



City Council of the City of Perry

Agenda – Regular Meeting

February 3, 2025 @ 6:15 P.M.

Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

Meeting Called to Order

Roll Call

Declaration of Quorum

Invocation

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to **amendment**, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same **amendment** language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item. The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City Manager, staff, attorney or to the recommending board, commission, or committee. All Agenda Items Are for Discussion and Whatever Further Action the City Council Deem Necessary or Advisable to Discharge Constitutional, Home Rule Charter, and Statutory Powers of Government.

1. Consent Agenda

All Items Listed under the Consent Agenda Are Deemed to Be Non-controversial and Routine in Nature by the Governing Body. They Will Be Approved by One Motion of the Governing Body. The Items on the Consent Agenda Will Not Be Discussed. Any Member of the Governing Body Desiring to Discuss an Item on the Consent Agenda May Request That It Be Removed from the Consent Agenda and Placed in its Proper Order on the Regular Agenda. It Will Then Be Considered at That Time.

A. Receive and Approve the Minutes of the Regular City Council Meeting of January 21, 2025.

2. Items Removed from Consent Agenda for Discussion.

3. Consider and act on items removed from the Consent Agenda, if any.

4. Comments from Those Assembled Pertaining to Items on the City Agenda or Citizens presenting their concerns or comments. (Note: Only items listed on the agenda can be discussed between the commentor and the governing body members. If there is any agenda item that any person wishes to address, such person shall raise their hand to be recognized by the Mayor or other Presiding Officer. Such a person should stand before the podium and address their remarks to a specific agenda item. A maximum three (3) minute address by such person may be provided. For commentors on items not on the agenda, such persons shall be provided a maximum of three (3) minutes, but no discussion should occur between such commentor and the governing body. If discussion is desired, the item should be directed to be placed on the next regular or special agenda. The Mayor or Presiding Officer may provide additional time. This procedure is to ensure that no violation of the Oklahoma Open Meeting Act occurs.

5. **Proclamations, Commendations, Reports, and Inquiries by the Governing Body.** No action may be taken on any report or inquiry made by the governing body during this section of the agenda (unless the item is specifically listed herein below and then action may be taken) and is only for the purpose of identifying issues that may be subject to a future agenda item. Each report given should be for the purpose of informing the other members and the public of the activity of the member or ad hoc, recommendation only committee and in the event discussion is desired, the item should be placed on the next regular or special agenda. This procedure is to ensure that no violation of the Oklahoma Open Meeting Act occurs.
- a. Council Reports
 - b. SMCA CEO Operations and Hospital Renovation Status Report.
 - c. Main Street Quarterly Report by Laura Vollmer.

6. **City Manager Report and/or Updates**

7. **Chief Financial Officer Remarks and monthly invoice.**

Attachment: Invoice is attached and remarks will be made at the meeting.

8. **Presentation of City Attorney Report and monthly invoice.**

Attachment: Invoice is attached and City Attorney Report to be presented at the meeting.

9. **Receive Presentation and Approve Downtown Business District Improvement Program providing up to \$5000.00 for downtown business and/or with residential development; and appropriate \$15,000.00 from hotel tax funding.**

Background: At a previous regular meeting, the City Manager explained a program to assist owners and lessees with projects that promote the quality of life and promote residential development in Downtown Perry. The program information and a sample application are enclosed for your review and consideration. A total of \$15,000.00 should be set-aside for this program and no applicant can be reimbursed more than \$5,000.00.

Attachments: Grate Rebate Information and draft application

Recommendation: Approve Program and appropriate \$15,000.00 from hotel tax fund.

10. **Discuss partnership or other arrangement with Cherokee Strip Centennial Corporation to allow additional grant opportunities.**

Background: The City Manager will address this subject.

Recommendation: Direct city administration

11. **Consider Re-authorizing the Order from Banner Fire Equipment for the Type 1 Ambulance originally ordered in 2022 in the amount of \$199,805.00, with an increase in price of \$23,000.00, with payment to be made from recent increase in water and sewer revenues.**

Background: In 2022, the City ordered a Type 1 (pickup with box) style ambulance for \$199,805.00. It is now time to construct it. Banner has asked if the City still wants to continue with the order as the price has increased by \$23,000.00. The Malzahn Affiliated Fund has provided a grant for the original purchase. The Fire/EMS Department needs the vehicle.

