



CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

August 17, 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 August 3, 2026.**
- B. 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. Consider Items Removed from the Consent Agenda for Discussion.**
- 3. Consider and Act on items removed from the Consent Agenda, if any.**

Comments & Reports

- 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 commenter 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.

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 hereinbelow 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. Proclamations
 - b. Commendations
 - c. Council Reports
 - i. Ward 1,2,3, and 4 Councilpersons have an opportunity to report any new developments or work performed since the last meeting.
 - d. Committee Reports
 - e. Quarterly Reports prepared for the last meeting of the quarter
6. **City Manager Remarks and Update, including a discussion of comparing electric, water, sewer and solid waste collection and disposal rates with other providers, use of revenue and general discussion of the subject with participation requested from the governing body, if desired. Also recent electric outages will be discussed.**

Other Business

7. **Quiet Zones: What Are They and What Do They Cost?**

Background. City Manager Intern Kaylee Lowry will provide an overview of railroad quiet zones, including their purpose, requirements, potential safety improvements, and estimated implementation and ongoing costs. The discussion will help the City better understand the process and considerations involved in establishing a quiet zone.

8. Reserved. The item was deleted by numbering maintained.

Resolutions & Ordinances

9. **CONSIDER, DISCUSS, AND TAKE ACTION ON RESOLUTION NO. 2026-14 ESTABLISHING A STRANDED TRAVELER ASSISTANCE PROGRAM; DECLARING A MUNICIPAL PUBLIC PURPOSE; ESTABLISHING ELIGIBILITY REQUIREMENTS, PERMITTED ASSISTANCE, EXPENDITURE LIMITATIONS, ADMINISTRATIVE PROCEDURES, DOCUMENTATION, REPORTING REQUIREMENTS, AND SAFEGUARDS; APPROVING THE STRANDED TRAVELER ASSISTANCE FORM; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

Background: Resolution No. 2026-14 would establish a limited Stranded Traveler Assistance Program for persons who are stranded within or affecting the City, lack reasonably available means to reach a safe or verified destination, and present a documented health, safety, welfare, or municipal-service concern.

The proposed program is intended to protect public health and safety, connect eligible persons with verified assistance, reduce unsafe stranded conditions, and reduce demands on police, fire, emergency medical, court, and other municipal services. Eligibility would not depend upon whether the applicant is a motorist, indigent, or unhoused.

Assistance would be voluntary and discretionary. The City could purchase transportation tickets, fuel, transportation to an appropriate departure or service location, emergency lodging, and limited food or essential travel supplies.

Whenever practical, the City would pay the provider directly. Cash payments to applicants, after-the-fact reimbursements, payment of unrelated debts, transportation to an unverified destination, and assistance used to avoid criminal or judicial process would be prohibited.

Before assistance is approved, City personnel would verify the applicant's circumstances, proposed destination, receiving person or organization, ability to complete the trip, and absence of any legal or medical impediment to travel. Participation could not be required as a condition of avoiding arrest, obtaining release from custody, receiving emergency services, or obtaining any other governmental benefit.

The program would be administered by the City Manager, Police Chief, or an authorized written designee. Ordinary expenditures would be subject to a per-applicant or household limit, and extraordinary expenditures would require written approval by the City Manager. All expenditures would remain subject to available appropriated funds and an annual program budget cap.

The proposed safeguards are based upon the City Attorney's memorandum and the public-purpose principles discussed in 2024 OK AG 10, including objective eligibility standards, direct provider payments, expenditure limits, documentation, administrative oversight, and annual nonconfidential reporting.

Attachments: City Attorney memo, 2024 AG Opinion 10, Resolution and Form

Recommendation: Discuss and if deemed appropriate, approve

10. **CONSIDER THREE ITEMS PERTAIN TO AMENDMENTS TO THE PLANNED UNIT DEVELOPMENT ORDINANCE.**
 - A. **RECEIVE THE RECOMMENDATION OF THE PERRY PLANNING COMMISSION REGARDING ORDINANCE NO. 2026-12, AMENDING THE CITY'S PLANNED UNIT DEVELOPMENT REGULATIONS.**

Background: Following a public hearing, the Perry Planning Commission reviewed Ordinance No. 2026-12, received public comments, discussed the proposed amendments to the City's Planned Unit Development regulations, and considered whether to recommend approval, approval with amendments, or disapproval. The City Council should receive the Planning Commission's recommendation before considering the ordinance.

