City Council of the City of Perry
City Agenda – Regular Meeting
January 5, 2026 @ 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 December 15, 2025.**
   B. **Consider Approval Cimarron Valley Engineering, LLC's, Invoice in the amount of $ 36,151.50 for engineering and other services for December 2025.**
   C. **Declare Certain Library Books and Materials as well as a clock at the hospital as Surplus Property and no longer useful for a public purpose and to be disposed of in accordance with Purchasing Manual.**

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
      - Ward 1,2,3, and 4 Councilpersons have an opportunity to report any new developments or work performed since the last meeting.

6. **Receive Quarterly Presentation from the Cherokee Strip Museum.**

   Note: Maddy Flores will report.

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

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

   Attachment: Invoice for December 2025 is attached with remarks made at the meeting.

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

   Attachment: Invoice for December 2025 is attached, and the City Attorney Report will be presented at the meeting.

10. **Consider Approval of an Amendment to Chapter IV, Section 2 of the City of Perry/Perry Municipal Authority Personnel Manual Concerning "Buyback of Vacation Leave".**

    Background: Vacation leave is capped at 200 hours. Once an employee reaches 200 hours of vacation, no additional vacation accrues. Many dedicated employees have reached the maximum accrual. This policy would allow long-time, non-collective bargaining employees to sell not more than forty (40) hours of accrued but used vacation leave to the City, to be paid during the holiday season. The provisions on the sale of unused holiday leave have been removed from the proposed amendment.

    Attachment: Amendment to the Personnel Manual

    Recommendation: Discuss and take action as deemed appropriate.

11. CONSIDER APPROVAL OF RESOLUTION NO. 2026-01 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, CONCERNING THE CONSTRUCT HANGARS PROJECT AT THE PERRY MUNICIPAL AIRPORT, AUTHORIZING THE CITY MANAGER TO 1) APPLY FOR ALL REIMBURSEMENTS ON THE FOLLOWING GRANTS: AIP 3-40-0077-020-2025, AIG 3-40-0077-021, AND ODAA F22-26H-FS, 2) MAKE ALL REQUIRED PAYMENTS TO FIREBRAND CONSTRUCTION, LLC AND PARKHILL ENGINEERING AND 3) TO TAKE ANY AND ALL OTHER ACTIONS TO IMPLEMENT THE GRANT PROGRAMS AND CONTRACT REQUIREMENTS; IF THE RESOLUTION IS NOT APPROVED APPROVE A PAYMENT TO FIREBRAND CONSTRUCTION LLC IN THE AMOUNT OF $76,958.05.

Background: The Construct Hangars Project at the Perry Municipal Airport (“Project”) was competitively bid pursuant to the Public Competitive Bidding Act of 1974. Although eight bids were received on the Project, two bids were determined to be non-complaint, and the City Council awarded the base bid and Alternative No. 1 to Firebrand Construction LLC in the amount of $1,008,664.50. The City Council also authorized the approval of Task Order No. 2 with Parkhill Engineering providing for the necessary professional engineering services required for the Project. After the City Attorney reviewed and approved the contract, bonds, power of attorney and insurance and Project was authorized for funding by the receipt of FAA/ODAA Grants, the Mayor executed the Contracts with Firebrand Construction LLC and Parkhill Engineering. The grant total cost for the Project is $1,266,815.00 inclusive of all construction and professional services, and with two (2) FAA grants providing $696,748.00 in funding (55%), the ODAA grant providing $506,726.00 in funding (40%), with the local share required from the City of Perry of $63,641.00 (5%) in funding.

The purpose of this resolution is to authorize the City Manager to:

- apply for all reimbursement on the federal and state grants necessary for the Project.
- make all required payments to Firebrand Construction, LLC and Parkhill Engineering.
- take any and all other actions to implement the grant programs and provide for contract requirements.
- execute any change orders necessary to complete the project within the budgeted amount.

If the City Council approves the resolution, the City Manager’s first act will be to approve a payment of $76,958.05 to Firebrand Construction LLC. If the resolution is not approved the City Council should approve payment to Firebrand Construction LLC in the amount of $76,958.05. The payment has been authorized by Parkhill Engineering.

Attachments: Resolution No. 2026-01 and application for payment and waivers

Recommendation: Approve resolution or approve payment to Firebrand Construction LLC in the amount of $76,958.05.

