Creek - Detail Ledger)
	The pool operates 10 weeks out of the year (20%)
	5747 - The total number of swimmers in 2016 (City Records)
	5068 - The total number of swimmers in 2017 (City Records)
	55 - Number of after hour pool parties in 2018 (City Records)
	The old pool could be repaired and restored to operating condition at significantly less cost than renovating it. (renovation cost estimated at \$4,692,400)
	The old pool could be repaired and restored to operating condition at significantly less cost than constructing a new pool.

PROJECT COSTS AND TIMELINE COMPARISON						
	Current Pool		New Pool		Source:	
<u>Estimated Costs:</u>	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>		
Construction Costs	\$450,000	\$700,000	\$2,500,000	\$4,000,000	Don Paddock	
Detail Design Costs	54,000	84,000	237,500	380,000	Don Paddock	
Cost of Demolishing Current Pool	0	0	100,000	200,000	Mayor	
<b>Total Costs</b>	<b>\$504,000</b>	<b>\$784,000</b>	<b>\$2,837,500</b>	<b>\$4,580,000</b>		
% of new pool cost	11%	17%	62%	100%		
<b>Annual Operating Costs</b>						
Chemicals	\$9,000		\$9,000		City Records (old) / Paddock(new)	
Utilities	10,000		10,000		City Records (old) / Paddock(new)	
Other/Misc	500		500		City Records (old) / Paddock(new)	
Maintenance	6,000		6,000		City Records (old) / Paddock(new)	
Repair Fund	10,000		2,000		Guesstimate	
<b>Total</b>		<b>\$35,500</b>		<b>\$27,500</b>		
<b>Estimated Completion Dates:</b>						
	<b>Optimistic</b>	<b>Most Likely</b>	<b>Optimistic</b>	<b>Most Likely</b>		
Complete Detail Design	3 mo.	4 mo.	4 mo.	6 mo.	All estimates from Don Paddock	
Approval from State Health Department	1 mo.	1 mo.	1 mo.	1 mo.		
Advertise/Award Bids	1 mo.	1 mo.	1 mo.	1 mo.		
Complete Construction	4 mo.	6 mo.	9 mo.	12 mo.		
Start to Finish - Open to the Public	9 mo.	12 mo.	15 mo.	20 mo.		





		FEATURES, FUNCTIONALITIES and CAPACITIES COMPARISON			
		<u>Old Pool</u>	<u>New Pool</u>	<u>Source:</u>	
<u>Features:</u>					
	1 Meter Diving Board	Yes	Yes	F. Powell/Paddock	
	3 Meter Diving Board	Yes	Yes	F. Powell/Paddock	
	Short Slide (Shallow End)	Yes	No	F. Powell/Paddock	
	Slide (Mid-Pool)	Yes	No	F. Powell/Paddock	
	Zero Entry	No	Yes	F. Powell/Paddock	
	Elevated Play Structure in zero-entry	No	Yes	F. Powell/Paddock	
	Commercial dual flume Slide	No	Option	F. Powell/Paddock	
	Swim Lanes	?	5 - 25 meter	F. Powell/Paddock	
	Concessions/Snack Bar	Yes	Yes	F. Powell/Paddock	
<u>Functionalities:</u>					
	Public Swimming	Yes	Yes		
	Private Parties	Yes	Yes		
	Swim Lessons	Yes	Yes		
	Aqua Aerobics (Water Aerobics)	Yes	Yes		
	Summer Movie Nights	Yes	Yes		
	Competitive Swim Meets	No	No		
	Swim Team Practice Facility	Yes	Yes		
	Water Basketball	Optional	Optional		
	Water Volleyball	Optional	Optional		
	Water Polo	Optional	Optional		
	Teaching Kayaking / Canoeing Skills	Optional	Optional		
	Water Rescue Training	Optional	Optional		
	Snorkeling Training	Optional	Optional		
	Scuba Diving Training	Optional	Optional		
<u>Capacities:</u>					
	Bathers	522	371	S. Powell / Paddock	

Swim Area (sq. ft.)	8803	6221	S. Powell / Paddock
Depth Range	3'-0 to 13'-0	0'-0" to 12'-0"	S. Powell / Paddock
Deck Perimeter	458'	413'	S. Powell / Paddock
Showers	5M / 4W	5M/5W	F. Powell / Paddock
Lavatories	2M / 2W	3M/3W	F. Powell / Paddock
Water Closets	3M / 4W	3M/5W	F. Powell / Paddock
Urinals	2M / 0W	4M/0W	F. Powell / Paddock
Volume (gal.)	483,464	221,839	F. Powell / Paddock

PROJECT GOALS, DELIVERABLES AND RISKS	
<u>Goals:</u>	<p>All desired features and functionalities and all related requirements and constraints and all project completion and acceptance criteria are documented in the project scope document (Scope).</p> <p>Complete the work as designed/specified in the detail design document; (Design)</p> <p>Complete the work at or below the costs documented in the project budget (Costs)</p> <p>Complete the work by the dates documented in the project schedule (Time)</p>
<u>Deliverables:</u>	<p>Project Scope Document / Statement of Work (SOW)</p> <p>Detailed Design Document</p> <p>Project Plan/Schedule</p> <p>Project Budget</p>
<u>Project Risks:</u>	<p>Negative impact that inflation may have on project budget</p> <p>Negative impact that supply chain delays may have on the project schedule</p> <p>Negative impact that rising interest rates may have on construction loan and funding costs</p> <p>Negative impact that tight labor market may have on project schedule and project budget</p> <p>Negative impact that any or all of these may have on project scope.</p>
<u>Operating Risks:</u>	<p>Impact that a tight labor market may have on staffing lifeguards and management positions</p> <p>Impact that inflation may have on operating costs</p> <p>Impact that supply chain delays may have on procuring critical replacement parts and supplies</p> <p>Impact that a downturn in the economy could have on City budgets.</p>