City Council of the City of Perry

City Agenda – Regular Meeting

May 5, 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 April 21, 2025.**
- **B. Consider Approval Cimarron Valley Engineering, LLC's, Invoice in the amount of $63,410.25 for engineering and other services for April 2025.**
- **C. Declare as surplus and no longer useful for a municipal purpose the list of items included with your agenda; authorize disposal pursuant to the Purchasing Manual.**
- **D. Public Notice that on June 27, 2025, there will a public auction open to the public of items declared surplus and the sale will be conducted by Pickens (more information to come).**
- **E. Declare as Surplus and no longer useful for a municipal purpose certain materials from the Perry Carnegie Library.**

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. **Proclamation Honoring Sherry Wallace DeBord on her Retirement as Municipal Judge**
   b. 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. **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. **Consider Approval of the FY 2025-2026 Municipal Solid Waste Collection and Disposal Contract with Davis Sanitation, Inc., including one (1) one (1) year option, for a net rate increase of 2% over the contract price for FY2024-2025; Provide Appropriation as Necessary from Reserves.**

   Background: The City currently has two (2) one (1) year written options to renew the Municipal Solid Waste Collection and Disposal Contract with Davis Sanitation, Inc. To exercise the option the City must provide notice of its intent to exercise the option prior to

June 1. Pursuant to the option, the annual price of service will increase by 2%. The convenience center operated by Davis will continue as well as all other provisions.

There is no state requirement requiring competitive bidding for this service by the City or its authority. In lieu of exercising the option, the City could choose to bid out the service. If the City chooses this alternative, it loses all options: The City Manager and CFO believe exercising the option is the better alternative because:

- When bids were solicited in the past, no bidder was interested in operating the convenience center or picking up unbundled brush and limbs; this contract provides for that service as a part of the basis price.
- The proposed increase is about equal to the increase in CPI.
- Davis will continue with service twice a week, which likely would be discontinued with a change in service providers.
- There is no time to switch providers; at least three months is required, and a five-year term is likely to be requested because of the duty to provide adequate polycarts and dumpsters;
- While a discussion about a different manner of collection could be held such as automation and once a week service, there are so many other issues to deal with at this time in the city's work, it is recommended that those discussions are deferred to a future date and study.

One (1) additional one (1) year option with 2% increase is provided in the contract.

Attachment: Contract

Recommendation: Approve FY2025-2026 Contract and Authorize the Mayor to execute the contract with monies necessary to fulfill the contract appropriated from the City's reserve account and to be automatically changed to the appropriation made for solid waste collection and disposal services as a part of the FY2025-2026 budget.

10. Consider Approval of certain Crash Carts and Isolation Carts and other items for the hospital renovation project, to be reimbursed by PFA Holdings, Inc.

Background: Certain items need to be purchased by the City to take advantage of the City's tax-exempt status and reimbursed by PFA Holdings, Inc., and used for the newly remodeled hospital with the expenditure to be paid by Capital Outley in Administration.

Attachment: List of purchased items

Recommendation: Purchase and transfer after reimbursement by PFA Holdings, Inc.

11. Consider Amendment to Downtown Square Improvement Program to include residential development and include any business or residential structure within the Perry Family Friendly District; Consider increasing the total amount of funds available.

Background: As the City continues to discuss development within the Perry Family Friendly District, which is the area within which the HP Historic Preservation Zoning

District is proposed, it appeared appropriate to broaden the program to include improvements to business and residential structures located with such district, instead of providing a limitation to businesses or businesses with residential features located only in the Downtown Business District.

Approval of this amended program will broaden its scope and the Council may wish to consider funding more than $15,000.00 to the enlarged program.

Attachment: Amended Program

Recommendation: Consider approval of the amended program and consider adding additional monies to fund the program and designate a source.

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) performance review of City Manager Nate Read pursuant to Title 25, Section 307B.4 of the Oklahoma Statues, as amended, and 2) for purposes of conferring on matters pertaining to economic development, including the creation of a proposal, including the potential lease of certain real property to entice a new business to locate in Downtown Perry, and to discuss continue economic development in the Perry Commercial Park including amendments to agreements provide for the same, if public disclosure of the matter discussed would interfere with the development of proposal and/or violate the confidentiality of the business, pursuant to Title 25, Section 307C.11 of the Oklahoma Statues, as amended.**

14. **Reconvene into regular session.**

15. **Take any action deemed necessary after the executive session.**

16. **Adjourn**

Posted at Perry City Hall & Council Chambers. May 2, 2025 @ ____________P.M.

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

May 5, 2025 @ 6:15 P.M.
Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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Roll Call
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A. Receive and Approve the Minutes of the Regular PMA Meeting of April 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.

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5. Adjourn

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority
Agenda – Regular Meeting
May 5, 2025 @ 6:15 P.M.
Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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A. Receive and Approve the Minutes of the Regular PMA Meeting of April 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 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. Adjourn

Posted at Perry City Hall & Council Chambers. May 2, 2025 @ ____________P.M.

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Christy Conrad, Secretary