COP
AGENDA

CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

May 4, 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 April 20, 2026.**
B. **Approval of Invoices:**
   1. **Cimarron Valley Engineering, LLC**
   2. **RSMeacham & Associates**
   3. **Oklahoma Municipal Law, PLLC**

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
      i. Kumback Celebration
   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. **City Manager Remarks and Updates**

Other Business

7. **Adopt the Perry Strategic Plan.**

Background: The City Council has been working for several years on the Strategic Plan but has not formally adopted it. The Plan is subject to be amendment at any time, but it is deemed important at this time to adopt it and work on amendments as the city progresses.

Attachment: Perry Strategic Plan (presented at meeting) 0

Recommendation: Discuss and if deemed appropriate, approve.

8. **APPROVE THREE CANDIDATES AS TRUSTEES ON THE OKLAHOMA MUNICIPAL ASSURANCE GROUP.**

Background: Three positions are up for election on the Board of Trustees for the Oklahoma Municipal Assurance Group, the City's insurance/assurance company. The City Council should consider the candidates and authorize and declare its ballot.

Attachment: Ballot and Biographical Sketches

Recommendation: Select candidates and authorize and declare its ballot

9. RECEIVE RECOMMENDATION FROM THE PERRY PLANNING COMMISSION ON THE APPLICATION OF KIERA FERGUS FOR HOME OCCUPATION/USE BY REVIEW (NAIL SALON USE) AT RESIDENCE LOCATED AT 1002 NORTH 8TH STREET, PERRY, OKLAHOMA 73077 ("SUBJECT TRACT"); DIRECT ACTION ON SUCH USE BY REVIEW/HOME OCCUPATION PROVIDING FOR CONDITIONS, IF ANY.

Background: Kiera Fergus filed an application for a home occupation for an appointment only nail service business within a designated salon room within the residence located at 1002 North 8th Street, Perry, Oklahoma 73077, with hours of operation no earlier than 8:00 a.m. and ending no later than 9:00 p.m. The Applicant provides that parking would be provided in the driveway and in front of the residence. The property is zoned R-G Residential District. Ms. Fergus has prepared a detailed description of her business in her application addressing the issues concerning home occupations. No formal protests were filed. Proper and timely notice was published and mailed to owners of real property within 300' of the exterior property of the subject tract. A public hearing on the application was held on April 23, 2026. After conducting the public hearing, the Planning Commission recommended approval of the home occupation without further restriction.

The City Council may provide for any specific condition or requirement necessary to further the purpose of the Home Occupation, including but not limited to requiring additional parking spaces, if necessary. In the event the Home Occupation is granted, such use shall be terminated in the event:

- Ownership of the property changes.
- The nature of home occupation changes from that which was reviewed.
- The home occupation lapses for a period of ninety (90) days.
- Any conditions and agreements are not followed.

Attachments: Application, description and notice.

Recommendation: Receive recommendation from the Perry Planning Commission; Direction Action on such Application

10. Consideration, discussion, and possible action to approve the 2nd Extension to the Interlocal Cooperative Agreement between the City of Perry and the Noble County Board of County Commissioners for continued operation of the 911 Emergency Dispatch Services, including approval of the FY2026–2027 budget and authorization for execution of the agreement.

Background: The City of Perry, Noble County, and the Noble County Enhanced E-9-1-1 Board previously entered into an Interlocal Cooperative Agreement, as authorized under the Oklahoma Interlocal Cooperation Act, the Nine-One-One Emergency Number Act, and House Bill 1590 (the Haiden Fleming Memorial Act), for the provision and operation of countywide E-911 emergency dispatch services.

