



City Council of the City of Perry

Agenda – Regular Meeting

November 4, 2024 @ 6:15 P.M.

Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

Meeting Called to Order

Roll Call

Declaration of Quorum

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 Their 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 October 21, 2024.**
- B. Acknowledge receipt of the minutes of the Regular Planning Commission meeting of October 24, 2024.**

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 shall 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. City Manager Remarks**

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

Attachment: Invoice attached

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

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

- 9. Presentation by Melanie McGuire on Current Projects and Funding Opportunities.**

- 10. Consider Application For Use by Review and Site Plan For Operation Blessing For The Location of A Storage Building To Be Located At 803 Market Street, Perry, Oklahoma; Receive Recommendation Of Site Plan Review from the Perry Planning Commission; Take action as deemed appropriate.**

Background: An application for use by review and site plan review has been filed by Lou Ann Hunt of Operation Blessing, Inc., (referred to as the “Applicant”). This Applicant seeks to locate a storage building at 803 Market Street, Perry, Oklahoma, 73077, and with a legal description as follows:

Lot Twelve (12), Lot Thirteen (13), Lot Fourteen (14), Lot Fifteen (15), in Block Two (2) DOYLE’S ADDITION to the City of Perry, County of Noble, State of Oklahoma, according to the recorded plat thereof (hereinafter the “subject tract”).

The subject tract is currently zoned C-2 General Commercial District. The Applicant wants to purchase and construct a 12' X 32' metal portable building on the subject tract to use for storage. The C-2 General Commercial District permits uses and structures clearly incidental and necessary to the permitted principal uses and structures but only after review and approval as a use by review. Issues to be determined in performing the site plan review include drainage, access, lighting, screening, landscaping, parking, special features, waste disposal and public rights-of-way.

A notice of this public hearing was published in the newspaper and mailed in accordance with Title 11, Sections 43-104 through 43-106 of the Oklahoma Statutes, Section 12-286 (Site Plan Review) and Section 12-282.B (Uses Permitted by Review) of the Perry Municipal Code 2022.

Attachments: Application and Notice

Recommendation: Receive recommendation from the Perry Planning Commission, and after public input and discussion, take action on use by review and site plan review application.

11. Presentation from City Engineer Matthew Coe and Nate Read City Manager on water, sewer, and electric rate adjustments and needed water infrastructure improvements.

Background: The issues which arose due to the January freeze and other water infrastructure improvements will be discussed by Matthew Coe. Water Project Budget Reports are attached. These projects include an estimated \$2,000,000.00 to Decommission Old Water Mains, \$1,100,000.00 to provide Residuals Handling Improvements (or a reoccurring cost of \$300,000.00 to \$400,000.00 every three to four years to handle residuals by another method), and \$750,000.00 to provide the 12" Water Loop Booster Improvements to the west. Long-term planning considerations include a Water Treatment Plant Rehabilitation for \$10,500,000.00 or a new Water Treatment Plant for \$37,000,000.00.

Attachment: Water Project Budget Reports

Recommendation: Receive Presentation

12. Approve City Council Regular Meeting Schedule.

Background: Required to be approved and provided to the City Clerk prior to each successive December 15.

Attachment: Schedule

Recommendation: Discuss and if deemed appropriate, approve.

13. Consider Changes in Utility Rates as follows:

- A. Conduct General Discussion of the overall plan for utility rate changes to be presented by Nate Read.
- B. **CONSIDER APPROVAL OF ORDINANCE NO. 2024-24 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 18 OF THE PERRY MUNICIPAL CODE 2022, BY THE AMENDMENT OF SECTION 17-201 ENTITLED “ELECTRIC UTILITY FEES AND BILLINGS IN GENERAL”; BY THE AMENDMENT OF SUBSECTION B(1).A, B(2).A, B(3).A, B(4).A, AND B(5), REDUCING THE MINIMUM ELECTRIC BILLING FOR ALL RESIDENTIAL CUSTOMERS BY THREE DOLLARS AND SIXTY-NINE CENTS (\$3.69); PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.**

Attachment: Ordinance No. 2024-24

- C. **Consider Approval of the Emergency Clause for Ordinance No. 2024-24.**

Recommendation: At least seven (7) affirmative votes are required to pass the emergency clause.

- D. **CONSIDER APPROVAL OF ORDINANCE NO. 2024-25 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 18 OF THE PERRY MUNICIPAL CODE 2022, BY THE AMENDMENT OF SECTION 17-201 ENTITLED “ELECTRIC UTILITY FEES AND BILLINGS IN GENERAL”; BY THE AMENDMENT OF SUBSECTION 1, INCREASING THE ELECTRIC RATE BY 4.62% FOR ALL INDUSTRIAL CUSTOMERS; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.**

Attachment: Ordinance No. 2024-25

- E. **Consider Approval of the Emergency Clause for Ordinance No. 2024-25.**

Recommendation: At least seven (7) affirmative votes are required to pass the emergency clause.

- F. **CONSIDER APPROVAL OF ORDINANCE NO. 2024-22 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 18 OF THE PERRY MUNICIPAL CODE 2022, BY THE AMENDMENT OF SUBSECTION A OF SECTION 17-413 ENTITLED “WATER RATES”; PROVIDING FOR AN INCREASE IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL WATER RATES; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.**

Attachment: Ordinance No. 2024-22

G. Consider Approval of the Emergency Clause for Ordinance No. 2024-22.

Recommendation: At least seven (7) affirmative votes are required to pass the emergency clause.

