

**NOTICE & AGENDA  
EDTA MEETING  
CITY OF PRYOR CREEK, OKLAHOMA  
MONDAY, APRIL 13, 2026 AT 12:00 PM**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT NOTICE IS HEREBY GIVEN THAT THE PRYOR ECONOMIC DEVELOPMENT TRUST AUTHORITY WILL MEET IN REGULAR SESSION IN COUNCIL CHAMBER, 12 NORTH ROWE STREET, PRYOR, OKLAHOMA AT THE ABOVE DATE AND TIME. FOR SPECIAL ACCOMMODATIONS TO ATTEND, PLEASE CONTACT (918) 825-0888.

**Trustees: Adam Anderson, Arianna Derr, Darrell Moore, Fred Sordahl, Don Berger, Sherry Alexander, Misty Edwards-Matheson**  
**Ex-Officio Trustees: Jared Crisp - Municipal Utility Board General Manager, Zac Doyle - Mayor**  
**Others: Jae Standingwater - Secretary**

1. Call to order, Prayer, Pledge of Allegiance -
  - a. Petitions from the audience.
  - b. Discussion and possible action to approve the minutes of the March 9, 2026 meeting.
  - c. Administer Oath of Office to Misty Edwards-Matheson, seat #5, term expiring January 13, 2030.
2. Reports:
  - a. Report from Pryor Main Street Executive Director Bridgette Nichols and discussion concerning upcoming MOU renewal. No actions will be taken but Trustee input on the upcoming renewal terms will be discussed.
3. Action Items:
  - a. Discussion and possible action to award a bid for concrete work at the Police Department Firearms Training Range to be paid from Cherokee Nation funds donated for the Gun Range. The current balance from the donation is \$115,071.00. If approved, the remaining funds will be \$25,516.00.
  - b. Discussion and possible action to award a bid for vegetation establishment at the Pryor Creek Police Department Firing Range to be paid from Cherokee Nation funds donated for the Gun Range. The current balance from the donation is \$25,516.00. If approved, the remaining funds will be \$15,616.00.
  - c. Discuss, possibly recommend Council action to allocate a portion of the proceeds from the recent sale of the old Pryor Police Department to the EDTA for property purchases or other incentives to attract businesses into Pryor Creek. The City received \$419,320.00 from the sale of the building.
  - d. Discuss, possibly recommend Council action regarding an expenditure in an amount not to exceed \$3,100.00 for supplies and labor for a downtown mural on the west side of the city-owned parking lot on Graham Avenue to be paid from Fund 68. The design has been developed and approved by Pryor Main Street.
4. Unforeseeable Business.
5. Adjourn.

Posted April 10, 2026 by City Clerk Hannah Morris \_\_\_\_\_

**MINUTES  
ECONOMIC DEVELOPMENT TRUST AUTHORITY MEETING  
CITY OF PRYOR CREEK, OKLAHOMA  
MONDAY, MARCH 9, 2026 AT 12:00 PM**

The Economic Development Trust Authority of the City of Pryor Creek, Oklahoma met in regular session on the above date and time in the Council Chamber upstairs at City Hall, 12 North Rowe Street in Pryor Creek, Oklahoma. This meeting was followed immediately by a meeting of the Pryor Public Works Authority. Notice of these meetings was posted on the East bulletin board located outside to the South of the entrance doors and the City website at [www.pryorcreek.org](http://www.pryorcreek.org). Notice was also emailed to The Paper newspaper and emailed to the Council members.

**1. CALL TO ORDER, PRAYER, PLEDGE OF ALLEGIANCE.**

Adam Anderson called the meeting to order at 12:00 p.m. Members present: Don Berger, Sherry Alexander, Darrell Moore, Adam Anderson, Fred Sordahl, Zac Doyle and Jared Crisp. Members absent: Arianna Derr.

Others present: Dr. Lisa Muller, Samantha Williams, Bridgette Nichols, Susan Wilcox, Lisa Muller, Houston Brittain, Misty Edwards-Matheson and Marti Schneider.

**a. ROLL CALL.**

**b. PETITIONS FROM THE AUDIENCE.**

There were no petitions from the audience.

**c. DISCUSSION AND POSSIBLE ACTION REGARDING THE MINUTES OF THE FEBRUARY 9<sup>TH</sup>, 2026 REGULAR MEETING.**

Motion was made by Berger, second by Moore to approve the minutes of the February 9, 2026 regular meeting. Voting yes: Berger, Anderson, Moore and Sordahl. Abstaining, counting as a no vote: Sherry Alexander. Voting no: none.