Recommendation: Receive the recommendation of the Perry Planning Commission regarding Ordinance No. 2026-12.

- B. CONSIDER APPROVAL OF ORDINANCE NO. 2026-12 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING THE PERRY MUNICIPAL CODE 2022, SUPPLEMENT NO. 2, CHAPTER 12, ARTICLE 2, RELATING TO PLANNED UNIT DEVELOPMENTS; AMENDING THE INTRODUCTORY PARAGRAPH OF SECTION 12-296C.B; ADDING A NEW SUBSECTION 12 TO SECTION 12-296C.B ENTITLED "WAIVERS, MODIFICATIONS, AND ALTERNATIVE COMPLIANCE"; AMENDING SECTION 12-296D.C.3.J AND SECTION 12-296D.C.3.Q; ESTABLISHING STANDARDS AND PROCEDURES FOR WAIVERS, MODIFICATIONS, AND ALTERNATIVE COMPLIANCE MEASURES; REQUIRING SEPARATE WRITTEN REQUESTS, JUSTIFICATION, AND FINDINGS FOR EACH REQUESTED DEPARTURE; ESTABLISHING PROCEDURES FOR AMENDMENTS AFTER APPROVAL OF A PLANNED UNIT DEVELOPMENT; ESTABLISHING REQUIREMENTS FOR MODIFICATIONS OF PERIMETER SETBACKS AND CORNER-VISIBILITY STANDARDS; REQUIRING REPRESENTATIVE ARCHITECTURAL AND VISUAL MATERIALS FOR RESIDENTIAL PLANNED UNIT DEVELOPMENTS; REQUIRING THE STATEMENT OF INTENT TO IDENTIFY BINDING AND ILLUSTRATIVE ARCHITECTURAL CHARACTERISTICS; AND PROVIDING FOR REPEALER, SAVINGS, CODIFICATION, SEVERABILITY, PENALTY, AND DECLARING AN EMERGENCY.**

Background: Ordinance No. 2026-12 would amend the City's Planned Unit Development regulations to establish standards and procedures for waivers, modifications, and alternative compliance measures. Each requested departure would be separately identified and supported by written justification, and the applicable decision-making body would be required to adopt findings addressing the affected regulation, the ordinary requirement, the approved alternative, the supporting evidence, and the applicable approval criteria.

The ordinance would limit modifications of perimeter setbacks and corner-visibility requirements to approval by the City Council through an original Planned Unit Development or substantial amendment. It would also establish procedures for modifying approved departures and other Planned Unit Development documents or conditions after approval. Residential Planned Unit Development applications would be required to include representative architectural or visual materials, and the Statement of Intent would identify which architectural characteristics are binding and which are illustrative.

The Perry Planning Commission conducted a public hearing, reviewed the proposed ordinance, and forwarded its recommendation to the City Council.

Attachment: Notice and Ordinance No. 2026-12

Recommendation: Consider approving Ordinance No. 2026-12.

C. Consider Application and Approval of the Emergency Clause for Ordinance No. 2026-12.

Note: At least seven (7) members of the City Council must approve the emergency clause.

11. Consideration and possible action to approve Resolution No. 2026-15 authorizing the City Manager to administer and implement the public construction contract with Downey Contracting, LLC for the Manage Residuals Project at the Water Treatment Facility, Oklahoma Department of Commerce CDBG Project No. 19758 CDBG 25.

Background: The City of Perry received funding assistance through the Oklahoma Department of Commerce Community Development Block Grant Program for Water Treatment Plant Improvements identified as CDBG Project No. 19758 CDBG 25. The project, referred to as the “Manage Residuals Project at the Water Treatment Facility,” is intended to improve the City’s ability to manage residuals generated during the water treatment process. The improvements will provide for the mechanical removal and timely disposal of residuals, improve the efficiency and operation of the Water Treatment Plant, and reduce the need for costly sediment basin cleanout and disposal services.

The project was competitively bid in accordance with the Oklahoma Public Competitive Bidding Act of 1974. Four bids were received and reviewed. Based upon the recommendation of the City’s engineer, Matthew Coe, the City Council awarded the public construction contract to Downey Contracting, LLC, as the lowest responsible bidder, in the amount of \$1,372,000.00, subject to receipt and approval of all required contract documents, bonds, insurance, powers of attorney, and other supporting materials.

The Oklahoma Department of Commerce subsequently approved a project budget modification requiring the City to provide additional leverage and local matching funds. A separate resolution amending and confirming the City’s leverage commitment has been presented for City Council consideration.

