

From: (b)(6) USACE Employee Info
To: (b)(6) USACE Employee Info
Subject: FW: (UNCLASSIFIED)
Date: Monday, January 05, 2015 7:56:52 AM
Attachments: [IMG_2939.jpg](#)

Classification: UNCLASSIFIED
Caveats: NONE

(b)(6) USACE Employee Info
Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693
Telephone: (b)(6) USACE Employee Info

-----Original Message-----
From: (b)(6) USACE Employee Info
Sent: Tuesday, December 16, 2014 8:42 AM
To: Rupe, Terry D SWT; (b)(6) USACE Employee Info
Cc: (b)(6) USACE Employee Info
Subject: FW: (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

What appears to be a rail between the concrete stairs and the walkway is the rope I was talking about. It also has the foam coming out to the side. Hopefully (b)(6) USACE has a better picture.

(b)(6) USACE Employee Info
Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693
Telephone: (b)(6) USACE Employee Info

-----Original Message-----
From: (b)(6) USACE Employee Info
Sent: Monday, December 15, 2014 4:35 PM
To: (b)(6) USACE Employee Info Rupe, Terry D SWT
Subject: FW: (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Finally showed up 30 mins later.

(b)(6) USACE Employee Info
Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693

Telephone: (b)(6) USACE Employee Info

-----Original Message-----

From: (b)(6) USACE Employee Info]

Sent: Monday, December 15, 2014 3:57 PM

To (b)(6) USACE Employee Info

Subject:

Classification: UNCLASSIFIED

Caveats: NONE

Classification: UNCLASSIFIED

Caveats: NONE

Classification: UNCLASSIFIED

Caveats: NONE



CAUTION

From: (b)(6) USACE Employee Info
To: [REDACTED]
Subject: FW: (UNCLASSIFIED)
Date: Monday, January 05, 2015 7:59:40 AM
Attachments: [IMG_2945.jpg](#)

Classification: UNCLASSIFIED
Caveats: NONE

(b)(6) USACE Employee Info
Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693
Telephone: (b)(6) USACE Employee Info

-----Original Message-----
From: (b)(6) USACE Employee Info
Sent: Monday, December 15, 2014 4:36 PM
To: (b)(6) USACE Employee Info; Rupe, Terry D SWT
Subject: FW: (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

The white item below the pvc is a toilet. There's concrete and numerous other trash going out in that area.

(b)(6) USACE Employee Info
Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693
Telephone: (b)(6) USACE Employee Info

-----Original Message-----
From: (b)(6) USACE Employee Info
Sent: Monday, December 15, 2014 3:58 PM
To: (b)(6) USACE Employee Info
Subject:

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED
Caveats: NONE



From: (b)(6) USACE Employee Info
To: (b)(6) USACE Employee Info, [Polk, Jonathan SWT](#)
Cc: (b)(6) USACE Employee Info
Subject: Pryor Creek (UNCLASSIFIED)
Date: Wednesday, January 14, 2015 1:07:40 PM

Classification: UNCLASSIFIED

Caveats: NONE

Hi JP (b)(6) USACE Emp. Just wondering if you have heard anything further on the DEQ issues with the Sinors. Carolyn told (b)(6) USACE and I today they were requiring the entire sewer system to be removed and started over then said it was the five things on the first page of their letter and they already had three complete. She said the other two need to wait until the wind isn't blowing so hard.

My understanding is that the Sinors will eventually be called in the District for a meeting of the minds on the compliance issues. We have asked again for their formal written answer as to when they will have the issues corrected. We welcome you to attend or add anything you'd like. Once there is a date we will let you know.

(b)(6) USACE Employee Info
Field Realty Specialist
102 BK 200 Road
Stigler, OK 74462-1693
Telephone: (b)(6) USACE Employee Info

Classification: UNCLASSIFIED

Caveats: NONE

MEMORANDUM FOR RECORD

1/14/2015

PRYOR CREEK CONCESSION, PHONE CALL TO CAROLYN SINOR.

(b)(6) USACE Employee Info

Called Carolyn today because she was asking what her next step was. I advised her the next step is we need to receive an answer to her compliance deficiencies from the visit that (b)(6) USACE Emp made. The answer needs to include what has been done to repair or do maintenance to the deficiencies noted. I advised her those are generally due within 10 days of doing the follow-up and we needed this in writing ASAP.

I advised her we did not have a current Insurance Certificate on file and we never received her October Rent Payment Form which I had discussed with her previously. She stated she had the insurance certificate and that she had paid October. I told her we have not billed her for October yet because we have not received the Rent Payment Form with the information as to how much to bill her. She is getting the Rent Payment Form confused with the bill she actually paid in October which was for a previous month.