H. CONSIDER APPROVAL OF ORDINANCE NO. 2024-21 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 18 OF THE PERRY MUNICIPAL CODE 2022, BY THE AMENDMENT OF SECTION 17-510 ENTITLED “SANITARY SEWER USE RATES”; PROVIDING FOR AN INCREASE IN SANITARY SEWER USE AND OTHER RELATED SANITARY SEWER RATES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMERS; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

Attachment: Ordinance No. 2024-21

I. Consider Approval of the Emergency Clause for Ordinance No. 2024-21.

Recommendation: At least seven (7) affirmative votes are required to pass the emergency clause.

J. CONSIDER APPROVAL OF ORDINANCE NO. 2024-23 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 17, ARTICLE 2 OF THE PERRY MUNICIPAL CODE 2022 BY THE AMENDMENT OF SECTION 17-218 ENTITLED “ADMINISTRATIVE FEE”; PROVIDING FOR A TWO DOLLAR (\$2.00) INCREASE IN THE ADMINISTRATIVE FEE APPLIED TO EVERY UTILITY BILL TO RECOVER THE COST OF UTILITY BILLING, UTILITY COLLECTION, POSTAGE, METER READING AND ALL OTHER ANCILLARY AND INCIDENTAL UTILITY BILLING AND COLLECTION SERVICE REQUESTS; REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

Attachment: Ordinance No. 2024-23

K. Consider Approval of the Emergency Clause for Ordinance No. 2024-23.

Recommendation: At least seven (7) affirmative votes are required to pass the emergency clause.

Background: The above ordinances provide the following rate changes:

- The minimum electric billing for all residential customers is reduced by Three Dollars and Sixty-Nine Cents (\$3.69).
- The industrial electric rate is increased by 4.62%
- Residential water and sewer rates are increased by 69%.
- Commercial and industrial water and sewer rates are increased by 89%.

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Electric rate changes presented in items 10B and 10D are revenue neutral. \$100,000.00 per year will be lost with the residential base rate decrease and approximately \$100,000.00 will be added due to the industrial rate increase.

The increases in electricity rates over the last 25 years as compared to the cost-of-living increases are shown by the following chart:

	# Increases	Total Electric % Increase	Avg Electric % Increase	CPI < 0	Total CPI %	Avg CPI %
Last 5	1	2.0%	0.4%	0	22.1%	4.4%
Last 10	3	8.1%	0.8%	1	28.1%	2.8%
Last 15	4	9.1%	0.6%	2	39.3%	2.6%
Last 20	6	14.1%	0.7%	2	52.6%	2.6%
Last 25	8	20.1%	0.8%	2	63.3%	2.5%

Water rate changes presented in item 10F will result in approximately \$899,797.00 in additional revenue. With that rate change the water department will no longer be operating at a deficit, the department will have \$200,000.00 for annual capital improvement projects, and the department will cover 10% of the operational transfer to the General Fund.

The increases in water rates over the last 25 years as compared to the cost-of-living increases are shown by the following chart:

	# Increases	Total Water % Increase	Avg Water % Increase	CPI < 0	Total CPI %	Avg CPI %
Last 5	1	2.0%	0.4%	0	22.1%	4.4%
Last 10	6	17.3%	1.7%	1	28.1%	2.8%
Last 15	10	26.3%	1.8%	2	39.3%	2.6%
Last 20	12	31.3%	1.6%	2	52.6%	2.6%
Last 25	14	37.3%	1.5%	2	63.3%	2.5%

Sewer rate changes presented in item 10H will result in approximately \$489,711.00 in additional revenue. With that rate change the sewer department will no longer be operating at a deficit, the department will have \$125,000.00 for annual capital improvement projects, and the department will cover 10% of the operational transfer to the General Fund.

The increases in water rates over the last 25 years as compared to the cost-of-living increases are shown by the following chart:

	# Increases	Total Sewer % Increase	Avg Sewer % Increase	CPI < 0	Total CPI %	Avg CPI %
Last 5	1	2.0%	0.4%	0	22.1%	4.4%
Last 10	5	12.3%	1.2%	1	28.1%	2.8%
Last 15	9	21.3%	1.4%	2	39.3%	2.6%
Last 20	11	26.3%	1.3%	2	52.6%	2.6%
Last 25	13	32.3%	1.3%	2	63.3%	2.5%

The \$2.00 monthly increase in the administrative fee will raise approximately \$61,824.00 in annual revenue.

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14. New Business (matters not known about or which could not reasonably be foreseen prior to the time of posting. (25 O.S. 311A.9).

15. Adjourn

Posted at Perry City Hall & Council Chambers.

November 1, 2024 _____ P.M.

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

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Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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Roll Call

Declaration of Quorum

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A. Receive and approve the minutes of the PMA meeting of October 21, 2024.

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 shall 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

November 4, 2024

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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.

November 1, 2024 _____ P.M.

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

November 4, 2024 @ 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 October 21, 2024.

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 shall 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 Facilities Authority Meeting Agenda

November 4, 2024

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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.

November 1, 2024 _____ P.M.

Christy Conrad, Secretary