OOWA Board of Trustees Meeting
October 27, 2026 – 10:00 a.m.
Pryor, Oklahoma

A G E N D A

1. Call to Order

2. Consider approval of minutes for the August 25, 2026, board meeting – Mick Webber.

3. CAO's Report & Strategic Initiatives Annual Overview – David Stewart.

4. Director's Reports – OOWA Directors
   - Finance – Stephanie Hammock

5. Consideration of Consent Agenda:

All matters appearing on the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion and vote. Any Trustee, however, may remove an item from the Consent Agenda by request prior to a motion being made for approval of the Consent Agenda.

A. Ratification of a Lease Agreement with Manhattan Construction Company, LLC.

Manhattan Construction Company's Lease Agreement was executed on October 1, 2026. The Agreement is a 4-acre parcel of land for the use of construction trailers, parking, staging, and storage of equipment and machinery. The lease is for a one (1) year term of October 1, 2026, through September 30, 2027, at a rate of $3,200 per month. The Lease has a renewal option on a month-to-month thereafter. Monthly rent shall increase by three percent (3%) each year on the anniversary of the commencement date.

B. Ratification of a Lease Agreement with Manhattan Construction Company, LLC.

Manhattan Construction Company's Lease Agreement was executed on October 1, 2026. The Agreement is an 8-acre parcel of land for the use of construction trailers, parking, staging, and storage of equipment and machinery. The lease is for a one (1) year term of October 1, 2026, through September 30, 2027, at a rate of $6,400 per month. The Lease has a renewal option on a month-to-month thereafter. Monthly rent shall increase by three percent (3%) each year on the anniversary of the commencement date.

C. Acceptance of a Grant of Easement with U.S. Army Corp of Engineers (USACE) for access to OOWA property.

USACE requested an easement for the continued operation and maintenance of railroad tracks. The overall area for the easement is approximately 13.09 acres. The term is perpetuity and there is a cost for the easement project of $1,010.

D. Acceptance of an Electric Utility Easement with Grand River Dam Authority for access to OOWA property.

GRDA requested an Electric Utility Easement to support the installation of GRDA power line foundations along Main Street. The overall area for the easement is approximately 1.073 acres. GRDA will be invoiced for the electric utility easement, and this project is revenue generating.

6. Consideration of Items Removed from Consent Agenda.

7. Consider approval of the FY2026 Audit Report – Stephanie Hammock/Violet Kirkendall.

8. Consider approval and authorization of (1) preparation and submission of a grant application to the Oklahoma Tobacco Settlement Endowment Trust (TSET) to support the continued development and construction of the Ridgeview biking and hiking trail system, and (2) approve match funding required to support the grant application – Scott Fry.

9. Consider approval of a Construction Contract with Action Sheetmetal & Roofing for the Bunker at The District Retail Center to install sheathing surfaces for roof eaves over open trusses to prevent wildlife nesting – Kevin Vanover.

10. Consider approval of Amendment No. 3 to the Engineering Services Contract with Olsson, Inc. for Zarrow Street adding National Environmental Policy Act (NEPA) and Oklahoma Department of Transportation (ODOT) conversion of plans to meet ODOT grant requirements – Kevin Vanover.

11. Consider approval and authorization for Chairman or Vice Chairman and CAO, with approval of General Counsel, to execute a Construction and Management Agreement with Union Pacific Railroad for the South Patrol Road Rail Crossing – Kevin Vanover.

12. Consider approval of Amendments No. 2 and 3 for the Engineer-Owner Agreement with Burns & McDonnell Engineering Company, Inc. for Third-Party Rail Operations Study – Phase III – Kevin Vanover.

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13. Consider approval of a Construction Contract/Agreement with Grand River Dam Authority to provide the electrical power for the South Patrol Road Lift Station Project – Kevin Vanover.

14. Consider approval of Amendment No. 1 to the Engineering Services Agreement with Holloway, Updike and Bellen, Inc. for the 2026 OOWA Sanitary Sewer System Flow Monitoring – Jason Stutzman.

15. Consider approval and authorization for the Chairman and CAO, with approval of General Counsel, to negotiate, enter into, and execute a Purchase and Sale Agreement with Grand River Dam Authority – Jason Stutzman.

16. Consider approval and authorization for the Chairman and CAO, with approval of General Counsel, to negotiate, enter into, and execute one or two Purchase and Sale Agreements for either or both of the CPP property and MAID property with Grand River Dam Authority – Jason Stutzman.

17. Consider holding an Executive Session pursuant to 25 O.S. § 307 C.11 to confer on matters pertaining to economic development and pursuant to 25 O.S. §307B.1 to discuss personnel matters.

18. Consider approval and authorization for the CAO, with approval of General Counsel, to negotiate and execute a Lease Agreement with CBC USA Ammunition Company, Inc. for Building 628 – Jason Stutzman.

19. Consider approval and authorization for the CAO, with approval of General Counsel, to negotiate an Option to Purchase Agreement and Project Development Agreement with Coyote Hills Development, LLC with execution by the Chairman or Vice Chairman and CAO – David Stewart.

20. Consider approval of CAO's expense claims – Mick Webber.

21. New Business.

22. Adjourn.

Next Regular Scheduled Board Meeting is December 15, 2026

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Join Zoom Meeting

https://us02web.zoom.us/j/84885083049?pwd=EKJH1c5CdMA5K1dWRdNeQhG4bIEMs5.1

Join and take notes
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Meeting chat link
https://us02web.zoom.us/launch/jc/84885083049

Meeting ID: 848 8508 3049
Passcode: MAIP

One tap mobile
+16694449171,,84885083049# US
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Join by SIP
• 84885083049@zoomcrc.com

Join instructions
https://us02web.zoom.us/meetings/84885083049/invitations?signature=BtE2EECkMmX4Atyv5KoE-Icgpv6lOnY4DF8ORgC3_Xc

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