



(b)(6) PII

ISUZU

CLARK

































(b)(6) P11



CHEV





WHEATLAND
14' x 20' enclosed 12 doors













(b)(6) P11



NOW RENTING
14'X30' enclosed 12' doors
\$89.00 per month

ELECTRICITY
AVAILABLE AT ANY TIME

STOP





NO SMOKING
UNLEADED

NO SMOKING
UNLEADED

NO SMOKING
UNLEADED



(b)(6) PI





NO CLIMBING
DANGER



KEEP OFF UNDER ARMY CODES
ENGINEERS















WILDWOOD





From: [Carolyn Sinor](#)
To: (b)(6) USACE Employee Info
Subject: [EXTERNAL] Gas development plan and timeline
Date: Wednesday, April 01, 2015 8:02:43 AM

(b)(6) USACE

We were suppose to have the old fuel storage tanks out last week. Eddie's Backhoe was in the shop(supposed to be out the Friday before) anyway, parts came in and Did not fix, etc.

1. Has to get old tanks out.
2. Put new storage tank in.
3. Approval of Corp' Com'
4. Plan to Han credit card reading system.
5. More

We have had the walkway closed, by the USACE.

We have discussed the change repeatedly. Research

Shows the anchors required for the type of walkway the Corps suggests we have would crumble the Rock and hit water at the depth required to keep the walkway anchored at our location. This is why we did not do it and, if you will check records, our docks are still here and all the docks on the river channel, built as required, are gone.

(b)(6) PII

We know the handicapped would be able to get to the

dock by ramp, easier than steps. (b)(6) PII I can see the advantage. Being a co-Lessee of Pryor Creek Concession, I can tell you that the "GRDA RAPIDS" are Sometimes equal to Colorado Rapids.

From: (b)(6) USACE Employee Info
To: (b)(6) USACE Employee Info
Cc: [Roberts, Dean A SWT](#)
Subject: Choteau Bend AKA Pryor Creek (UNCLASSIFIED)
Date: Monday, April 06, 2015 2:37:59 PM

Classification: UNCLASSIFIED

Caveats: NONE

Of particular note at Pryor Creek is a mobile home facing the convenience store toward the water with a large glassed in patio room built on. I found no construction requests for this. In going through the project's files I did find quite a few porches approved by the project when they had approval authority but I believe this one has been done since that time.

(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

From: [Roberts, Dean A SWT](#)
To: (b)(6) USACE Employee Info
Cc: (b)(6) USACE Employee Info; [Polk, Jonathan SWT](#); (b)(6) USACE Employee Info; [Rupe, Terry D SWT](#)
Subject: RE: Pryor Creek Follow-up (7APR2015) Continued (UNCLASSIFIED)
Date: Wednesday, April 08, 2015 3:04:49 PM

Classification: UNCLASSIFIED

Caveats: NONE

Thanks (b)(6) USACE for the update and information. It appears that there has been little or no effort from the lease holder to correct the major deficiencies. I expect that we will need to continue to communicate with them of the importance of addressing the deficiencies and make regular trips to the concession as follow up inspections. I also trust that we can go forward with a 6 month or 1 year extension when their lease expires in June with the understanding that if the deficiencies are not addressed, the lease will not be renewed.

V/R,

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: Wednesday, April 08, 2015 8:32 AM
To: Roberts, Dean A SWT; Polk, Jonathan SWT; (b)(6) USACE Employee Info; Rupe, Terry D SWT
Cc: (b)(6) USACE Employee Info
Subject: Pryor Creek Follow-up (7APR2015) Continued (UNCLASSIFIED)

Classification: UNCLASSIFIED

Caveats: NONE

Additional Findings:

4/ Fishing Dock/ Courtesy Dock: Sinor's verbally stated either the fishing dock or courtesy dock was freshly painted. Both docks did not appear to have any new paint found as shown on the first two photos.

5/ Trash: We found trash scattered in several locations throughout the lease area. It clearly shows they don't maintain the facility or the camp grounds.

6/ Trees: We found about three trees either with carvings or cut to make some sort of sculpture.

7/ Permanent Tenants: As the Sinor's stated more than once they have tenants who are permanent tenants in their non-transient trailer sites. We were able to count 27 mail boxes for their permanent tenants.

8/ Various Deficiencies found: Un-serviced fire extinguishers, trip hazards, loose board, exposed nails, exposed electrical wiring, and excess storage of household machines.

The Sinor's do not show any initiative to correct these major deficiencies nor properly maintain the grounds. There clear intent is to invest an minimal as possible before they can sell the Concession. He has received offer at 900K but is wanting 1.2m. The only intentions shown were to install new piping for their gas services and the clean-up of the storage yard. They showed some intent to remove the wooden docks that are difficult to keep maintained.