**2. REPORTS.**

**a. PRESENTATION FROM DR. LISA MULLER REGARDING THE UPCOMING PRYOR PUBLIC SCHOOLS BOND ELECTION.**

Dr. Lisa Muller presented the 2026 Bond Proposal, a no-tax-increase measure serving as Phase 1 of a long-range facility plan through 2034. She stated that the primary goal is constructing a new 7th-8th grade center on 9th Street, which allows the current middle school to be repurposed for 5th-6th graders. She also reported that the bond also covers a sports facility, maintenance, and technology upgrades. Dr. Muller also stated that the site plan accounts for future widening of 9th Street and improved traffic flow. Election Day is April 7, 2026.

**b. PRYOR MAIN STREET PRESENTATION OF THE QUARTERLY REPORT REGARDING THE MEMORANDUM OF UNDERSTANDING (MOU) AND FUNDING PROVIDED TO PRYOR MAIN STREET BY THE EDTA.**

Bridgette Nichols reported that they are waiting on the final approval from the Oklahoma Department of Transportation to begin the next phase of the Streetscape project. She also stated that the demolition for the Graham Building renovation will begin after Booklahoma in early April. Nichols also reported that they are currently planning a new mural in the downtown area. She stated that they have several upcoming events and projects, including an Earth Day Clean-Up event, senior banner sales and alley clean-ups.

Samantha Williams presented her resignation as president of the Pryor Main Street Board to the trustees, effective Wednesday, March 11.

**c. PRESENTATION OF THE POST-EVENT REPORT REGARDING THE ICSC RED RIVER 2026 BY MAYOR DOYLE.**

Mayor Doyle reported that attending ICSC Red River 2026 provided the city with valuable networking connections with possible developers. He stated that he left the event with several new action items to encourage future retail development in the city.

**3. ACTION ITEMS.**

**a. DISCUSSION AND POSSIBLE ACTION REGARDING AN EXPENDITURE IN AN AMOUNT NOT TO EXCEED \$500.00 FOR THE EDTA TO HOST A BUSINESS OWNER OR MANAGER ENGAGEMENT MEETING ON FEBRUARY 16<sup>TH</sup>, 2026. FUNDS WILL BE UTILIZED FOR THE PURCHASE OF REFRESHMENTS FOR THE MEETING. THE EDTA WILL SEEK A SPONSOR TO OFFSET THE COST OF THE EVENT.**

Motion was made by Alexander, second by Moore to approve an expenditure in an amount not to exceed \$500.00 for the EDTA to host a Business Owner or Manager Engagement Meeting on February 16, 2026. Voting yes: Alexander, Moore, Anderson, Sordahl and Berger. Voting no: none.

**b. DISCUSSION AND POSSIBLE ACTION REGARDING THE RESUME RECEIVED FROM MISTY EDWARDS-MATHESON FOR THE OPEN TRUSTEE SEAT #5, TERM ENDING 1/13/2030, AND POSSIBLE RECOMMENDATION TO THE MAYOR AND CITY COUNCIL.**

Motion was made by Alexander, second by Berger to recommend Council action to approve the appointment of Misty Edwards-Matheson for the open Trustee seat #5, term ending 1/13/2030. Voting yes: Moore, Anderson, Sordahl, Berger and Alexander. Voting no: none.

**c. DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING MAYOR OR MAYOR'S DELEGATE TO OBTAIN ESTIMATES AND SPECIFICATIONS FOR CONCRETE WORK AT THE PRYOR GUN RANGE.**

Motion was made by Sordahl, second by Alexander to approve authorizing the Mayor or the Mayor's delegate to obtain estimates and specifications for concrete work at the Pryor Gun Range. Voting yes: Anderson, Sordahl, Berger, Alexander and Moore. Voting no: none.

**4. TRUSTEE COMMENTS.**

Anderson thanked EDTA Secretary Jae Standingwater for the implementation of the Agenda and Meeting Management Platform, stating that the platform has significantly improved the agenda creation process.

Alexander reported that Rooster's Bar and Grill, an Oklahoma company, will open their 7th location in The District this week.

**5. UNFORESEEABLE BUSINESS.**

There was no unforeseeable business.

**6. ADJOURN.**

Meeting was adjourned at 1:15 p.m. without motion or vote.

