



CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

August 3, 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 any item concerning the adoption of an ordinance, resolution, contract, agreement, or other matter of business, are subject to amendment, including additions or deletions. This provision applies to each agenda item without the necessity of repeating the same amendment language for each individual item. Any amendment must be reasonably related to the subject matter described in the agenda item. If a proposed amendment is not reasonably related to the subject matter described, the governing body will be advised to defer or continue the matter for consideration at a properly posted meeting.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, continue, or take other action reasonably within the scope of any agenda item. When additional information is needed, the governing body may refer the matter to the City Manager, staff, City Attorney, or an appropriate board, commission, or committee. All agenda items are for discussion and such action as the City Council deems necessary or advisable to discharge its constitutional, Home Rule Charter, and statutory powers.

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 July 20, 2026.**
- B. Consider approval of Invoices from Cimarron Valley Engineering, LLC, with invoices attached.**
- C. Consider approval of Invoice from RSMeachams & Associates, with invoice attached.**
- D. Consider approval of Invoice from Oklahoma Municipal Law, PLLC, with invoice attached.**

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. 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.

Other Business

6. City Manager Remarks and Updates

7. Consideration and Possible Action Regarding a School Resource Officer Contract Between the City of Perry and Independent School District No. 1 for the 2026–2027 School Year.

Background: The proposed contract continues the School Resource Officer program between the City of Perry and Perry Public Schools for the 2026–2027 school year. Under the contract, the City will assign a CLEET-certified Perry police officer to serve at Perry Elementary School, Perry Middle School, and Perry High School during regular instructional days.

The School Resource Officer will provide campus security, assist in protecting students, faculty, staff, and school property, investigate suspected criminal activity, and serve as a liaison between the District, the Perry Police Department, and other agencies within the juvenile justice system. The officer will remain an employee of the City under the supervision and chain of command of the Chief of Police.

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The District will pay the City \$60,000.00 in ten equal monthly installments from August 2026 through May 2027. The City will be responsible for the officer's remaining salary and benefits and will provide the necessary law-enforcement training, certifications, vehicle, uniform, communications equipment, and other police equipment.

Attachment: Contract for School Resource Officer

Recommendation: Approve the School Resource Officer Contract with Independent School District No. 1 for the 2026–2027 school year and authorize the Mayor to execute the contract on behalf of the City.

8. **Consideration and Possible Action Regarding the Mayor's Nomination of _____ to the Perry Planning Commission.**

Background: Section 12-101 of the Perry Municipal Code provides that the Planning Commission consists of five residents of the City who are nominated by the Mayor and confirmed by the City Council. Members are selected based upon their fitness to serve, without regard to political affiliation, and serve without compensation. The Mayor has nominated _____ to serve on the Planning Commission. The nominee is a resident of the City and, if confirmed by the City Council, will fill the current vacancy on the Commission.

Recommendation: Confirm the Mayor's nomination of _____ to the Perry Planning Commission.

9. **Discussion, Consideration, and Possible Action Regarding the Oklahoma Water Resources Board Rural Economic Action Plan Grant Program, Including: (a) Identification and Selection of an Eligible Water, Wastewater, or Stormwater Project; (b) Adoption of a Resolution Authorizing Submission of the Grant Application; (c) Designation of an Authorized Representative; (d) Approval of a Local Funding Commitment, if Any; and (e) Authorization of All Related Actions and Documents.**

Background: The Oklahoma Water Resources Board has opened applications for its Rural Economic Action Plan Grant Program. Eligible projects include water-line construction or repair, water-treatment improvements, water acquisition or distribution projects, sanitary-sewer construction or repair, and certain stormwater projects. Matt Coe will attend the meeting to discuss the City's eligible projects and assist the Council in selecting the project to be included in the application.

The REAP application is scored based upon several factors, including local financial participation. A local commitment equal to twenty percent of the project cost would qualify the application for the maximum points available for local participation. Approval of this item would authorize the City to submit an application for the project selected by the Council and to commit the amount of local funding approved at the meeting.

Recommendation: Select the project to be included in the REAP application; adopt the resolution authorizing submission of the application; designate the Mayor or another appropriate City official as the City's authorized representative; and approve a local funding commitment in the amount determined by the Council.