Recommendation: Reauthorize the order for the \$23,000.00 increase with payment to be made from monies generated by the recent increase in water and sewer rates.

12. **New Business** (matters not known about or which could not reasonably be foreseen prior to the time of posting. (25 O.S. 311A.9).
13. **Consider convening into executive session for the purpose of: 1) discussing negotiations with representatives of the International Association of Fire Fighters pursuant to Title 25, Section 307B.2 of the Oklahoma Statutes, as amended; 2) conferring on matters pertaining to economic development of the City of Perry, Oklahoma, including the creation/amendment of a proposal to entice a business to remain and expand within their jurisdiction if public disclosure of the matter discussed would interfere with the development of proposed products and services and the proposal of inducement (pursuant to Title 25, Section 307C.11 of the Oklahoma Statutes as amended, and 3) discussing the Appraisal and Purchase of Certain Real Property owned by Vann Meadow Lands, LLC, relating to the Upper Black Bear Watershed Project pursuant to Title 25, Section 307B.3 of the Oklahoma Statutes, as amended, and confidential communications between the City Council and the City Attorney concerning City of Perry, Oklahoma, vs. Vann Meadow Lands, LLC, Case No. CV-2022-010, District Court of Noble County, Oklahoma, if the City Council finds, with the advice of its City Attorney, that disclosure will seriously impair the ability of the City Council to process the litigation in the public interest pursuant to Title 25, Section 307B.4 of the Oklahoma Statutes, as amended;**
14. **Reconvene into regular session.**
15. **Consider Directing the City Manager to make a conditional offer in the form of an amendment to the 2024-2025 Collective Bargaining Agreements with Local 4242, International Association of Fire Fighters, and consider approval of the 1st Amendment to the Agreement with Penob Point, LLC and give direction in City of Perry, Oklahoma, vs. Vann Meadow Lands, LLC, Case No. CV-2022-010, District Court of Noble County, Oklahoma.**
16. **Adjourn**

Posted at Perry City Hall & Council Chambers.

January 31, 2024 ____ P.M.

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

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A. Receive and approve the minutes of the PMA meeting of January 21, 2025.

2. Items Removed from Consent Agenda for Discussion.

3. Consider and act on items removed from the Consent Agenda, if any.

4. Comments from Those Assembled Pertaining to Items on the PMA Agenda or Citizens presenting their concerns or comments. (Note: Only items listed on the agenda can be discussed between the commentor and the governing body members. If there is any agenda item that any person wishes to address, such person shall raise their hand to be recognized by the Presiding Officer. Such a person should stand before the podium and address their remarks to a specific agenda item. A maximum three (3) minute address by such person may be provided. For commentors on items not on the agenda, such persons shall be provided with a maximum of three (3) minutes, but no discussion should occur between such commentor and the governing body. If discussion is desired, the item should be directed to be placed on the next regular or special agenda. The Presiding Officer may provide additional time. This procedure is to ensure that no violation of the Oklahoma Open Meeting Act occurs.

Perry Regular Municipal Authority Meeting Agenda

February 3, 2025

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5. **New Business** (matters not known about or which could not reasonably be foreseen prior to the time of posting. (Title 25, Section 311A.9 of the Oklahoma Statutes as amended).
6. **Adjourn**

Posted at Perry City Hall & Council Chambers.

January 31, 2025 _____ P.M.

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

February 3, 2025 @ 6:15 P.M.

Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

Meeting Called to Order

Roll Call

Declaration of Quorum

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A. Receive and approve the minutes of the PFA meeting of January 21, 2025.

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Perry Facilities Authority Meeting Agenda

February 3, 2025

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5. **New Business** (matters not known about or which could not reasonably be foreseen prior to the time of posting. (Title 25, Section 311A.9 of the Oklahoma Statutes as amended).
6. **Adjourn**

Posted at Perry City Hall & Council Chambers.

January 31, 2025 _____ P.M.

Christy Conrad, Secretary