

**MINUTES
PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY
SPECIAL MEETING
MONDAY, NOVEMBER 9TH, 2020
12:00 P.M.**

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

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

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

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

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

2. ROLL CALL - MRS. COATS.

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

Others present: Kim Ritchie and Terry Aylward.

3. APPROVE MINUTES FROM THE OCTOBER 19TH, 2020 MEETING.

Motion was made by Dillard, second by Derr to approve minutes from the October 19th, 2020 meeting. Voting yes: Sordahl, Derr, Dillard. Abstaining, counting as a no vote: Miller. Voting no: none.

4. DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTING THE HIGHEST AND BEST BID FOR THE PROPERTY AT 421 SE 4TH STREET AS IS IN THE BEST INTEREST OF THE CITY.

Motion was made by Dillard, second by Miller to accept the bid from Eddie Peters in the amount of \$4,050.00 as highest and best bid for the property at 421 SE 4th Street as is in the best interest of the City. Other bid received: Butler Homes in the amount of \$2,600.00. Voting yes: Derr, Miller, Dillard, Sordahl. Voting no: none.

5. ECONOMIC DEVELOPMENT UPDATES.

Mayor Lees reported on the following items:

1. Resolution 2020-1 does not show a term-ending date for Larry Williams and asked that this be amended at next month's meeting.
2. Ordinance 2018-19, Section 7, regarding the purpose of bond funds earmarked for the downtown corridor. He anticipates there will be requests coming to the Trust in the future for use of these funds.
3. Painted Pony - Mayor gave a brief history of the Painted Pony and its upcoming return to Pryor Creek and display. He anticipates that the Trust will be called upon for funds for this display and other possible pieces of Native American art in the future.

4. Institute for Quality Communities – Mayor handed out a packet of information regarding wayfinding design for the downtown corridor:
 - a. Conceptual design for signage to direct residents and guests.
 - b. Jefferson Highway signage through Pryor.Mayor stated more information will be coming about each of these.
5. Salt Branch Creek – the hydrology study is almost complete, which includes:
 - a. Possible Sports Complex.
 - b. Commercial site South of the Animal Shelter.

6. ADJOURN.

Motion was made by Miller, second by Derr to adjourn at 12:20 p.m. Voting yes: Miller, Dillard, Sordahl, Derr. Voting no: none.

Connection + Access

Important changes for Pryor are to ensure there is a connection between amenities and to improve accessibility for walkability. To create a more walkable community, it will be important to have clear directions for cars that direct them to public parking off of the main roads, leaving the main streets for walking and biking. This will allow drivers to know where there is available parking and allow pedestrians safer walking connections.

- ▶ Identify citywide wayfinding opportunities targeted toward drivers.
- ▶ Convert drivers to pedestrians with "park and walk" signage.
- ▶ Identify downtown wayfinding opportunity targeted toward pedestrians.

Create wayfinding for drivers.

Introducing wayfinding signs for cars is the first step in directing visitors and residents to Pryor's most important spaces and places. These signs are the main markers that direct the flow of traffic in the right direction and ensure that drivers get to their desired destination. Signage for cars can be stand alone or can be incorporated into the existing infrastructure. This could not only help with cost, but also could keep sidewalks or medians from being overcrowded by extra signage. The examples to the right are from Jasper, AL and Fayetteville, AR.

This rendering is an option for Pryor to add to their downtown. The first picture is of a current lamp post and the second picture depicts how signage could be easily attached to an existing structure to point residents and visitors in the right direction. This signage can direct traffic towards the courthouse, banks, post office, public offices, and Pryor's public outdoor spaces.

Small additions to signs or poles that already exist downtown could help drivers and pedestrians find important amenities in the area. Simple signs can be placed on light poles that identify where City Hall is located or other important municipal buildings or local businesses.



Create “park and walk” signage.

Pryor offers its residents free public parking, ensuring that everyone can get to their preferred destination. An important addition to this will be to create better signage showing drivers where to park and encouraging residents to walk. Adding signage around downtown labeled as “FREE PUBLIC PARKING” at certain locations and utilizing large parking lots not currently at capacity (such as the municipal buildings’ parking lots) can encourage residents to park off the main streets and end the myth that there “is never parking” downtown.

Offering “FREE PARKING” signage, as well as “PARK AND WALK” signs tell the drivers that there is free public parking, while also letting residents know that the downtown streets are reserved for pedestrians. This additional signage can also be placed on existing structures to lower cost and can add necessary directions for all people to understand where public parking should be located. A mural depicting free public parking could also be used to show the availability of parking. Review historic preservation best practices before painting historic surfaces.