I discussed the stairway that we need to be removed because of a safety hazard as being the stairway that is just North of the first Boat Ramp Area in the park.

We discussed the DEQ report and she said they had done everything, then she said they had done 1-5 and the other two would have to wait until it wasn't windy and they water was down. I advised her we needed a copy of that and she said she would send us a copy when she replied to DEQ.

PRIOR CREEK CONCESSION MEETING AGENDA

1. REVIEW HISTORY

- April 21st, 2014 USACE Letter, Subject: Lease Requirements and Compliance scheduling on April 29, 2014
- June 20th, 2014, Response Letter from Prior Creek Concession in regards to the compliance inspection.
- September 23rd, 2014 USACE Letter, Subject: Annual Compliance Inspection Follow-up - Requesting for detail scheduled plan and address major safety issues.
- October 8th, 2014, Field Realty Specialist Conduct on site visit to verify if noted items have been correct and receive verbal plan to correct deficiencies. (Adequate flotation was to be installed in 90 days)
- November 26, 2014 USACE Letter, Subject: Compliance Inspection follow-up letter – Identified the deficiencies that have been corrected and requesting a detailed plan to correct the remain deficiencies.
- December 16th, 2014, Field Realty Specialist conducted on site visit to verify if adequate flotation was installed per the October 8th visit. Flotation was not installed and a DEQ notice of violation was issued.

2. DISCUSSION

- Detail Schedule plan and timeline to correct the listed deficiencies.
- Next Schedule Compliance visit
- Lease Renewal
- Concessionaires future intentions for the Concession

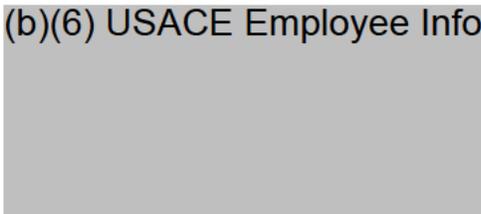
3. GUIDANCE ON WAY-AHEAD

February 4th 2:00PM

Meeting with Pryor Creek Concessions

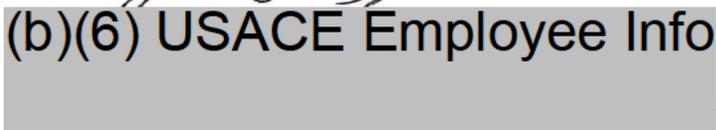
Attendees

(b)(6) USACE Employee Info

 Realty Asst
Ft. Gibson

Tony Ryan, RE

(b)(6) USACE Employee Info


Eddie Sinor

Carroll A. Sinor
(b)(6) USACE Employee Info



2-4-15

Eddie Sincor Both Sewer pumps broken now fixed.
Boat Docks need work and they will do it.

33 Acres.

offer was for Cash they want to carry note as to not pay taxes

Encapsule foam has been purchased for North end. was Mid December
Liab ins is very little because we deem them safe. bought 8
today more to get foam installed. 4x8 encap
Docks were full when they loose flotation/dick before April when they open.
1983 Sincors -

72 mobile home sites -

Elec Cert Item 16EB5

Vegetation removed per Eddie & Carolyn

Spent 70K on gas to be repaired
one reason gas theft -

wants gas both places

Vida Root Wants Register that keeps inventory (Expensive -)
\$12,000

Pumps & Tanks in compliance per Eddie

Intercom for gas - April date to complete -

Routeau Bend North - would it be possible to lease with their place.

Cars & other stuff cleaned up by
beginning of season

Environmental for storage area
next to

barricaded w/ permanent blocked.

Minimum Activities Required.

- Possible idea of removal of locks, will be negotiated during renewal period.
- 1.2 million offer. Cash offer
- Future
 - o Jet ski
 - o large slips

DEQ

- May not need a follow-up.
- most repairs are done.
- want to see if DEQ expects responses.

Looking at viable benefits to government.

From: (b)(6) USACE Employee Info
To: [Redacted]
Subject: Pryor Creek (UNCLASSIFIED)
Date: Wednesday, February 25, 2015 12:19:11 PM
Attachments: [20150225_093345.jpg](#)
[20150225_094132.jpg](#)

Classification: UNCLASSIFIED
Caveats: NONE

For your viewing pleasure. Appears as though the vegetation had been removed.