# OATH OF OFFICE

"I, Misty Edwards-Mathson do solemnly swear (or affirm) that I will support, obey, and defend the Constitution of the United States, and the Constitution of the State of Oklahoma, and the Charter of the City of Pryor Creek, Oklahoma; that I will not, knowingly, receive, directly or indirectly, any money or other valuable thing, for the performance or nonperformance of any act or duty pertaining to my office, other than the compensation allowed by law; I further swear (or affirm) that I will faithfully discharge my duties as Economic Development Trust Authority, Seat 5 to the best of my ability."

(sign here) \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

\_\_\_\_\_

(seal)

\_\_\_\_\_

# Pryor Creek Economic Development Trust Authority (EDTA)

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## Consideration of Award of Bid – Police Department Firearms Training Range Concrete Project

### Background:

The City of Pryor Creek solicited sealed bids for the construction of concrete surfaces associated with the Police Department Firearms Training Range. The project includes approximately 13,470 square feet of reinforced concrete, including pistol and rifle range pads, sidewalks, canopy pads, and associated grading work. Bids were received and opened in accordance with the bid requirements.

### Bids Received:

1. Carman Concrete, LLC  
Total Bid: \$89,555.00  
Includes labor, materials, base preparation, 4,000 PSI concrete, reinforcing steel, finishing, and cleanup. Includes additional topsoil work. Local contractor with relevant experience.
2. Oklahoma Construction Solutions, LLC (OCS)  
Total Bid: \$117,862.50  
Includes labor, materials, grading, forming, finishing, and cleanup. Estimated duration 3–5 weeks. Includes 1-year workmanship warranty.
3. No other bids received.

### Staff Recommendation:

Staff recommends awarding the bid to Carman Concrete, LLC as the lowest responsible bidder. The bid meets project specifications and provides the best value to the City while utilizing a contractor with relevant experience and local references.

### Proposed Action:

Approve the award of the Police Department Firearms Training Range Concrete Project to Carman Concrete, LLC in the amount of \$89,555.00, and authorize the City Administrator and/or Chief of Police to execute all necessary documents.



**DATE:**

3/26/2026

**To:** City Of Pryor Creek- City Hall  
12 North Rowe Street  
Pryor, Oklahoma 74361

**JOB:** Pryor Creek Police Department Range Concrete Project

**PROJECT/SCOPE OF WORK:**

Base Preparation: 4" of base gravel and screenings for fine grading and compacted with a commercial vibrator roller.

Concrete 4,000 PSI air-entrained, 4" to 6" thick, where specified.

Rebar- #4 rebar is placed on 2' centers each direction and supported on a professional-grade 1 ½" PVC chair.

Medium broom finish.

6" edge on all sides of slabs using 2X6.

Saw cutting control joints every 10' on larger areas and 6' on sidewalks. Expansion joints on sidewalks every 50' with smooth dowels and caps, then caulked with a self-leveling compound for waterproofing.

Anchor bolts to be installed in canopy pad locations- bolt size and layout to be determined.

Bring in topsoil for final grading around all concrete surfaces.

Final Clean Up- Removal of all construction debris with haul-off included.

**PRICE:** Concrete Area- 13,740 sq ft total including Pistol Range, Pistol Canopy, Rifle Berm, Prone Shooting, Rifle Range Sidewalk and Rifle Canopy Pad

Concrete \$87,555.00 Labor and Material with an additional \$2,000.00 for Topsoil Labor and Material. **Total : \$89,555.00**



**918-804-4454**

**HMCCARMAN@YAHOO.COM**

**DATE:**

3/27/2026

**To:** City Of Pryor Creek- City Hall  
12 North Rowe Street  
Pryor, Oklahoma 74361

**JOB:** Pryor Creek Police Department Range Concrete  
Project

**Contractor References:**

1- Pryor Public Schools

David Stanley

918-530-0906

Email: [stanleyd@pryorschools.org](mailto:stanleyd@pryorschools.org)

2- Clay Larremore

918-344-0351

Email: [claylarremore@hotmail.com](mailto:claylarremore@hotmail.com)

3- Cadet Truck Bodies

John Holden

918-633-4920

Email: [gholden@cadettruckbodies.com](mailto:gholden@cadettruckbodies.com)



**918-804-4454**

**HMCCARMAN@YAHOO.COM**

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**DATE:**

3/27/2026

**To:** City Of Pryor Creek- City Hall  
12 North Rowe Street  
Pryor, Oklahoma 74361

**JOB:** Pryor Creek Police Department Range Concrete  
Project

**Contractor Qualifications:**

- 1- Seven years as concrete finisher for Pryor Public Schools
- 2- Commercial concrete job at Cadet Truck Bodies- Four years ago
- 3- Kla-Mart Warehouse parking lot- Commercial
- 4- Clay Larremore- Concrete finisher 7+ Years
- 5- Adair Baptist Church- Main building and Community/Festival Hall
- 6- Xcaliber International Factory- Concrete slab

equipment shall not operate on slabs until sufficient strength is achieved.