The proposed resolution authorizes the City Manager to administer and implement the construction contract; request and receive CDBG reimbursements and other project funding; make properly documented payments; coordinate construction inspection and related professional services; execute necessary project and grant documents; and approve change orders within the available budget and existing funding authorizations.

Attachment: Resolution No. 2026-15

Recommendation: Discuss and if appropriate, authorize the City Manager to administer and implement the public construction contract with Downey Contracting, LLC for the Manage Residuals Project at the Water Treatment Facility; administer CDBG funding and reimbursements; make properly documented project payments; coordinate required construction inspection and professional services; execute necessary project documents; and approve change orders within the available project budget and funding authorizations.

12. Approve the specifications for the Police Station Metal Roof Overbuild and authorize the City Manager to advertise the project for competitive bids.

Background: The existing Perry Police Station is an approximately 65-foot by 60-foot building with a flat concrete roof, covered entrances on the east and west sides, and a connecting breezeway. The proposed project would construct a new metal roof overbuild above the existing roof to provide a complete, structurally sound, and watertight roofing system while maintaining secure and continuous police operations.

The bid package describes a nominal 5:12 engineered wood-truss roof system with structural roof decking, vapor and water-control materials, 26-gauge concealed-fastener standing-seam painted metal roofing, ridge caps, flashings, trims, an approximately 24-inch fascia band, work at both covered entrances, the connecting breezeway, drainage transitions, and associated labor, materials, equipment, engineering, bracing, fastening, weather protection, and closeout requirements.

Date for Receipt of bids will be September 11, 2026 @ 2:00 p.m.

Attachments: Bid Package including advertisement and agreement.

Recommendation: Staff recommends approval of the project specifications and authorization for the City Manager to advertise for competitive bids.

Strategic Plan Update

13. Discuss City Strategic Plan. The Council will focus this meeting on initiatives to improve infrastructure. On a quarterly basis, the Council will review the entire Strategic Plan and devote one meeting each quarter to a specific component of the plan.

- I. Meeting 1: Community Meeting & Reports
- II. Meeting 2: Communication
- III. Meeting 3: Strengthen Tax Base
- IV. Meeting 4: Housing
- V. Meeting 5: Infrastructure**
- VI. Meeting 6: Quality of Life

14. Upcoming Meeting Review

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15. New Business. (matters not known about or which could not reasonably be foreseen prior to the time of posting. (Title 25, Section 311A.10 of Oklahoma Statutes as amended).

16. Adjourn.

Posted at Perry City Hall & Council Chambers & www.cityofperryok.com.

August 13, 2026 @ 11:00 A.M.

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

August 17, 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 August 3, 2026.

2. Items Removed from Consent Agenda for Discussion.

3. Consider and act on items removed from 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 commenter 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.

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5. Amend the PMA Budget by transferring \$70,000.00 from PMA Carry forward/reserve account to the PMA Airport Fund.

Background: Following the successful construction and rapid leasing of four hangars at Perry Municipal Airport, the Trust Manager recommends pursuing the construction of four additional hangars. The current federal funding program offers an exceptionally favorable cost-share percentage that may be reduced or otherwise amended in the future.

At this time, the first required step is to transfer \$70,000 from the PMA Carryforward/Reserve Account to the PMA Airport Fund. Following approval, the project consultant will prepare an amendment to the existing task list for PMA approval. A contract amendment and application for federal funding can then be considered.

Recommendation: Approve a PMA budget amendment transferring \$70,000 from the PMA Carryforward/Reserve Account to the PMA Airport Fund as the first step toward constructing four additional hangars at Perry Municipal Airport.

6. New Business (matters not known about or which could not reasonably be foreseen prior to the time of posting. (Title 25, Section 311A.10 of Oklahoma Statutes as amended).

7. Adjourn.

Posted at Perry City Hall & Council Chambers & www.cityofperryok.com.

August 13, 2026 @ 11:00 A.M.

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

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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 PFA Meeting of August 3 2026.

2. Items Removed from Consent Agenda for Discussion

3. Consider and act on items removed from 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 commenter 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 commenters 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 commenter 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.)

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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.10 of Oklahoma Statutes as amended).
6. **Adjourn.**

Posted at Perry City Hall & Council Chambers & www.cityofperryok.com.

August 13, 2026 @ 11:00 A.M.

Christy Conrad, Secretary