



City Council of the City of Perry

Agenda – Regular Meeting

January 6, 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 December 16, 2024.

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.
 - b. SMCA CEO Operations and Hospital Renovation Status Report.

6. **City Manager Report and/or Updates**

7. **Chief Financial Officer Remarks and monthly invoice.**

Attachment: Invoice attached and remarks will be made at the meeting.

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

Attachment: Invoice attached and City Attorney Report to be presented at the meeting.

9. **Consider Approval of Ordinance No. 2025-1 of the City of Perry, Oklahoma, Amending Chapter 12 of the Perry Municipal Code 2022 Entitled the “Planning, Zoning and Development”, by the Addition of New Sections Referencing Planned Unit Developments; Providing for Section 12-296A Entitled “PUD: Scope of Regulations”; Providing for Section 12-296B Entitled “PUD: General Provisions”; Providing For Section 12-296C Entitled “PUD: Development Guidelines”; Providing for Section 12-296D Entitled “PUD: Administration”; Providing for Section 12-296E Entitled “PUD: Site Plan for PUD Districts”; Providing for the Amendment of Chapter 12, Article 2, Division 2 by the Amendment of Section 12-210 Entitled Zoning District Established, Providing for the Listing of All Current Zoning Districts; Providing for Repealer; Savings; Codification; Severability; Penalty; and Declaring an Emergency**

Background: This ordinance provides for planned unit development regulations for use in the provision of cluster housing, mixed residential and commercial development, and other zoning which is designed to accomplish the objectives of a land development project review process based on the application of site planning criteria necessary to achieve integration of the proposed land development project with the characteristics of the project area. This ordinance provides that City Council may establish planned unit development requirements which permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout and type of structures constructed; achieve efficiency in the use of land, natural resources, energy and the providing of public services and utilities; encourage useful open space; and provide better housing, employment and shopping opportunities particularly suited to the needs of the residents of the state.

Notice was published concerning these proposed district regulations at least fifteen (15) days prior to the public hearing before the Perry Planning Commission held on December 19, 2024. The Perry Planning Commission recommends its adoption. Brian Henry will report.

Attachments: Planned Urban Development Ordinance No. 2025-1 (formerly 2024-17)

Recommendation: Approval

10. Consider Approval of the Emergency Clause for Ordinance No. 2025-1.

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

11. Presentation concerning encouraging 2nd story residential dwelling uses in downtown Perry; Give direction as appropriate.

Background: As part of the City Council's strategic plan published in November 2024, the Downtown Square in Perry has been identified as a key priority. To support this vision, the City Manager is proposing an economic development incentive program aimed at increasing the number of downtown businesses and residences.

The recommendation is for the City Council to allocate \$15,000 to assist new businesses and residences with construction costs and bringing properties up to current code standards. Funds would be distributed through an application process, with priority given to projects that align with the City's goals, evaluated based on the following criteria:

Enhancing the quality of life for residents
Providing for the health and vitality of the downtown particularly around the square
Increasing electric and utility revenues
Generating sales tax revenue

Each application will be reviewed by the City Manager and CFO to ensure the project aligns with the City's interests. Approved applications will then be presented to the Council as part of an economic development agreement with the applicant.

This program is designed to foster growth and revitalization in the Downtown Square, contributing to Perry's long-term economic and community development goals.

While this proposal is modest in its funding, if it is effective additional monies can be appropriated and the program can be broadened in the future.

Recommendation: Receive presentation, discuss and give direction as appropriate.

12. Discussion Concerning FAA/ODAA 95% Grant Opportunity to Construct Aircraft Hangars at the Perry Municipal Airport and Loss of \$159,000.00 of AIG funds that will expire, if not used, during 2025.

Background: In keeping with City Council instruction, city management will advise the City Council of grant opportunities, particularly when the local share is minimal. In the past the Airport Manager has discussed pilots on the waiting list for hangars at the Perry Municipal Airport as well as necessity to keep up the number of aircraft at the airport to continue to receive grant funding.

Toby Baker, the City's Airport Engineer, has shared an opportunity which the City Council may want to consider. The design and construction of additional hangars could be funded as follows:

55% FAA Grant Funds (entitlements will expire if not used this year)
40% ODAA (state) grant funds
5% local match

Based on the FAA available entitlements, the City could have a maximum total budget of \$1.847M, requiring a City share of \$92+/- . However, based on a preliminary estimate, it would require only \$1.1M to construct 4 50'x50' hangars, with a required City share of \$55,000. With a local match of \$60,000(for a cushion) this could be accomplished. The 50'x50' hangars could be rented for \$350.00 to \$450.00 per month and the return on the local match investment could be returned within three years. The Airport Manager states four hangars could be quickly leased. With such rent the local match could be quickly returned. No other Perry airport programs would be adversely affected if this project was commenced. As previously stated, the \$159,000.00 in grant funding will expire in 2025.

If there is interest, please direct the City Manager to have appropriate documents for the next meeting.

Recommendation: Discuss and if interested, direct action as appropriate.

13. Consider Approval of Business Service Order with Bluepeak for Internet Services at the Perry Carnegie Library in lieu of E-rate funding.

Background: The E-rate program offers "free" internet but requires extensive paperwork, compliance, and staff hours throughout the year. This includes multiple forms (Forms 470, 471, 486, 474), maintaining records for 10 years, creating bid documents, managing a complex bidding process, and navigating a government website that is not user-friendly. The estimated cost in staff hours to manage E-rate annually is approximately \$5,384. In contrast, Bluepeak provides a straightforward, cost-effective solution at \$1,080 annually. Attached is the proposal of Bluepeak which is the recommended. Pam Sands will report.