Any damage to finished concrete shall be repaired or replaced at the contractor's expense.

**21. Contractor Failure to Perform**

If the contractor fails to begin work, abandons the project, or fails to complete the work satisfactorily, the City of Pryor Creek reserves the right to terminate the agreement and complete the work using other means.

Any additional costs incurred may be charged against the contractor.

**22. Bid Submission Requirements**

Sealed bids must be clearly marked 'Pryor Creek Police Department Range Concrete Project' and delivered to:

City of Pryor Creek – City Hall  
12 North Rowe Street  
Pryor, Oklahoma 74361

Bids must be received no later than 5:00 PM – March 30, 2026.

**23. Bid Award**

The City of Pryor Creek reserves the right to accept or reject any and all bids and award the contract to the lowest responsible bidder determined to be in the best interest of the City.

**24. Contractor Bid Form**

Contractor Name: Heath Carman

Company Name: Carman Concrete LLC


Phone Number: 918-804-4454

Email Address: hmccarman@yahoo.com

Total Bid Price: \$ 89,555.00

Estimated Start Date: TBD

Estimated Completion Time: TBD

Authorized Signature: 

Printed Name: Heath Carman

Title: OWNER

Date: 3/26/2026





# OKLAHOMA CONSTRUCTION SOLUTIONS

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## BID PROPOSAL

City of Pryor Creek  
Pryor Creek Police Department  
504 E. Graham Avenue  
Pryor, Oklahoma 74361

Attn: Jeremy Cantrell, Chief of Police

### Prepared By:

Oklahoma Construction Solutions LLC  
Tyler Bruce, President  
918-864-4849  
Tyler@OklaConstruction.com

### Project Overview:

Oklahoma Construction Solutions LLC (OCS) is pleased to submit this proposal for the installation of concrete surfaces and associated site work for the Pryor Creek Police Department Firearms Training Range.

This project includes approximately 13,470 square feet of reinforced concrete, including shooting pads, sidewalks, canopy pads, and associated grading work.

### Scope of Work:

- Final grading and site preparation
- Installation of minimum 4" compacted aggregate base
- Forming of all slabs and walkways
- Placement of 3,500 PSI air-entrained concrete
- Medium broom finish with picture-frame border
- Reinforcing steel installation
- Saw cutting control joints
- Installation of expansion joints
- Final grading and cleanup

**Concrete Areas:**

Pistol Range Pad – 9,120 SF  
Pistol Canopy Pad – 600 SF  
Rifle Berm Pad – 975 SF  
Prone Shooting Pad – 975 SF  
Rifle Sidewalk – 1,200 SF  
Rifle Canopy Pad – 600 SF  
Total: ~13,470 SF

**Project Pricing:**

Lump Sum Bid: \$ 117,862.50

**Schedule:**

Estimated Start Date: TBD  
Estimated Duration: 3–5 weeks (weather dependent)

**Inclusions:**

All labor, materials, equipment, forming, finishing, and cleanup

**Exclusions:**

Surveying and staking, geotechnical testing, electrical or lighting work, drainage systems beyond final grading, permits or fees, rock excavation or unsuitable soil remediation, shade structures

**Assumptions:**

Site is accessible and ready for construction, sub grade conditions are suitable for standard base prep, no excessive undercut or import required

**Warranty:**

1-year workmanship warranty

Tyler Bruce, President

Oklahoma Construction Solutions

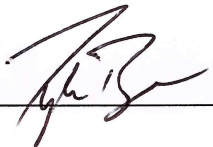
918-530-0513

Tyler@OklaConstruction.com

Total Bid Price: \$117,862.50

Estimated Start Date: 2 weeks after acceptance

Estimated Completion date: 3-5 weeks after start

Authorized Signature:  \_\_\_\_\_

Printed Name: Tyler Bruce

Date: 3-30-24

# Pryor Creek Economic Development Trust Authority (EDTA)

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Agenda Item

## **Consider, Discuss, and Take Possible Action on Award of Bid for Vegetation Establishment at the Pryor Creek Police Department Firing Range**

The Pryor Creek Police Department obtained bids for vegetation establishment and erosion control for approximately 55,000 square feet of berms and surrounding areas at the police firing range.