Using building sides for parking signage and public art can create inviting spaces that also encourage parking in designated areas. Parking lots on the exterior of downtown reserves the interior streets for pedestrian-oriented streets.



Current public parking sign in downtown Pryor.



An example of a public parking sign for drivers in Westerville, Ohio.



Create wayfinding for pedestrians.

Wayfinding signage for pedestrians will also be necessary for residents and visitors to know where they are going after they park. Offering an average time of how long it will take to walk to a specific location will help all pedestrians gauge how close many of these amenities are and how easily they can get to them on foot. These signs can also be added to existing structures for a low cost or can act as stand alone structures.

Offering a map of downtown that points out all the downtown businesses and shows pedestrians a "YOU ARE HERE" symbol will allow everyone to better understand downtown Pryor. This map can also be used to advertise the town's many amenities and public spaces. This could also be used to offer a downtown scavenger hunt or other activities that increase the number of people and things to do downtown.



Low-cost pedestrian signage in Okemos, Michigan.



Downtown map in Buena Vista, Colorado.



A downtown map for pedestrians can also direct residents and visitors to their preferred destination. Labeling important areas can allow pedestrians to navigate through the different public spaces and businesses offered in downtown.

Crosswalks can also be added to increase pedestrian safety around downtown.



PRYOR ECONOMIC DEVELOPMENT TRUST
12 N. ROWE
PRYOR, OKLAHOMA 74361

November 4, 2020

Dear Sir or Madam:

I am herewith submitting a bid on 421 SE 4th St. – Lot numbered Twenty-two (22) in Block Numbered One (1) of Pryor Heights Addition.

I herewith submit a bid of Four Thousand Fifty & 00/100 Dollars (\$4,050.00)

“In submitting this bid I acknowledge that I have read and understand the terms of bidding and sale contained in the PEDTA Request for Proposal Notice and agree to be bound by the contents of the document”.

It is my desire to place a small 2 bedroom, 2 bath handicap accessible home with garage on this lot preferably facing to the East toward the tennis courts. I believe this would allow enough lot width to accommodate the house along with a handicap size garage accessing from Locke St. I feel that it is a nice location for an elderly or disabled person, along with a health care provider or family. I feel it is a nice location as they could easily access the park and watch kids at the park or tennis courts. An elderly or disabled person does not typically need a lot of yard to maintain. Enough for a small pet or grandchildren is typically what they are looking for and this lot being small fits my vision for what would be functional for an elderly or disabled owner or renter. After construction I would either keep it as a handicap rental home or sell it to a potential occupant that would appreciate and enjoy living in it.

I am Eddie Peters, long time resident of Mayes County. I and my family currently live in the city limits of Pryor. I own Industrial Maintenance, Inc., KASKA LLC, Ray Realty, and Peters Investment Properties all of Pryor.

As a long time Realtor and property owner I have built, remodeled, owned, sold and rented various properties in Pryor and we are capable of building a residential structure of this type in compliance with Pryor Building Codes and restrictions. I understand that this property will probably require a Quit Title Suit at my expense prior to construction. Accordingly my plan would be to clear title and begin construction weather permitting within 60 days of acquiring a clear title.

Thank you for the opportunity to bid on this property.

My contact information is Eddie Peters 918-740-6800 or eddiepeters@industrialmaintenanceinc.com

Eddie Peters
200 N. Mill St.
Pryor, Ok 74361

Respectfully,



Eddie Peters



Coats, Darla <coatsd@pryorcreek.org>

Fwd: New Surplus Property - Bid Opportunity - DEADLINE TODAY!

Travis Butler <travis@butlerhomesllc.com>
To: "Coats, Darla" <coatsd@pryorcreek.org>
Cc: Larry Lees <leesl@pryorcreek.org>

Wed, Nov 4, 2020 at 4:58 PM

Darla,

I apologize for not having submitting a professional bid. We are starting so many homes, I have not had time to research this lot until yesterday. I hope you can consider this email and an actual bid.

I want to bid \$2,600 for this lot. Our plan is to build a 28' wide new home on it.

Thank you.

**Travis Butler**

travis@butlerhomesllc.com

918-824-2700

From: Coats, Darla <coatsd@pryorcreek.org>
Sent: Wednesday, November 4, 2020 8:43 AM
To: Travis Butler <travis@butlerhomesllc.com>
Subject: Fwd: New Surplus Property - Bid Opportunity - DEADLINE TODAY!

Good Morning!

Quick reminder that today is the deadline, if you are interested in bidding on the attached.

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Thank you and have a blessed day!