Attachment: Bluepeak proposal

Recommendation: Approve the selection of Bluepeak for internet services instead of pursuing E-rate funding.

14. **Consider Approval of Ordinance No. 2025-2 of the City Council of the City of Perry, Oklahoma, Amending Chapter 17, Section 17-217, Subsection B.15 of the Perry Municipal Code 2022 Entitled “Distributed Generation Rules and Regulations”, By Reducing the Amount of Required General Liability Insurance for Distributed Generation Customers from \$1,000,000.00 to \$500,000.00; Providing for Repealer; Savings; Codification; Severability; and Declaring an Emergency.**

Background: Solar customers as distributed generators discharge electricity onto the City electric distribution system as a part of their system’s setup. The current ordinance requires \$1,000,000.00 is general liability coverage. Insurance in this amount is becoming more costly and after evaluating the risk, the city administration proposes a reduction to \$500,000.00.

Attachment: Ordinance No. 2025-2

Recommendation: Approval

15. **Consider Approval of the Emergency Clause for Ordinance No. 2025-2.**

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

16. **Consider Approval of Professional Services Agreement with Cimarron Valley Engineering, LLC, to design sludge box, lift station, yard piping, paving, site work and grading, and chemical feed system improvements to enhance the residuals handling at the Water Treatment Plant. at the Water Treatment Facility.**

Background: If the governing body would like to participate in principal forgiveness OWRB loan (like the \$1 million dollar in principal forgiveness loan in 2022), it will be necessary to have a shovel ready project with permit. Instead of every few years cleaning out the residuals, Mr. Coe recommends a project to handle the by-product. Mr. Coe will report. Basic Services, which includes the engineering study and report and design, survey & construction staking, at a cost of \$100,000.00, and a Water Treatment Plant Comprehensive Study and Report at \$50,000.00. Either the provision of this project or a manual dredging operation needs to be employed as the City has known of this violation for several years.

Attachment: Professional Services Agreement

Recommendation: Discuss, and if deemed appropriate, approve

17. **Consider Approval of Resolution No. 2025-01 Approving the 2025 Interlocal Agreement with Circuit Engineering District #8.**

Background: The district provides services to municipalities and provides signage at very competitive prices. This resolution and agreement are approved each year.

Attachment: Resolution No. 2025-01 and Agreement.

Recommendation: Approval

18. **Consider Approval of Ordinance No. 2025-03 of the City of Perry, Oklahoma, Amending Chapter 13, of the Perry Municipal Code 2022 by the Amendment of Section 13-402 Entitled “ Rates”; Amending the Rates for Certain Ambulance/Rescue Service Charges; Providing for Repealer; Savings; Codification; Severability; Effective Date; and Declaring an Emergency.**

Background: House Bill No. 2872 permits reimbursement by insurance companies in the amount of 325% of (times) the published rates for ambulance services established by the Centers for Medicare and Medicaid Services. The ambulance rates have not increased since 2017. The ordinance proposes to increase the following ambulance rates charged for service as follows:

	Current	Proposed
Advanced Life Support Non-Emergency (ALS)	\$850.00	\$1100.00
Advanced Life Support Emergency (ALS 1)	\$850.00	\$1700.00
Advanced Life Support Emergency (ALS 2)	\$1075.00	\$2500.00
Basic Life Support Non-Emergency (BLS)	\$750.00	\$900.00
Basic Life Support Emergency (BLS)	\$750.00	\$1400.00

If these charges are not established, when billing insurance companies for ambulance services, the difference between the proposed rates and the current rates will be money left on the table.

Attachment: Ordinance No. 2025-03

Recommendation: Discuss and if deemed appropriate, approve ordinance.

19. **Consider Approval of the Emergency Clause for Ordinance No. 2025-03.**

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

20. **Consider Approval of Grant Agreement with Northern Oklahoma Development Authority for water/sewer extension REAP grant in the amount of \$150,000.00.**

Background: The City of Perry was awarded a \$150,000.00 REAP grant for certain water and sewer lines proposed for economic development purposes. It is necessary to approve the grant agreement to receive the money.

Attachment: Grant Agreement

Recommendation: Approval

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

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- 22. Consider convening into executive session to negotiations with representatives of the following employee groups: Fraternal Order of Police, Lodge #137 and Local 4242, International Association of Fire Fighters pursuant to Title 25, Section 307B.2 of the Oklahoma Statutes, as amended.**
- 23. Reconvene into regular session.**
- 24. Consider Directing the City Manager to make a conditional offer in the form of an amendment to the 2024-2025 Collective Bargaining Agreements with Fraternal Order of Police, Lodge #137 and/or Local 4242, International Association of Fire Fighters.**
- 25. Adjourn**

Posted at Perry City Hall & Council Chambers.

January 3, 2025 _____ P.M.

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

January 6, 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 PMA meeting of December 16, 2024.

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.

Perry Regular Municipal Authority Meeting Agenda

January 6, 2025

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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.9 of the Oklahoma Statutes as amended).

6. **Adjourn**

Posted at Perry City Hall & Council Chambers.

January 3, 2025 _____ P.M.

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

January 6, 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 PFA meeting of December 16, 2024.

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.

Perry Facilities Authority Meeting Agenda

January 6, 2025

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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.9 of the Oklahoma Statutes as amended).

6. **Adjourn**

Posted at Perry City Hall & Council Chambers.

January 3, 2025 _____ P.M.

Christy Conrad, Secretary