(b)(6) USACE Employee Info

Natural Resource Specialist
U.S. Army Corps of Engineers
Fort Gibson Lake

(b)(6) USACE Employee Info

Classification: UNCLASSIFIED
Caveats: NONE





KEEP OFF ORDER ARMY CORPS
ENGINEERS

From: [Roberts, Dean A SWT](#)
To: [Marnell, John SWT](#); (b)(6) USACE Employee Info
[SWT](#); [Rupe, Terry D SWT](#)
Cc: [Polk, Jonathan SWT](#); (b)(6) USACE Employee Info
Subject: Pryor Creek Concession - Safety Issues (UNCLASSIFIED)
Date: Friday, March 20, 2015 8:22:29 AM
Attachments: [IMG_20150319_113417.jpg](#)
[IMG_20150319_113358.jpg](#)
Importance: High

Classification: UNCLASSIFIED

Caveats: NONE

All,

Yesterday I went with [\(b\)\(6\) USACE Employee Info](#), who was performing a follow-up ERGO inspection, to Pryor Creek concession so that I could familiarize myself with the area and look at some of the deficiencies first hand. It was very apparent that this operation is struggling, although there seemed to be quite a few residences at the trailer houses. While there I noted that there are several safety issues that need to be addressed as soon as possible that include electrical, proper storage of hazardous material, structural integrity of the marina, tripping/falling, etc. I would assume that since it appears that most of these issues have been ongoing, that there is a high probability of liability to the Corps if something isn't done soon. I am aware that Real Estate has engaged with the concessionaire's following last year's compliance inspection and have followed up with letters and discussions but it doesn't appear that the deficiencies are being addressed in an acceptable manner. I am also aware that their lease agreement expires in June and that the project staff has recommended that a temporary lease or letter of permit be issued until the lessee corrects all deficiencies.

Attached are a couple of photographs of the walkway leading to the marina with one side being supported by a small rope and the other side by a rope that has broken. As you can see, this is very hazardous to the public and should be repaired or restricted for access as soon as possible until repairs are made.

I realize that the majority of these are Real Estate compliance issues but I would like to have recommendations on how we can work together to address the safety issues referenced above. Also, note that the marina owner and new operator were not on site during the inspection. We visited with the operator's husband who advised us that Mr. Sinor was out of town and the operator was in Tulsa.

Thank you,

Dean Roberts
Operations Project Manager
U.S. Army Corps of Engineers
Ft. Gibson Area Office
918-489-5541 x 6412

Classification: UNCLASSIFIED

Caveats: NONE





From: [Roberts, Dean A SWT](#)
To: (b)(6) USACE Employee Info
Cc: [Polk, Jonathan SWT](#); (b)(6) USACE Employee Info; [Marnell, John SWT](#); (b)(6) USACE Employee Info; [Rupe, Terry D SWT](#)
Subject: RE: Pryor Creek Concession - Safety Issues (UNCLASSIFIED)
Date: Friday, March 20, 2015 9:51:30 AM

Classification: UNCLASSIFIED
Caveats: NONE

(b)(6) USACE Empl

Thanks for the quick response. If JP has the staff available, we'll block off the stairway today and advise the concessionaire or operator that it needs to stay barricaded until the hazard is corrected. I agree that we need to meet and determine the recreational viability of the lease if the marina is not being utilized and also suggest that a viable path forward be agreed upon on how we are going to address the apparent safety hazards.

Thanks,

Dean Roberts
Operations Project Manager
U.S. Army Corps of Engineers
Ft. Gibson Area Office
918-489-5541 x 6412

-----Original Message-----

From: (b)(6) USACE Employee Info
Sent: Friday, March 20, 2015 9:39 AM
To: Roberts, Dean A SWT; Marnell, John SWT; (b)(6) USACE Employee Info; (b)(6) USACE Employee Info; Rupe, Terry D SWT
Cc: Polk, Jonathan SWT; (b)(6) USACE Employee Info
Subject: RE: Pryor Creek Concession - Safety Issues (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Dean,

We held a meeting in January, 2015 with the Concessionaire and we discussed these compliance deficiencies. During the meeting we identified the tramway as a safety hazard and they were to block the safety hazard until the deficiency is corrected. They were also required to provide detail schedule of how and when they plan to correct this deficiency, to date we have not received a plan. Currently shown the Hazard has not been properly blocked per our Chief of Real Estates recommendation is for the Project Office to block off this area IMMEDIATELY to prevent from any future liability issues.

These issues have been a re-occurring activity for several years. I have been working closely with these concessionaires to correct these deficiencies prior to their lease renewal in June, 2015. They appear to show a intent to correct these deficiencies, but never seem to provide a plan of action to correct these deficiencies.

