City Council of the City of Perry

City Agenda – Regular Meeting

June 16, 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 June 2, 2025.
B. Acknowledge Librarian's May 2025 Report for the Perry Carnegie Library and Statistics Report for May 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 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 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 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 members 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 May 2025 Financial Report.**

   Attachment: May 2025 Financial Report enclosed.

8. **Quarterly Report Presentation by Cherokee Strip Museum Director Maggie Flores.**

   Background: Ms. Flores will present the Museum's quarterly report.

   Attachment: Quarterly Report attached or presented at the meeting

   Recommendation: Receive presentation

9. **Consider Approval of Budget Amendments to the FY2024-2025 General Fund and other Budgets.**

   Background: The State Constitution and other statutes forbid cities from deficit spending. For this reason at least by the end of each fiscal year, the City's General Fund and other budgets must be amended to reflect no deficit. By way of budget amendment, monies are transferred from departments or funds with surpluses to provide this proper accounting.

   Attachment: Budget Amendment to be presented and explained at the meeting by the Chief Financial Officer

   Recommendation: Receive and approve budget amendment if deemed appropriate

10. **CONSIDER APPROVAL A RESOLUTION OF THE CITY COUNCIL OF CITY OF PERRY, OKLAHOMA ("CITY") AUTHORIZING THE PERRY MUNICIPAL AUTHORITY ("PMA") TO INCUR AN INDEBTEDNESS AND ISSUE ITS PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED TWO HUNDRED AND FORTY-EIGHT THOUSAND DOLLARS AND NO CENTS ($248,000.00) ("LOAN") TO PROVIDE FOR THE FINANCING OF A WEILER PAVER MACHINE ("EQUIPMENT"), WITH THE EXCHANGE BANK AND TRUST COMPANY BANK (HEREINAFTER REFERRED TO AS THE "LENDER");**

AUTHORIZING THE NEGOTIATED SALE OF ONE (1) PROMISSORY NOTE WITH LENDER AND WAIVING COMPETITIVE BIDDING; ESTABLISHING THE CITY'S REASONABLE EXPECTATION WITH RESPECT TO THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS BY OR ON BEHALF OF SAID CITY IN CALENDAR YEAR 2025 AND DESIGNATING THE NOTE AS A QUALIFIED TAX-EXEMPT OBLIGATION; DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THE REQUIRED DOCUMENTS AND TAKE WHATSOEVER ADDITIONAL ACTIONS MAY BE REQUIRED FOR THE COMPLETION OF THE TRANSACTION.

Background: The City desires to acquire a Weiler Paver to be used as a part of its street construction operation. The PMA will borrow the money from Exchange Bank, place a certificate of deposit up in the amount of the loan, pay 2% interest on a ballon note which comes due in twenty-four months. The expectation is that the PMA will pay off the obligation next year. The City's approval is necessary for the PMA to borrow money and therefore this resolution must be approved to provide for the transaction.

Attachment: Resolution No. 2025-09

Recommendation: Approval

11. **New Business** (matters not known about or which could not reasonably be foreseen prior to the time of posting. (25 O.S. 311A.9).

12. **Consider convening into executive session for the purpose of: 1) performance review of City Manager Nate Read pursuant to Title 25, Section 307B.1 of the Oklahoma Statues, as amended, and 2) for purposes of discussing negotiations with the Fraternal Order of Police Lodge #137 pursuant to Title 25, Section 307B.2 of the Oklahoma Statues, as amended.**

13. **Reconvene into regular session.**

14. **Take any action deemed necessary after the executive session including amending the terms of the employment agreement with the City Manager, directing action on the Collective Bargaining Agreement with Fraternal Order of Police Lodge #137.**

15. **Adjourn**

Posted at Perry City Hall & Council Chambers. June 13, 2025, ______P.M.

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority
Agenda – Regular Meeting
June 16, 2025 @ 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 June 2, 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.

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. Consider Approval of Budget Amendments to the FY2024-2025 PMA Budget.

Background: The State Constitution and other statutes forbid cities from deficit spending. For this reason at least by the end of each fiscal year, the City's General Fund and other budgets must be amended to reflect no deficit. By way of budget amendment, monies are transferred from departments or the PMA with surpluses to provide this proper accounting.

Attachment: Budget Amendment to be presented and explained at the meeting by the Chief Financial Officer

Recommendation: Receive and approve budget amendment if deemed appropriate

6. CONSIDER APPROVAL OF RESOLUTION OF THE BOARD OF TRUSTEES OF PERRY MUNICIPAL AUTHORITY("PMA") AUTHORIZING THE INCURRENCE OF AN INDEBTEDNESS AND ISSUANCE OF A PROMISSORY NOTE IN A PRINCIPAL AMOUNT OF NOT TO EXCEED TWO HUNDRED AND FORTY-EIGHT THOUSAND DOLLARS AND NO CENTS ($248,000.00) ("LOAN") TO PROVIDE FOR THE FINANCING OF A WEILER PAVER MACHINE ("EQUIPMENT"), WITH THE EXCHANGE BANK AND TRUST COMPANY BANK (HEREINAFTER REFERRED TO AS THE "LENDER"); AUTHORIZING THE NEGOTIATED SALE OF ONE (1) PROMISSORY NOTE WITH LENDER AND WAIVING COMPETITIVE BIDDING; PROVIDING FOR THE APPROVAL OF A PROMISSORY NOTE AND ANY AND ALL REQUIRED LOAN DOCUMENTS APPROVED BY THE CHAIRMAN OF THE PMA, WITH APPROVAL OF PMA'S LEGAL COUNSEL AND THE PAYMENT OF ANY FEES NECESSARILY INCURRED IN CONSUMMATING THIS TRANSACTION; PROVIDING FOR THE PLEDGE OF A CERTIFICATE OF DEPOSIT WITH THE LENDER IN THE AMOUNT OF THE PROMISSORY NOTE FOR THE TERM OF THIS INDEBTEDNESS WITH NO INTEREST PAID; DIRECTING THE CHAIRMAN AND SECRETARY TO EXECUTE ANY AND ALL REQUIRED DOCUMENTS AND TAKE WHATSOEVER ADDITIONAL ACTIONS MAY BE REQUIRED FOR THE COMPLETION OF THE TRANSACTION AND ISSUANCE OF THE PROMISSORY NOTE.

Background: The PMA, on behalf of the City will finance the purchase of a Weiler Paver to be used as a part of its street construction operation. The PMA will borrow the money from Exchange Bank, place a certificate of deposit up in the amount of the loan, pay 2% interest on a ballon note which comes due in twenty-four months. The expectation is that the PMA will pay off the obligation next year. The City's approval is necessary for the PMA to borrow money and therefore this resolution must be approved to provide for the transaction.

Attachment: Resolution No. 2025-02

Recommendation: Approval

7. Approval of the Economic Development Agreement styled as an Agreement with Outback Investments, LLC, for the Operation and Maintenance of the Electric Distribution System in Stone Hill Addition and Provision of Electric Power providing for any conditions required for its implementation, if any.

Background: This Agreement was inadvertently left out of the agenda at the last regular meeting but is ready for approval.

Attachment: Agreement

Recommendation: Approval

8. Adjourn

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

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority
Agenda – Regular Meeting
June 16, 2025 @ 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 June 2, 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.

5. Adjourn

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

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Christy Conrad, Secretary