12. **Consider Approval of Application for Payment No. 3 with Lone Hickory Cattle Company on the 25th Street Water and Sewer Improvements Project in the amount of $250,201.75.**

    Background: The City Engineer has reviewed the schedule of values and work performed on the above project and recommends payment to the contractor in the amount of $362,201.75. The City inadvertently mailed the contractor a check in the amount of $112,000.00, which was the amount of the change order approved at the last regular meeting. Therefore, $112,000.00 has been deducted from the payment required under the Application for Payment No. 3.

    Attachments: Application for Payment No. 3

    Recommendation: Approval

13. **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 Oklahoma Statutes as amended).**

14. **Consider Convening into Executive Session to Confer on Matters Pertaining to the Economic Development of the City of Perry to include A) Discussion of a Proposal to contract with a residential building developer to demolish a dilapidated structure on certain real property in exchange for the construction of two cottage homes, as public disclosure of the proposal will interfere with the development and implementation of the proposal (pursuant to 25 O.S.307C11 of the Oklahoma Statutes as amended) and B) for the purpose of discussing the purchase of lots in the Hughes Sorrell Addition to be used as residential building sites (pursuant to 25 O.S.307.B.3 of the Oklahoma Statutes as amended).**

15. **Reconvene into regular session.**

16. **Take any action deemed necessary pursuant to such executive session, including but not limited to entering into an Economic Development Agreement with Builders Investment Group LLC pursuant to item 14A and consider directing the City Manager to take such actions necessary to purchase said lots from the owner of certain Hughes Sorrell Addition lots, including appropriating the funds necessary to make the purchase of such lots and designating the source of the monies pursuant to item 14B.**

17. **Adjourn.**

Posted at Perry City Hall & Council Chambers. December 31, 2025_____ P.M.

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

January 5, 2026 @ 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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1. Consent Agenda

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A. Receive and Approve the Minutes of the Regular PMA Meeting of December 15, 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.

5. **Consider Approval of an Amendment to Chapter IV, Section 2 of the City of Perry/Perry Municipal Authority Personnel Manual Concerning "Buyback of Vacation Leave".**

   Background: Vacation leave is capped at 200 hours. Once an employee reaches 200 hours of vacation, no additional vacation accrues. Many dedicated employees have reached the maximum accrual. This policy would allow long-time, non-collective bargaining employees to sell not more than forty (40) hours of accrued but used vacation leave to the City, to be paid during the holiday season. The provisions on the sale of unused holiday leave have been removed from the proposed amendment.

   Attachment: Amendment to the Personnel Manual

   Recommendation: Discuss and take action as deemed appropriate.

6. **Consider Approval of Resolution No. 2026-01 of the Perry Municipal Authority Authorizing Participation in the OMPA Energy Services Residential Air Sealing Rebate Program.**

   Background: The OMPA WISE Air Sealing Rebate Program is a shared program between OMPA and participating OMPA member utilities. Rebates are only available to residential electric customers of participating member utilities. Only one rebate request may be submitted per installation address within a 10-year period. To qualify:

   - The total finished attic/roof insulation must be R-49, to qualify for the air sealing rebate.
   - Air sealing measures must be completed in the attic or roof space of a residence
   - Other areas of the home can be sealed, and can include the foundation, exterior walls, windows, doors, crawl space rim joist, and weather stripping, but air sealing must include the attic floor to qualify.
   - No buildings, garages, apartments, or sheds outside the square footage of the home's footprint will qualify for a rebate.
   - Generally, mobile homes do not qualify for these rebates; however, they may be considered on a case-by-case basis if the participating member utility so desires.
   - An in-person energy audit must be completed prior to the completion of any work. The energy audit will contain a comprehensive report that includes the depth and R-value of existing ceiling insulation, and a blower door test (test in) to include CFM@50 air leakage numbers.

   A resolution is provided if the trustees would like to participate. It is cost-shared 50/50 between the PMA and OMPA. Funding is subject to maximum reimbursement limitations.

   Attachment: Resolution No. 2026-01

   Recommendation: Approval

7. 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 Oklahoma Statutes as amended).

8. Adjourn

Posted at Perry City Hall & Council Chambers. December 31, 2025 _______ P.M.

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

January 5, 2026 @ 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 & Approve the Minutes of Regular PMA Meeting of December 15, 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 PFA 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.

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 Oklahoma Statutes as amended).**

6. **Adjourn**

Posted at Perry City Hall & Council Chambers. December 31, 2025 _______ P.M.

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Christy Conrad, Secretary