City Council of the City of Perry

Agenda – Special Meeting

February 19, 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 February 3, 2025.**
   B. **Receive and Approve the Minutes of the Special City Council Meeting of February 6, 2025.**
   C. **Acknowledge Librarian's October 2024 Report for the Perry Carnegie Library and Statistics Report for October 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 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 prevent any violation of the Oklahoma Open Meeting Act.

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 on current projects and activities.**

7. **Chief Financial Officer Report on January 2025 Financial Report.**

   Attachment: January 2025 Financial Report enclosed.

8. **Consider Approval of Agreement with the Oklahoma Department of Transportation to lease the right-of-way necessary to make Charles Hall Boulevard a two-way roadway.**

   Background: The City has sought a two-lane Perry Commercial Park access Road for decades but was only able to get permission for a one lane road from the federal and state agencies. Due to work from the engineers and principals of Seth Wadley Development consent has been obtained for a two way road. In order to accomplish this project, additional right of way will need to be leased, then purchased, by the City. The fair market value of the property with access onto US-64 (Fir Street) has been valued at $23,650.00. This property must first be leased by the City with the lease payments applied to the purchase price in accordance with Title 69, Section 1001, Subsection B which states:

   B. Any surplus land which has been leased to a political subdivision by the Commission may be sold and conveyed to the political subdivision for the present fair market value as determined by a competent appraisal and the political subdivision may have credited toward the purchase price of any such property the lease payments which the political subdivision shall have previously made to the Commission.

   The lease is a standard 5-year lease with a 6% cap. rate that can be canceled at any time, however, the current fair market value for the direct offer will expire in 18 months (internal policy). To guarantee the value of the surplus right-of-way does not need to be updated for the disposal, it is recommended that the final sale and direct offer be conducted within the next 18 months. In any case, all lease payments would be collected and used as a deposit for the property, regardless of the value at the time of sale. This action is necessary as a predicate to the real property's purchase and the construction of the public improvements. Seth Wadley has agreed to pay for a large portion of this improvement and grant funding and other dollars are being sought for the balance of the costs estimated at $750,000.00. While funding is being raised and plans finalized; however, the property needs to be leased pending its sale which should occur later this year.

Attachments: Lease Agreement

Recommendation: Approval

9. **Consider Approval of Payment of Invoice to Cimarron Valley Engineering, Inc., in the amount of $35,513.25 for engineering and other services during January 2025.**

Background: Matthew Coe, P.E., has worked on numerous projects during January 2025, for the City as shown herein:

January Invoices		
24007.06-10	Perry Lake	$ 3,171.25
24007.12-07	WTP Roof Repair	$ 1,952.50
24007.18-01	Cedar Street Bridge	$ 450.00
24007.19-01	Stonehill Trail Easement	$ 2,014.50
24007.20-01	Rail Crossing	$ 787.50
24007.21-01	Travel Center/Motel	$ 562.50
On-Call Engineering Services Total		*$ 8,938.25*
24-058-03	DWSRF Water	$ 18,600.00
24006-07	32nd St. Sewer Project	$ 7,975.00
Contract Services Total		*$ 26,575.00*
Total Invoices Due		**$ 35,513.25**

Attachment: Invoices

Recommendation: Approval

10. **Consider Nominating a candidate to the OMAG Board.**

Background: If a member of the governing body or staff would like to be nominated to be on the board of directors of OMAG, that nomination should occur.

Attachment: Nomination form and memo

Recommendation: Consider making nomination to the OMAG Board

11. **CONSIDER APPROVAL OF RESOLUTION NO. 2025-03 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AUTHORIZING THE CITY MANAGER TO FILE FILM & VIDEO PRODUCTION SUPPORT REQUESTS AND TO TAKE WHATSOEVER OTHER ACTIONS AS MAY ENHANCE AND ASSIST THE FILM, MUSIC, TELEVISION PRODUCTION ENDEVAVORS WITHIN THE CITY LIMITS, INCLUDE TEMPORARILY SUSPEND CERTAIN RESOLUTIONS, ORDINANCES AND CITY CODE PROVISIONS FOR THE PURPOSE OF ASSISTING THE PRODUCTION OF MOTION PICTURES, TELEVISION PROGRAMS, VIDEOS AND THE RECORDING OF MUSIC WITHIN THE CITY LIMITS AND IN ADDITION, THE CLOSING OF STREETS AND PARKS AND OTHER PUBLIC WAYS AND AREAS AND TO RESTRICT THEIR USE, TO**

INCLUDE THE PLACEMENT OF NECESSARY BARRICADES, AND DO WHATSOEVER MAY BE NECESSARY TO SECURE SUCH FILM & VIDEO PURPOSE.

