City Council of the City of Perry

City Agenda – Regular Meeting

February 2, 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 January 20, 2026.**
   B. **Consider Approval Cimarron Valley Engineering, LLC's, Invoice in the amount of 20,785.00 for engineering and other services for January 2026.**
   C. **Consider nominating Darren Hughes as Region 1 Director for the Oklahoma Rural Water Association or nominate a director in preparation of a slate of candidates to be voted on at the April 22, 2026, Annual Meeting (OWRA nomination attached).**
   D. **Declare as Surplus and no longer useful for a municipal purpose certain office furniture and equipment.**

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. 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 for January 2026 is attached with remarks made at the meeting.

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

   Attachment: Invoice for January 2026 is attached, and the City Attorney Report will be presented at the meeting.

9. **CONSIDER APPROVAL OF ORDINANCE NO. 2026-02 OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 17 OF THE PERRY MUNICIPAL CODE 2022 BY THE ADDITION OF A NEW ARTICLE 7 ENTITLED "STORMWATER MANAGEMENT SYSTEM", PROVIDING FOR DIVISION 1 ENTITLED "IN GENERAL"; PROVIDING FOR SECTION 17-701 ENTITLED "STATUTORY AUTHORIZATION"; PROVIDING FOR SECTION 17-702 ENTITLED "FINDINGS OF FACT"; PROVIDING FOR SECTION 17-703 ENTITLED"STATEMENT OF PURPOSE"; PROVIDING FOR SECTION 17-704 ENTITLED "DEFINITIONS"; PROVIDING FOR SECTION 17-705 ENTITLED "DUTIES OF DIRECTOR"; PROVIDING FOR SECTION 17-706 ENTITLED "STORMWATER DRAINAGE FUND"; PROVIDING FOR SECTION 17-707 ENTITLED "MASTER DRAINAGE PLAN"; PROVIDING FOR SECTION 17-708 ENTITLED "SUBDIVISION PLAT, SITE PLAN AND BUILDING PERMIT APPROVAL"; PROVIDING FOR SECTION 17-709 ENTITLED "STORMWATER MITIGATION"; PROVIDING FOR SECTION 17-710 ENTITLED "DEVELOPMENT FEE REQUIREMENTS; CREDITS"; PROVIDING FOR DIVISION 2 ENTITLED "STORMWATER DRAINAGE FEES"; PROVIDING FOR**

SECTION 17-720 ENTITLED "DEFINITIONS"; PROVIDING FOR SECTION 17-721 ENTITLED "STORMWATER UTILITY SERVICE CHARGE AND EXEMPTIONS"; PROVIDING FOR SECTION 17-723 ENTITLED "COLLECTION OF SERVICE CHARGE"; PROVIDING FOR SECTION 17-724 ENTITLED "CALCULATION OF EQUIVALENT SERVICE UNIT (ESU)"; PROVIDING FOR SECTION 17-725 ENTITLED "STORMWATER DEVELOPMENT FEE"; PROVIDING FOR DIVISION 3 ENTITLED "STORMWATER DEVELOPMENT FEE/ STORMWATER UTILITY SERVICE CHARGES"; PROVIDING FOR SECTION 17-730 ENTITLED "STORMWATER UTILITY SERVICE CHARGES"; PROVIDING FOR SECTION 17-731 ENTITLED"STORMWATER DEVELOPMENT FEES"; PROVIDING FOR DIVISION 4 ENTITLED "TECHNICAL STANDARDS"; PROVIDING FOR SECTION 17-740 ENTITLED "TECHNICAL STANDARDS"; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; PENALTY AND DECLARING AN EMERGENCY.

Background. The current Chapter 17, Article 7 of the PMC is primarily a stormwater drainage system service charge ordinance. It establishes a flat $3.00/month fee per developed tract, exempts City rights-of-way/parks, state/county rights-of-way, and undeveloped property, provides for monthly billing on the utility bill, restricts use of collected funds to stormwater projects, and requires annual council review as part of the budget process. The new Article 7, adopted as Ordinance No. 2026-02, replaces the current limited fee-only ordinance with a full stormwater management regulatory and funding framework. The new Article 7 regulates:

