



CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

September 21, 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 September 8, 2026.

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
6. **Presentation of Financial Report from August 2026.**

Other Business

7. CONSIDERATION AND POSSIBLE ACTION TO AWARD THE CITY OF PERRY'S FUEL BIDS TO ONCUE AND KEMNITZ OIL COMPANY BY INDIVIDUAL BID ITEM.

Background: The City solicited competitive bids for the purchase of the various fuel products required for City vehicles and equipment. OnCue offered the City a discount of sixteen cents (\$0.16) per gallon on all fuel products it sells. Kemnitz Oil Company offered a discount of ten cents (\$0.10) per gallon on its fuel products. Based upon these discounts, OnCue submitted the lowest bid on every fuel product that both companies offer.

The City also requires off-road red-dyed diesel fuel for use in qualifying City-owned machinery and equipment that is not operated on public streets and highways. Red-dyed diesel is intended for authorized off-road use and must be maintained and used separately from diesel fuel purchased for licensed highway vehicles. OnCue does not sell off-road red-dyed diesel and therefore did not submit a bid for that item. Kemnitz Oil Company submitted a bid offering a discount of ten cents (\$0.10) per gallon for the off-road red-dyed diesel required by the City.

Because the fuel products were separately identified and priced, the City may award the bid by individual item. Awarding the items in this manner allows the City to obtain OnCue's sixteen-cent-per-gallon discount on the products OnCue sells while continuing to obtain the required off-road red-dyed diesel from Kemnitz Oil Company at a ten-cent-per-gallon discount.

Attachments: Invitation and Specifications for Fuel Bids, Bid Submitted by OnCue, Bid Submitted by Kemnitz Oil Company and Fuel-Bid Tabulation and Staff Recommendation

Recommendation: Award to OnCue each fuel product offered by OnCue at a discount of sixteen cents (\$0.16) per gallon; award the off-road red-dyed diesel fuel item to Kemnitz Oil Company at a discount of ten cents (\$0.10) per gallon; and authorize the City Manager and appropriate City officials to purchase fuel under the awarded bids and execute any necessary documents.

8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE BID CANVASS, DETERMINE THE LOWEST RESPONSIBLE BIDDER, AND AWARD THE PUBLIC CONSTRUCTION CONTRACT FOR THE PERRY POLICE STATION METAL ROOF OVERBUILD PROJECT.

Background: The City advertised for sealed bids for the Perry Police Station Metal Roof Overbuild Project. The project generally consists of furnishing and installing a new trussed metal roof over the existing flat concrete roof of the Perry Police Station, including the structural roof decking, vapor and water-control materials, 26-gauge standing-seam painted metal roof panels, ridge caps, flashings, trims, fascia, covered entrance areas, connecting breezeway, drainage transitions, and related labor, materials, equipment, engineering, and incidental work necessary to provide a complete and watertight roof system.

The City received and publicly opened two bids on September 11, 2026. Both bidders submitted complete bids:

- Strader Building, Inc. - \$175,730.00
- Black Oak Roofing, LLC - \$190,600.00

Strader Building, Inc. submitted the lowest bid in the amount of \$175,730.00. City staff has reviewed the bid documents and has determined that Strader Building, Inc. is the lowest responsible bidder based upon the bid documents, price, qualifications, experience, capacity, proposed work, bonding capacity, and other lawful factors relevant to the bidder's ability to complete the project.

Following the award, the successful bidder must submit the executed public construction contract, performance bond, statutory payment bond, maintenance bond, required insurance documents, and the certified and currently effective power of attorney for each attorney-in-fact executing a bond. The Mayor's authority to execute the contract should be conditioned upon review and approval of those documents by the City Attorney.

Attachments: Bid Canvass, Bid Submitted by Strader Building, Inc., Proposed Public Construction Contract and Required Bond Forms

Recommendation: Approve the bid canvass; determine Strader Building, Inc. to be the lowest responsible bidder; award the public construction contract for the Perry Police Station Metal Roof Overbuild Project to Strader Building, Inc. in the amount of \$175,730.00; authorize issuance of the Notice of Award; and, following the City Attorney's review and approval of the executed contract, performance bond, statutory payment bond, maintenance bond, required insurance documents, and applicable powers of attorney, authorize the Mayor to execute the public construction contract and related documents on behalf of the City.