Following the first fifteen years of contractual operation, the Agreement was first reviewed and extended to continue services, formalize governance of the E-9-1-1 Board, and establish operational, financial, and administrative responsibilities among the parties. Under the Agreement, the City operates and staffs the dispatch center, the County provides facilities and infrastructure support. The E911Board oversees revenues, budgeting, and system administration. The proposed 2nd Extension continues these arrangements for an additional term and incorporates updates agreed upon by the parties, including:

- Amendment of the annual operating budget for FY2026–2027 to reflect updated revenues, expenditures, and operational needs of the E-911 system;
- Continued cost-sharing structure between the City and County for expenses exceeding E-911 fee revenues;
- Ongoing Board oversight and financial administration, including monthly reimbursements to the City and annual budget approval requirements; and
- Confirmation of the parties' commitment to maintain and support compliant E-911 and NG9-1-1 services for the safety and welfare of Noble County residents.

The amended budget reflects changes in personnel costs, technology maintenance (including GIS and NG9-1-1 compliance), and operational expenses necessary to maintain service levels and meet state and national standards. Additional adjustments may include updated revenue projections from 911 fees and grant funding, as well as reconciliation of prior-year expenditures. Approval of the 2nd Extension will allow uninterrupted continuation of emergency dispatch services and ensure the system remains adequately funded, compliant, and operational.

Attachment: 2nd Extension to the Interlocal Cooperative Agreement for 911 Emergency Dispatch Services, including the FY2026–2027 budget

Recommendation: Approval

11. Approval of AT&T NG9-1-1 Hosted Service Agreement, including the Statement of Work Waiving Competitive Bidding, and Directing the City Manager to finalize and Authorization to Execute.

Background: The City of Perry currently utilizes AT&T infrastructure for its emergency 9-1-1 communications system. The proposed NG9-1-1 Hosted Service Agreement and accompanying Statement of Work will upgrade, support, and maintain this critical public safety system, ensuring continued reliability, compatibility with the City's existing AT&T-based network, and uninterrupted Public Safety Answering Point (PSAP) operations.

The agreement provides for a comprehensive enhanced 9-1-1 hosted solution, including customer end-user equipment, call handling equipment, a NICE voice recording system, training, testing, network components, and ongoing maintenance and support as detailed in the Statement of Work.

The updated pricing includes a total non-recurring cost of $160,495, consisting of $110,000 for hosted NG9-1-1 services and $50,495 for the NICE voice recording system with five years of maintenance. Monthly recurring charges are $3,866. The agreement term begins at system cutover and continues for five (5) years, or longer if any service components remain active under the Pricing Schedule.

Because the total contract amount exceeds the City's competitive bidding threshold and involves a multi-year financial commitment, City Council approval is required. Due to the specialized and essential nature of NG9-1-1 services, AT&T's position as a leading provider of this technology, the need for continuity with the City's existing AT&T infrastructure, and the critical importance of maintaining uninterrupted emergency communications, the City Manager recommends approval of a waiver of competitive bidding in the public interest.

Attachment: AT&T NG9-1-1 Hosted Service Agreement and Statement of Work

Recommendation: Council action is requested to:

- Approve a waiver of competitive bidding based on the unique and essential nature of the services and other reasons as set out by the City Manager and to be recorded in the minutes;
- Approve the City Manager to finalize and execute the AT&T NG9-1-1 hosted service agreement and Statement of Work, incorporating the legal protections and revisions identified by the City Attorney, but not exceeding the stated amount for the work.

12. **Discussion and possible action to award the low bid on #19758 CDBG 25 water treatment plant improvements to Downey Contracting LLC in the amount of $1,372,000.00 based on the CDBG budget modification approval from the Oklahoma Department of Commerce.**

Background: With the award of this bid, the Water Treatment Plant will come one step closer to being able to manage the residuals created while producing water. Instead of flowing them to a sediment basin and then paying exorbitant prices to have the residuals removed, the residuals will be removed mechanically as a part of the treatment process and disposed of in a timely fashion. Four bids were received from very reputable companies including:

- BNB Industries (Wynnewood, OK) with a bid of $1,750,900
- Wynn Construction (OKC) with a bid of $1,683,000
- Lambert Construction (Stillwater) with a bid of $1,446,000
- Downy Contracting (OKC) with a bid of $1,372,000

Matthew Coe has reviewed all bids and recommends an award to the lowest responsible bidder, Downy Contracting in the amount of $1,372,000. After receipt and review of the bonds, insurance, power of attorney and executed contract, the City Council may consider a resolution authorizing the City Manager to implement the terms of the public construction contract, in a manner which has been made in the past.