Showed no intent to correct the DEQ notice of violation and verbally stated they may pursue legal action against DEQ.

(b)(6) USACE Employee Info

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

(b)(6) USACE Employee Info

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED
Caveats: NONE

From: [Polk, Jonathan SWT](#)
To: [Rupe, Terry D SWT](#); (b)(6) USACE Employee Info ; [Roberts, Dean A SWT](#); (b)(6) USACE Employee Info
Subject: Pryor Creek Concession (Chouteau Bend) (UNCLASSIFIED)
Date: Thursday, April 16, 2015 8:14:59 AM
Attachments: [20150415_134053.jpg](#)
[20150415_134145.jpg](#)
[20150415_134125.jpg](#)

Classification: UNCLASSIFIED

Caveats: NONE

All, we went and looked at the walkway yesterday and cabled it off again. They had done some work on it, however, as you can see from the pictures, they have radiator hose clamps holding parts of the dock together (zoom in), a bolt that didn't have a nut on the other side holding parts together, etc. Carolyn called yesterday and wanted to know why we cabled it off again, because we had told her "that the walkway was safe", which we know was never said. At the meeting we told her that it was still unsafe and that we would be back up to cable it off again if it was still unsafe. If you have any questions, please let me know.

Thanks,

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: Thursday, April 16, 2015 7:29 AM
To: Polk, Jonathan SWT
Subject: FW: (UNCLASSIFIED)

Classification: UNCLASSIFIED

Caveats: NONE

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

From: (b)(6) USACE Employee Info
Sent: T
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







From: [Carolyn Sinor](#)
To: (b)(6) USACE Employee Info
Subject: [EXTERNAL] Inspection, , 9:00AM tomorrow, . We have a map of the septic system, the
Date: Wednesday, April 22, 2015 4:37:56 PM

Insurance policy renewal, a financial statement, 3 forms you
Required.also our " rental agreement" which tanked care of
The concern that anyone might try claim of any property.
I thought you were also suppose to discuss the porch on the mobile for sale across from the. Store. No Time?
Sent from my iPhone

From: [Polk, Jonathan SWT](#)
To: (b)(6) USACE Employee Info ; [Roberts, Dean A SWT](#); (b)(6) USACE Employee Info ; [Rupe, Terry D SWT](#)
Subject: Chouteau Bend Walkway, Part 5-6-???? (UNCLASSIFIED)
Date: Thursday, April 23, 2015 9:19:44 AM
Attachments: [20150423_085820.jpg](#)
[20150423_085828.jpg](#)

Classification: UNCLASSIFIED

Caveats: NONE

All, Carolyn Sinor called this morning and said they had the walkway ready for inspection. I sent (b)(6) USACE up to inspect it (no high hopes) to determine whether we could re-open it, or leave it cabled. This is the latest endeavor to correct it. As you can see from the pictures, it is still a no go and remains cabled off. If you have any questions, please let me know.

Thanks,

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>

Classification: UNCLASSIFIED

Caveats: NONE





From: [Carolyn Sinor](#)
To: (b)(6) USACE Employee Info
Subject: [EXTERNAL] Gasoline
Date: Friday, April 24, 2015 12:10:27 PM

Eddie and Rick Stower are removing the fuel tanks right now. He went to Little Rock, ARK, Mon to get the new one, but there was a mistake made, they had the wrong one(long trip for nothing). He repair the walkway, the way they said it needed to be, except they did not mention it was to me made for delicate use by dainty people on sometimes rough, and almost always fluctuating waters.

Sorry, but we spend more time attempting to get things done to give us time to run our business, as it should be run. Ft. Gibson's "so- called safe" are not any safer than having "BEWARE DROP-STEP"or Beware-Walkway Arms Slide when Water Level Changes.

Sent from my

From: [Carolyn Sinor](#)
To: (b)(6) USACE Employee Info
Subject: [EXTERNAL] Pryor Creek Concession compliance
Date: Monday, April 27, 2015 9:44:59 PM

Compliance completion schedule:

1. Copy of Financial S
YE 2014.Features
2. Water and Septic System Compliance signed .
3. Disabilities Act features compliance signed.
- *4. "Out of Compliance" gasoline holding tanks have been removed.***
5. New gasoline holding tank installed ASAP
6. Enclosed porches removed from mobile homes; RV's.
Ones not approved, within the month .
7. Dry storage removal of RV's; automobiles, etc. not used in maintenance of Concession.
8. Foam will be replaced under Boat
docks by end of May. DrawIng of walkway with DETAILED description to be approved BEFORE it is constructed
and
placed from steps to Dock.
The removal of docks an be discussed at a later date, when
We get past the new Lease and other HOPEFULLY DISCUSABLE
from my iPhone