9. Consider approval of the award of the Hospital Clinic Roof Project to Warfighter Properties, LLC d/b/a Warfighter Construction in the amount of \$55,100.00; approval of the related three-party agreement among the City of Perry, Warfighter Construction, and Stillwater Medical Center Authority; and authorization for the City Manager to implement the award and agreement.

Background: The roof at the hospital clinic located at 505 North 14th Street has experienced significant deterioration and leakage. The City obtained and reviewed multiple roofing proposals. The submitted options were not identical and included short-term coatings, roof overlays, and complete replacement systems with materially different insulation, installation methods, warranties, useful lives, and prices.

Warfighter Construction submitted a firm proposal of \$55,100.00 for a full TPO layover. The work includes installation of one-half-inch Poly ISO 1-HD board over the existing modified-bitumen system, mechanical fastening to the metal deck, a fully adhered TPO membrane, heat-welded seams, proper flashing at penetrations, a 20-year Mule-Hide material warranty, and a two-year leak-free workmanship warranty. After considering price, scope, warranty, completeness, and contractor responsibility, staff determined that Warfighter Construction submitted the lowest responsible proposal for the selected roof system.

The roof is expressly included within the Authority Maintenance Obligations under Section 8.1(a) of the Hospital Sublease and Transfer Agreement. After available funding as provided in the Agreement are depleted, SMCA is responsible for the first \$100,000 required for the repair or replacement, subject to the lease's aggregate 24-month provision. Because the awarded contract price is \$55,100.00, the proposed three-party agreement provides for SMCA to pay Warfighter Construction directly, while the City contracts for, administers, inspects, and accepts the work.

Attachments: Roofing bids, Warfighter Construction quote dated September 15, 2026, in the amount of \$55,100.00 and Three-party Hospital Clinic Roof Project Agreement among the City of Perry, Warfighter Construction, and Stillwater Medical Center Authority, including the required affidavits.

Recommendation: Approve the award of the Hospital Clinic Roof Project to Warfighter Properties, LLC d/b/a Warfighter Construction as the lowest responsible bidder in the amount of \$55,100.00; approve the three-party agreement providing for direct payment by SMCA; and authorize the City Manager to issue notices, coordinate the work, approve conforming invoices, execute administrative documents, and take all other actions reasonably necessary to implement the award and agreement.

Resolutions & Ordinances

10. RECEIVE RECOMMENDATION OF THE PERRY PLANNING COMMISSION CONCERNING PROPOSED ORDINANCE NO. 2026-14, REGULATING TOBACCO AND VAPOR PRODUCTS RETAIL ESTABLISHMENTS WITHIN THE PERRY FAMILY FRIENDLY DISTRICT.

Background: Following published notice, the Perry Planning Commission conducted a public hearing on September 21, 2026, concerning proposed Ordinance No. 2026-14. The ordinance would amend the Perry zoning regulations to prohibit the establishment, commencement, relocation, or expansion of a tobacco and vapor products retail establishment on property located wholly or partly within the Perry Family Friendly District established by Section 12-214 of the Perry Municipal Code.

After receiving public comments and considering the proposed zoning amendment, the Planning Commission will make its recommendation immediately before the City Council meeting. The

Planning Commission's recommendation will be presented orally to the City Council and entered into the record at the meeting.

This agenda item is limited to receiving the Planning Commission's recommendation. Consideration of the ordinance and its emergency clause will occur under separate agenda items.

Attachments:

- Planning Commission Recommendation
- Published Notice of Public Hearing
- Proposed Ordinance No. 2026-14
- Perry Municipal Code § 12-214-Perry Family Friendly District
- Oklahoma Attorney General Opinion 2023-16

Recommendation: Receive and acknowledge the recommendation of the Perry Planning Commission concerning proposed Ordinance No. 2026-14.

11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-14, AMENDING THE ZONING REGULATIONS OF THE CITY OF PERRY, OKLAHOMA, INCLUDING CHAPTER 12, SECTION 12-205 OF THE PERRY MUNICIPAL CODE 2022 (2ND SUPPLEMENT), BY THE ADDITION OF THE DEFINITION OF "TOBACCO AND VAPOR PRODUCTS RETAIL ESTABLISHMENT"; BY THE ADDITION OF SECTION 12-215 OF THE PERRY MUNICIPAL CODE 2026 AS SUPPLEMENTED TO PROHIBIT THAT LAND USE WITHIN THE PERRY FAMILY FRIENDLY DISTRICT; PRESERVING LAWFUL NONCONFORMING USES; PROVIDING FINDINGS, PURPOSE, CONSTRUCTION, REPEALER, SAVINGS, SEVERABILITY, CODIFICATION, AND DECLARING AN EMERGENCY.