Background: Senate Bill 608 created the "Filmed in Oklahoma Act" on May 24, 2021.Authors of the measure were our very own Sen. Chuck Hall (R-Perry) and Rep. Scott Fetgatter (R-Okmulgee). The new law increased the state's film incentive cap and eligibility threshold to host major motion pictures and television series. The City of Enid, Oklahoma, was recently the movie set of "The One," a motion picture filmed throughout the community, and starring the Downtown Christmas Tree and featuring film actor icon Martin Sheen. The City of Perry, Oklahoma, with its beautiful downtown square, CCC Lake and Park and other western themed topography should be sought after by television, film and music production crews and the City should be actively pursuing these opportunities. This resolution authorizes the City Manager to take the steps as set out in the title of the resolution limited by the City Manager's financial authorization.

Attachment: Resolution No. 2025-03

Recommendation: Approval

` **12. Consider Nomination of Two residents as members to the Perry Planning Commission.**

Background: Due to resignations, the Perry Planning Commission currently only has three members. Section 12-101 of the Perry Municipal Code provides as follows:

"There is hereby created a planning commission of the City, which shall consist of five (5) residents of the city, nominated by the Mayor and confirmed by the City Council. The members of the commission shall be nominated and appointed solely with reference to their fitness and without reference to party affiliation and shall serve without compensation. Members may be removed by the City Council only for inefficiency, neglect of duty or malefaction in office."

Should the Mayor have nominations, the governing body should consider their appointment.

Recommendation: If one or more nominations occur, consider appointment of residents to the Perry Planning Commission.

13. Consider Action on the letters of Dixie Johnson, Director of NODA and OMPA.

Background: Former City Clerk Dixie Johnson has informed the City by letter of her intent to resign as a Director of NODA and OMPA. She asked that her resignation from the Board of Directors of OMPA occur after the March 13 Board meeting to allow her to vote at that meeting. The resignation from NODA can be effective as designated by the Council and her replacement will be subject to election in June.

Attachment: letters
Recommendation: Acceptance of resignation after March 13th meeting for OMPA
Set date for resignation from the NODA Board of Directors

14. Consider Convening into Executive Session to Consider The First Amendment To The FY 2024-2025 Agreement Between The City Of Perry, Oklahoma And The Perry Professional Firefighters, Local 4242, Bargaining Agent, International Association Of Firefighters, extending the Agreement until June 30, 2026.

15. Reconvene into regular session.

16. Consider Approval of First Amendment to the FY 2024-2025 Agreement Between The City Of Perry, Oklahoma And The Perry Professional Firefighters, Local 4242, Bargaining Agent, International Association Of Firefighters, extending the Agreement until June 30, 2026.

Attachment: First Amendment

17. Adjourn

Posted at Perry City Hall & Council Chambers. February 13, 2025 _____ P.M.

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority
Agenda – Special Meeting
February 19, 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 February 3, 2025.**
   B. **Receive and Approve the Minutes of the Special PMA Meeting of February 6, 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. Consider Approval of Hangar Ground Lease Agreement for Hangar 4 South with Matthew K. Mitchell.

Background: The Airport Manager will report.

Attachment: Hangar Ground Lease Agreement

Recommendation: Approval

6. Adjourn

Posted at Perry City Hall & Council Chambers. February 13, 2025 _______ P.M.

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Special Meeting

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Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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Declaration of Quorum

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   A. **Receive and Approve the Minutes of the Regular PMA Meeting of February 3, 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.

6. Adjourn

Posted at Perry City Hall & Council Chambers. February 13, 2025 _______ P.M.

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Christy Conrad, Secretary