Attachments: Canvas of bids and lowest responsible bid package of Downy Contracting

Recommendation: Award bid to Downy Contracting in the amount of $1,372,000 as the lowest responsible bidder

Resolutions & Ordinances

13. **Conduct Public hearing on the closing of the statutory section line right-of-way adversely affecting the sale of 412 Grove Street, Perry, Oklahoma, and the title of at least thirty-two other property owners lying within such right-of-way from the South line of Locust Street then due South to the South line of South Boundary Street, excepting that portion used as state highway right-of-way.**

Background: A statutory section line easement adversely affects the sale of 412 Grove St., Perry, Oklahoma, and potentially all other properties lying on the statutory right of way. The statutory section line easement was created by 69 O.S. § 1201 and is shown on the 1899 Northeast Perry plat (Plat Book 1, Page 14). Pursuant to Title 11 O.S. § 42-101 et seq., the City sent a 30day notice to all persons owning properties located within the statutory section line and to all persons and entities with a special interest in rights of way of the City. ODOT relies on that statutory right of way for their rights to certain roadways and therefore the ordinance will not close at those locations. No other comments or protests were received from any of the mailed notices. After conducting the public hearing, the Mayor should proceed to the next agenda item and the City Council can consider the adoption of an ordinance closing the statutory right of way in the location as shown by legal description and map. An attorney representing the seller of 412 Grove Street intends to file a vacation action for that property and all other properties affected.

Attachments: Notice and map showing exempted intersections requested by ODOT

Recommendation: Conduct public hearing

14. Consider Approval of Ordinance No. 2026-08 closing to the public use of the Statutory section line right-of-way as described by metes and bounds and shown on Exhibit A attached hereto; Repealer Clause; Savings Clause; Severability Clause; and Declaring and Emergency.

Background: After conducting the public hearing, the governing body should determine whether the statutory section line right-of-way should be closed in the specific area described and shown.

Attachments: Ordinance No. 2026-08 and map

Recommendation: The city administration recommends approval of the ordinance

15. Consider Approval of the Emergency Clause for Ordinance No. 2026-08.

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

Strategic Plan Update

16. Discuss City Strategic Plan. The Council will focus this meeting on Community Meeting & Reports. 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**
  - **A. Reports from Maddy Flores, Laura Volmer, Melanie McGuire and Katy Carris, School, if available**
- II. Meeting 2: Communication
- III. Meeting 3: Strengthen Tax Base
- IV. Meeting 4: Housing
- V. Meeting 5: Infrastructure
- VI. Meeting 6: Quality of Life

Executive Session

17. **Consider Convening into executive session to continue the annual performance evaluation of City Manager Nate Read, to include review of and setting of goals pursuant to Title 25, Section 307.B.1 of the Oklahoma Statutes, as amended.**

18. **Reconvene into regular session.**

19. **Take any action deemed appropriate pursuant to such executive session.**

20. **Upcoming Meeting Review**

21. **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).

22. **Adjourn.**

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

April 30, 2026 @ _________ ______________________________

Christy Conrad, City Clerk

PMA AGENDA

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

May 4, 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 April 20, 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.

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.

April 30, 2026 @ _________

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Christy Conrad, Secretary

PFA AGENDA

Board of Trustees of the Perry Facilities Authority
Agenda – Regular Meeting
May 4, 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 April 20, 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.

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.

April 30, 2026 @ _________

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Christy Conrad, Secretary