Background: Proposed Ordinance No. 2026-14 would amend Section 12-205 of the Perry Municipal Code by adding a definition of "tobacco and vapor products retail establishment" and would add a new Section 12-215 prohibiting that land use on property located wholly or partly within the Perry Family Friendly District.

The ordinance defines the regulated land use as one in which the principal use of the premises is the retail sale, distribution, or display of tobacco, nicotine, or vapor products, electronic smoking devices, or related components and accessories. Incidental and subordinate sales by grocery stores, convenience stores, pharmacies, service stations, general merchandise retailers, restaurants, hotels, and similar businesses having another principal use would not be affected.

A tobacco and vapor products retail establishment lawfully existing and operating within the District on the effective date of the ordinance may continue as a lawful nonconforming use, subject to applicable law and the City's existing nonconforming-use provisions.

The ordinance is intended solely as a zoning and land-use regulation governing the location of a defined specialty retail use. It does not create a separate tobacco-specific business license or generally

regulate the sale, purchase, distribution, marketing, advertising, display, possession, taxation, or licensing of tobacco, nicotine, or vapor products.

The Perry Planning Commission conducted the required public hearing and forwarded its recommendation to the City Council. The emergency clause contained in Section 8 requires a separate vote and will be considered under the following agenda item.

Attachments: Proposed Ordinance No. 2026-14

Recommendation: Approve Ordinance No. 2026-14

12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE EMERGENCY CLAUSE CONTAINED IN SECTION 8 OF ORDINANCE NO. 2026-14.

Background: Section 8 of Ordinance No. 2026-14 declares that it is immediately necessary for the preservation of the public peace, health, and safety that the zoning and land-use regulations established by the ordinance become effective without delay.

The emergency clause must be considered and voted upon separately from the remaining provisions of Ordinance No. 2026-14.

Recommendation: Approve the emergency clause contained in Section 8 of Ordinance No. 2026-14 so that the ordinance will become effective immediately upon its final passage, approval, and publication as required by law.

13. Consideration and possible action to approve a resolution authorizing the City of Perry to submit a Fiscal Year 2027 Municipal Road Drilling Activity Fund application to the Oklahoma Department of Transportation and committing the required local match.

Background: The Oklahoma Department of Transportation administers the Municipal Road Drilling Activity Fund, which provides state funding to assist eligible municipalities with repairing roadway damage associated with increased oilfield activity. The program is available to municipalities with populations under 15,000. A municipality must provide a local match equal to at least twenty-five percent (25%) of the proposed project cost, and the grant award may not exceed \$500,000 for a project. Applications for Fiscal Year 2027 must be submitted by September 30, 2026.

City staff has identified roadway improvements eligible for consideration under the program and recommends submitting an application to ODOT for funding assistance. ODOT requires the governing body to adopt a resolution authorizing the application and confirming the City's participation in the program, including its obligation to provide the required local match, its maintenance responsibility for the road, and its agreement to return any unused awarded funds after one year.

Attachment: Proposed Resolution No. 2026-17 authorizing the FY 2027 Municipal Road Drilling Activity Fund application.

Recommendation: Approve the resolution authorizing the City of Perry to submit its FY 2027 Municipal Road Drilling Activity Fund application to the Oklahoma Department of Transportation and to participate in the program, including providing the required minimum twenty-five percent (25%) local match.

Strategic Plan Update

14. 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

15. Upcoming Meeting Review

16. 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).

17. Consider convening into executive session for confidential communications between the City Council and the City Attorney concerning potential claims arising from the existing automobile-dealership economic-development project, including the parties' respective legal rights, obligations, potential liabilities, and available courses of action, because disclosure would seriously impair the City Council's ability to process the claims or conduct related litigation or proceedings in the public interest, pursuant to 25 O.S. §307(B)(4).

18. Reconvene in open session and take any action deemed appropriate concerning potential claims arising from the existing automobile-dealership economic-development project.

19. Adjourn.

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

September 18, 2026 @ _____

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

September 21, 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 and Approve the Minutes of the Regular PMA Meeting of September 8, 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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September 21, 2026
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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.

September __, 2026 @ _____.M.

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

September 21, 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 and Approve the Minutes of the Regular PFA Meeting of September 8, 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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September 21, 2026
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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.

September __, 2026 @ _____ ._.M

Christy Conrad, Secretary