10. Consider Approval of Pay Application No. 2 to LoneHickory Cattle, LLC, for the Perry Water System Improvements Project

Background: LoneHickory Cattle, LLC, has submitted Pay Application No. 2 for work completed on the Perry Water System Improvements - Perry Killouts Project, Project No. FAP-26-0016L. The application reflects \$165,750.00 in work completed through July 23, 2026, less five percent retainage and prior payments, resulting in a current payment due of \$63,887.50. Cimarron Valley Engineers has reviewed the application and recommend payment.

Attachment: Pay Application No. 2

Recommendation: Approve Pay Application No. 2 and authorize payment to LoneHickory Cattle, LLC, in the amount of \$63,887.50.

Resolutions & Ordinances

11. CONSIDER APPROVAL OF ORDINANCE No. 2026-13 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 17, ARTICLE 7 OF THE PERRY MUNICIPAL CODE, ENTITLED “STORMWATER MANAGEMENT SYSTEM”; AMENDING SPECIFIED SUBSECTIONS OF SECTIONS 17-702, 17-704, 17-705, 17-707, 17-708, 17-709, 17-710, 17-723, AND 17-740; PROVIDING ADDITIONAL FINDINGS AND DEFINITIONS; PROVIDING FOR ADMINISTRATIVE APPEALS, ENFORCEMENT, VARIANCES, AND MAINTENANCE OF PRIVATE STORMWATER FACILITIES; CORRECTING INTERNAL REFERENCES AND TECHNICAL PROVISIONS; AUTHORIZING ADMINISTRATIVE TECHNICAL STANDARDS; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; PENALTIES; AND DECLARING AN EMERGENCY.

Background: The proposed ordinance amends and strengthens the City’s existing stormwater management regulations. It adds findings concerning the basis for stormwater utility charges and development fees; updates and expands relevant definitions; and establishes clearer procedures for administrative appeals, enforcement actions, and variances.

The ordinance also addresses the continuing inspection and maintenance of privately owned detention, retention, water-quality, green-infrastructure, and similar stormwater facilities. When a development relies upon a private stormwater facility, the property owner will be required to execute and record a maintenance agreement that runs with the land and provides the City with appropriate inspection, access, and enforcement rights.

In addition, the ordinance updates drainage and maintenance easement requirements, rainfall references, engineering standards, and procedures governing stormwater credits and Equivalent Service Unit calculations. It authorizes the City Engineer to maintain and update technical guidance while reserving material policy decisions for the City Council. A Master Drainage

Plan or drainage-basin plan will not impose binding requirements unless formally adopted by the City Council.

Taken together, the revisions provide clearer administrative and enforcement procedures, improve the long-term maintenance of stormwater facilities, and update the City's engineering requirements to reflect modern drainage standards.

Recommendation: Approve the ordinance amending Chapter 17, Article 7 of the Perry Municipal Code concerning the City's Stormwater Management System.

12. Consider Application of Emergency Clause to Ordinance No. 2026-13.

Strategic Plan Update

13. 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.

- Meeting 1: Community Meeting & Reports from Cherokee Strip Museum, Main Street, Economic Development, Chamber of Commerce, and Perry Public School, if available.
- Meeting 2: Communication
- Meeting 3: Strengthen Tax Base
- **Meeting 4: Housing**
- Meeting 5: Infrastructure
- Meeting 6: Quality of Life

Executive Session

14. Consideration and Possible Action to Convene into Executive Session for the Following Purposes:

a. Discussing negotiations with the bargaining representatives of Fraternal Order of Police Lodge No. 137 and International Association of Fire Fighters Local No. 4242, pursuant to 25 O.S. § 307(B)(2); and

b. Discussing matters pertaining to economic development, including the creation of a proposal to entice a medical-related business to locate in a City-owned building within the City's jurisdiction, when public disclosure of the matters discussed would interfere with the development of the proposal, pursuant to 25 O.S. § 307(C)(11).

15. Reconvene into Regular Session.

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- 16. Consideration and Possible Action Regarding: (a) Approval of the FY 2027 and FY 2028 Collective-Bargaining Agreements with Fraternal Order of Police Lodge No. 137 and International Association of Fire Fighters Local No. 4242; and (b) Direction to Staff Concerning the Economic-Development Proposal for a Medical-Related Business to Locate in a City-Owned Building.**
- 17. Upcoming Meeting Review.**
- 18. 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).
- 19. Adjourn.**

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

July 30, 2026 @ _____

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

August 3, 2026 @ 6:15 P.M.

Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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Roll Call

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A. Receive and Approve the Minutes of the Regular PMA Meeting of July 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. **Discussion and possible action concerning approval of Resolution No. 2026-04 authorizing the Perry Municipal Authority to participate in and execute the American Public Power Association Mutual Aid Agreement; designating the Authority's authorized representative or representatives; authorizing the furnishing and receipt of mutual aid; and authorizing the Chairman and Secretary to execute all necessary documents.**

Background: The American Public Power Association Mutual Aid Agreement establishes a nationwide framework through which participating public-power utilities may request and provide personnel, equipment, materials, and other assistance following storms, disasters, significant system outages, and other emergencies. Participation does not obligate the Perry Municipal Authority to provide assistance in response to any particular request. Whether assistance can be provided remains within the Authority's discretion based upon its own staffing, equipment, operational requirements, and local conditions.

When the Authority requests assistance, it must reimburse the assisting utility for the reasonable costs of the assistance provided, including labor, equipment, transportation, meals, lodging, and related expenses. Likewise, when the Authority provides assistance, it is entitled to recover its costs from the requesting utility. The agreement requires requests for assistance to be made in writing with reasonable specificity and requires the assisting utility to submit its invoice within ninety days after its personnel and equipment return to their home work station.

Participation would supplement the Authority's existing emergency-response capabilities by providing access to public-power personnel and specialized electric-distribution equipment that may not be locally available following a major outage or disaster.

Attachments: Resolution No. 2026-04 Mutual Aid Agreement and other documents

Recommendation: Approve the Resolution authorizing the Perry Municipal Authority to participate in and execute the American Public Power Association Mutual Aid Agreement and authorize the Chairman and Secretary to execute the agreement and related documents.

6. **Discussion and possible action concerning approval of Resolution No. 2026-03 authorizing the Perry Municipal Authority to participate in and execute the Municipal Electric Systems of Oklahoma, Inc. Mutual Aid Agreement—Electric; designating the Authority's authorized representative or representatives; authorizing the furnishing and receipt of mutual aid; and authorizing the Chairman and Secretary to execute all necessary documents.**

Background: Municipal Electric Systems of Oklahoma, Inc. has established a mutual-aid program for Oklahoma municipal electric utilities. The agreement allows participating utilities to request and provide personnel, equipment, materials, and supplies following natural disasters and for other general electric-utility operations. Requests may be coordinated directly with another participating utility, through MESO, or through the Oklahoma Municipal Power Authority operations center.

Participation does not require the Perry Municipal Authority to respond to every request for assistance. Before providing assistance, the Authority may determine whether its personnel and equipment are available and whether providing assistance would interfere with Perry's own electric-system operations.

Personnel and equipment furnished by the Authority would remain under the direct supervision and control of the Authority's designated supervisory personnel.

A utility receiving assistance must reimburse the assisting utility for payroll costs and benefits, equipment usage, materials and supplies, and other covered expenses. Equipment reimbursement is based upon an agreed hourly rate or the applicable FEMA equipment schedule. Materials are reimbursed at replacement cost plus ten percent unless the parties agree that the requesting utility will replace them. The agreement also addresses invoicing, payment, insurance, supervision, housing, meals, communications, and dispute resolution.

MESO has provided a Mutual Aid Information Sheet requesting information concerning the Authority's electric personnel, equipment, materials, emergency contacts, utility-system characteristics, lodging, food service, medical care, and other local resources. The information sheet is administrative and does not require separate trustee action. It should be completed by electric-department staff after the agreement is approved.

Attachments: Resolution No. 2026-03 Mutual Aid Agreement and other documents

Recommendation: Approve the Resolution authorizing the Perry Municipal Authority to participate in and execute the MESO Mutual Aid Agreement—Electric; authorize the Chairman and Secretary to execute the agreement and related documents; and direct staff to complete and submit the MESO Mutual Aid Information Sheet.

7. **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).
8. **Adjourn.**

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

July 30, 2026 @ _____

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

August 3, 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 July 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.)

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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.

July 30, 2026 @ _____

Christy Conrad, Secretary