The Concessionaires expressed interest in repairing their gas service and service dock to be operational before the recreation season. There were also discussions of possibility removing some of the docks. The concern here is once we shut down the Marina operations the operational focus becomes a trailer park facility. It is not the Corps intentions to build recreational trailer parks which seems to be the Concessionaires main source of revenue. We

may need to have a meeting with everyone on this correspondence to assist in what are the future recreational needs for site. (b)(6) US and myself will be out of the office next week, Terry stated he would be available next week for any questions or discussions.

Thank you,

(b)(6) USACE Employee Info

Lead Realty Specialist
Management & Disposal Branch
Real Estate Division, Tulsa District

(b)(6) USACE Employee Info

-----Original Message-----

From: Roberts, Dean A SWT

Sent: Friday, March 20, 2015 8:22 AM

To: Marnell, John SWT; (b)(6) USACE Employee Info

; Rupe, Terry D SWT

Cc: Polk, Jonathan SWT; (b)(6) USACE Employee Info

Subject: Pryor Creek Concession - Safety Issues (UNCLASSIFIED)

Importance: High

Classification: UNCLASSIFIED

Caveats: NONE

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Thank you,

Dean Roberts
Operations Project Manager
U.S. Army Corps of Engineers
Ft. Gibson Area Office
918-489-5541 x 6412

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED
Caveats: NONE

From: [Polk, Jonathan SWT](#)
To: [Roberts, Dean A SWT](#)
Cc: (b)(6) USACE Employee Info
Subject: FW: (UNCLASSIFIED)
Date: Friday, March 20, 2015 2:19:51 PM
Attachments: [20150320_125126.jpg](#)

Classification: UNCLASSIFIED
Caveats: NONE

Walkway and ramp has been cabled off.

Jonathan Polk (JP)
Lake Manager
Fort Gibson Project Office
8568 St. Hwy. 251A
Fort Gibson, OK 74434
918-682-4314, Ext 3217
<http://corpslakes.usace.army.mil/visitors/states.cfm?state=OK>

-----Original Message-----

From: (b)(6) USACE Employee Info
Sent: Friday, March 20, 2015 1:38 PM
To: Polk, Jonathan SWT; (b)(6) USACE Employee Info
Subject: FW: (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

FYI

-----Original Message-----

From: (b)(6) USACE Employee Info
Sent: Friday, March 20, 2015 12:54 PM
To: (b)(6) USACE Employee Info
Subject:

Sent from my LG G2, an AT&T 4G LTE smartphone

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED

Caveats: NONE



Danger
Do Not Enter
USCOE

From: [Carolyn Sinor](#)
To: (b)(6) USACE Employee Info
Subject: [EXTERNAL] Timeline /
Date: Saturday, March 21, 2015 6:36:34 PM

I will have the total outlook next week.

Eddie hired a new person to help him last week. he will start Monday.

The fuel holding tanks , we now have, are to be taken out Monday, March 23, (if the tractor, which was supposed to be repaired and delivered

By Friday afternoon, is there by noon Monday.)

The new storage tank, for the bait;tackle;snack-shop-fuel, is supposed to be picked-up from Little Rock, Arkansas, April 2, and brought back to be installed.

I will go over the rest with Eddie and Chad to get a new

Timeline next week.

Carolyn Sinor/ Chouteau Bend(Pryor Creek Concession)

Sent from my iPhone



DEPARTMENT OF THE ARMY
TULSA DISTRICT CORPS OF ENGINEERS
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

MAR 22 2015

Real Estate Division
Management

SUBJECT: Fort Gibson Lake, OK; Lease Requirements for Pryor
Creek Concession (DACW56-1-10-150)

Pryor Creek Concession
Eddie & Carolyn Sinor
P. O. Box 130
Chouteau, OK 74337

Dear Mr. & Mrs. Sinor:

According to our records, we have not received the following information as required by your lease. Your compliance inspection is scheduled for Tuesday, April 28, 2014.

a. **An annual certification (2014) that all water and sanitary systems** on the premises have been inspected and comply with Federal, state and local standards. A self-certification form is enclosed which may be used.

b. **A statement of compliance (2014) with the Americans with Disabilities Act**, noting any deficiencies and providing a schedule for correction. Notations can be added as to deficiencies and corrections. A self-certification form is enclosed which may be used.

Please send the above lease items requested within 10 days. Items can be emailed to (b)(6) USACE Employee Info. If you have any questions, please call (b)(6) USACE Employee Info.

Sincerely,

(b)(6) USACE Employee Info

Realty Specialist

Enclosures

From: [Carolyn Sinor](#)
To: (b)(6) USACE Employee Info
Subject: [EXTERNAL] Inspected or what?
Date: Tuesday, March 24, 2015 8:15:49 PM

We have been swarmed by Rangers; RealEstate

Sent from my iPhone