- Administration and Authority: Establishes statutory authorization and findings; creates defined roles and assigns duties to a Director to administer a comprehensive stormwater management program, coordinate enforcement, perform studies, and manage public information.
- Planning: Creates a Stormwater Drainage Fund and requires development of a Master Drainage Plan (and basin plans), which become enforceable only upon City Council adoption.
- Development Review and Permitting: Requires stormwater review and acceptance of drainage plans as a condition of approval for subdivision plats, replats, site plans, and industrial building permits, coordinated through Community Development and the City Engineer.
- Mitigation Requirements for Development: Requires development to mitigate increased runoff (volume and peak rate), allowing regional detention participation, on-site detention/retention, green infrastructure/LID, off-site channel improvements, or a fee when physical mitigation is not feasible as determined by the City Engineer.
- Fees and Equitable Allocation: Updates stormwater utility billing to incorporate Equivalent Service Units (ESUs) based on impervious surface (1 ESU = 2,860 sq. ft.) for applicable tracts and establishes a stormwater development fee structure for growth-related impacts, including a credit system for qualifying land/improvements.
- Technical Standards: Adopts detailed technical submittal requirements, drainage design policies, erosion and sediment controls, construction plan requirements, hydrology/hydraulics methods, and references NOAA Atlas 14 rainfall data, among other standards.

The key differences between the current and proposed ordinances:

- The current ordinance focuses on a single flat monthly service charge while the new ordinance adds enforceable development standards, review procedures, mitigation duties, planning, and technical criteria.
- Expanded fee framework: The current ordinance caps one $3.00 monthly charge per developed tract under common ownership; the new ordinance establishes an impervious-based ESU method for most non-single-family categories, retains $3.00/month for individually billed single-family residential, adds a reduced-rate application option for certain small-impervious single-family units, and includes CPI adjustment provisions when rates exceed $3.00/ESU.
- Adds development impact fees: The current ordinance contains no development impact fee; the new ordinance imposes stormwater development fees tied to new impervious surface and requires payment prior to final approvals/permits, with credits for approved improvements.
- Creates required mitigation and standards: The new ordinance directly regulates how development must analyze and mitigate runoff impacts and establishes technical requirements for drainage reports/plans and erosion control—items not addressed in the current ordinance.
- Fiscal / Operational Impact: Establishes dedicated funding mechanisms and processes (utility service charges, development fees, credits, and fund accounting) to support operation, maintenance, and capital improvements, while creating standardized review and design requirements intended to reduce flooding risk and protect City infrastructure.

Attachment: Ordinance No. 2026-02

Recommendation: Discuss and if deemed appropriate approval.

10. CONSIDER APPROVAL OF THE EMERGENCY CLAUSE FOR ORDINANCE NO. 2026-02.

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

11. Consider Approval of award of the Waterline Kill-Out Project to Lone Hickory Cattle Company as the lowest responsible bidder in the amount of $675,510.00, contingent upon approval of bids by the Oklahoma Water Resources Board (OWRB); Authorize the Mayor to execute any public construction contract after receiving executed contract and approval of bonds, insurance and power of attorney by the City Attorney.

Background: The bid opening for the Waterline Kill-out Project was held on January 28, 2026. A total of four bids were received and are summarized below in order from lowest to highest as-read bid amount:

Lone Hickory Cattle Company - $675,510.00
Marsau Contractors - $739,929.00
Civil Builders, LLC - $868,841.00
Matthews Trenching, LLC - $1,096,875.00

Cimarron Valley Engineering, LLC reviewed the bids received recommends awarding the bid to Lone Hickory Cattle Company as the lowest responsive and responsible bid in the amount of $675,510.00, contingent upon approval of bids by the Oklahoma Water Resources Board (OWRB).

The project consists of killing out approximately 5.5 miles of existing water mains located along Elm Street, Fir Street, Holly Street, Ivanhoe, Kaw, Locust, Maple, and Highway 77. These mains have experienced recurring operational and maintenance issues and are targeted for abandonment to improve overall system reliability.

Lone Hickory Cattle Company has indicated they are able to begin construction promptly upon execution of the contract and receipt of the required bonds and insurance. The contractor has completed several recent projects for the City of Perry, including the 25th Street Water and Sewer Project and railroad bores for the 10-inch waterline, with satisfactory performance. Their familiarity with the City's infrastructure and demonstrated capability support this recommendation.

Attachment: Canvas; lowest responsible bid; recommendation letter of Cimarron Valley Engineering

Recommendation: Authorize award of the Project to Lone Hickory Cattle Company as the lowest responsible bidder in the amount of $675,510.00, contingent upon approval of bids by the Oklahoma Water Resources Board (OWRB); Authorize the Mayor to execute any public construction contract after receiving executed contract and approval of bonds, insurance and power of attorney by the City Attorney.

12. **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).

13. **Adjourn.**

Posted at Perry City Hall & Council Chambers. January 30, 2026@_______ P.M.

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

February 2, 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 January 20, 2026.**

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. 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. **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. January 30, 2026 _______ P.M.

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority
Agenda – Regular Meeting
February 2, 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 & Approve the Minutes of Regular PMA Meeting of January 20, 2026.

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.

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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. January 30, 2026@ _______ P.M.

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Christy Conrad, Secretary