### **Bids Received:**

- Verde Vista Resources, Inc. – Hydro-mulch/native grass seeding (turnkey): \$9,900
- Coweta Sod Company – Bermuda sod (15,000 sq ft) and hydroseed (40,000 sq ft): \$12,500
- Brown’s Sod Farm – Bermuda sod (materials and delivery only): \$10,099.80 (installation not included)

### **Recommended Action:**

Approve the award of bid to Verde Vista Resources, Inc. in the amount of \$9,900 as the lowest responsible bidder providing a complete turnkey solution for erosion control and long-term site stabilization.



*Adam C. Anderson, Chairman*  
*Fred Sordahl, Vice Chairman*  
*Arianna Derr, Trustee*  
*Don Berger, Trustee*  
*Darrell Moore, Trustee*  
*Sherry Alexander, Trustee*  
*Misty Matheson, Trustee*

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04/10/2026

## **Economic Development Recommendation**

Pryor Creek Economic Development Trust Authority (EDTA)

### **Discussion and Possible Action**

Discussion and possible action on a recommendation to City Council to allocate a portion of the proceeds from the recent sale of the former Pryor Police Department to the Pryor Creek Economic Development Trust Authority (EDTA) for property acquisition or other incentives to attract businesses into Pryor Creek. The City received \$419,320 from the sale of the building. The EDTA is requesting that \$300,000 of these proceeds be transferred to the Trust Authority for this purpose.

### **Recommendation**

It is recommended that City Council authorize the transfer of \$300,000 from the proceeds of the sale of the former Pryor Police Department to the Pryor Creek Economic Development Trust Authority (EDTA) to be used for strategic property acquisition or business-attraction incentives that generate long-term economic benefit for the Pryor Creek community.

### **Economic Development Rationale and Community Impact**

This proposed transfer represents a strategic reinvestment of a one-time asset into long-term economic growth for Pryor Creek. When deployed through the EDTA, these funds have the potential to produce sustained economic returns that extend well beyond their initial value.

The EDTA has demonstrated its effectiveness in converting underutilized, city-held properties into productive economic assets. In prior initiatives, lots that had been held by the City for many years without development were placed under EDTA stewardship and transferred to private builders. Those sites have since been developed into multiple new single-family homes and duplexes.

These projects contributed directly to increased property values, expansion of the local tax base, construction-related employment, and neighborhood revitalization—delivering measurable benefits to the broader community. This proven track record underscores the EDTA's ability to responsibly manage public resources while leveraging private investment.

Looking forward, allocating \$300,000 to the EDTA increases Pryor Creek's readiness to attract new businesses and investment. Economic development opportunities often depend on timing, site control, and the ability to respond quickly. Maintaining available capital within the EDTA allows them to act competitively when prospects arise.

**12 North Rowe Street**  
**Post Office Box 1167**  
**Pryor Oklahoma 74362**

Potential community impacts of this investment include job creation, increased payroll, and higher sales, enhanced utilization of underused properties, and greater economic vitality throughout Pryor Creek. By reinvesting proceeds from the sale of the former police department in this manner, the City positions itself for lasting community-wide economic benefit.

### **Conclusion**

Transferring \$300,000 from the sale of the former Pryor Police Department to the Pryor Creek Economic Development Trust Authority represents a deliberate investment in the community's economic future. Based on the EDTA's demonstrated success in activating idle properties and stimulating development, this action supports sustainable growth, strengthens the local economy, and benefits the citizens of Pryor Creek for years to come.

# PRYOR CREEK



ROCKLAHOMA



BORN &  
RAISED

P  
PRYOR TIGERS



LAKE HUDSON

# MURAL PROJECT ESTIMATE

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**CLIENT**  
Main Street

**PROJECT**  
Park Rolling Lot Dance Mural

**DATE**  
4-9-26

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## SCOPE OF WORK

Custom mural design, layout, and execution  
Final touch-ups

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## ITEMIZED BREAKDOWN

Labor (Design, Layout & Execution) — \$2,500

Materials (Paint & Supplies) — \$600

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**TOTAL PROJECT COST — \$3,100**

## TIMELINE

Estimated Completion: April 22, 2026