Agenda – Regular Meeting

PFA Holding, Inc., a Not-For-Profit Oklahoma Corporation
June 17, 2024 @ 6:15 P.M.
Conference Room | 729 Cedar Street, Perry, Oklahoma 73077

Meeting Called to Order
Roll Call
Declaration of Quorum

All items on this agenda, including but not limited to any agenda item concerning the adoption of any 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 Board 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 a designated director or a member of its staff. All agenda items are for discussion and whatever further action the Corporation deems necessary or advisable to discharge their duties under their Certificate of Incorporation and By-laws.

Lawrence Wortham, Director/President
Kristen McCaul, Independent Director
Randolph ("Russ") Meacham, Treasurer
Derek Coldiron, Director/Vice President
Christy Conrad, Secretary

1. Consent Agenda

All items listed under the consent agenda are deemed to be non-controversial and routine in nature by the Board. The consent agenda will be approved by one motion of the Board. Any member of the governing body desiring to discuss an item on the consent agenda may request that it be removed and discussed. A motion can also be made to approve all consent items or such other action as may be deemed appropriate.

A. Acknowledge receipt and approve the minutes of the June 3, 2024, regular meeting of PFA Holdings, Inc.

2. Remove any item deemed appropriate to discuss and/or approve all items or take other action as deemed appropriate.

3. Receive Guaranteed Maximum Price from Nabholz Construction Corporation for the construction of the Perry Hospital Renovation Project.

Background: This item was continued from the June 3, 2024, regular meeting. By Monday, June 17, 2024, Nabholz should have issued the Guaranteed Maximum Price. It is anticipated that a final agreement with Nabholz Construction Corporation providing for the Perry Hospital Renovation Project may be available for an upcoming meeting. This presentation may be made by the SMCA CEO.

Recommendation: Receive and discuss Guaranteed Maximum Price from Nabholz Construction Company.

4. **Upon receipt of the Guaranteed Maximum Price, if purchase order has not yet issued, Authorize the Purchase of the Siemens CT Units for the Radiology Department in the amount of $426,400.00 from the budgeted allocation of $500,000.00.**

   Background: In case the purchase order has not yet been issued, based on the GMP received from Nabholz Construction Company, authorize the purchase and issue the purchase order from budgeted funds to Siemens in the amount of $426,400.00. This item was continued from the June 3, 2024, regular meeting.

   Attachments: Information supplied on the bidding by SMCA

   Recommendation: Authorize the purchase and issue the purchase order from budgeted funds to Siemens in the amount of $426,400.00.

5. **Consider Payment of Architect's Additional Services in the amount of $37,827.00 pursuant to Article 4.2 of the Professional Services Agreement dated April 10. 2023, with Health Facilities Group, LLC ("HFG").**

   Background: HFG has submitted an invoice for $37,827.00 for additional services performed pursuant to Article 4.2 of their Professional Services Agreement based on the following changes to scope and/or design:

   - The requested changes required work and/or re-work to the emergency department layout. These changes required additional meetings and coordination effort, as well as work to the construction documents that had previously been at an approximately 30% CD level of completion.
   - Changes to the emergency department layout included relocating the nurses station, adjustments to the treatment room locations, and rework of support spaces such as clean and soiled workrooms.
   - The requested changes included modification to Architectural, Interior Design, Mechanical, Electrical, and Plumbing designs previously established for the project.
   - Changes were completed and revised 30% CDs were issued on 10/20/2023

   This item was continued from the June 3, 2024, regular meeting.

   Attachment: Letter from HFG dated May 24, 2024

   Recommendation: Discuss and take appropriate action.

6. **Adjourn.**

Posted at Perry City Hall & Council Chambers. June 13, 2024 _______ P.M.

____
Christy Conrad, City Clerk

Agenda – Regular Meeting

City Council of the City of Perry
June 17, 2024 @ 6:15 P.M.
Conference Room | 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 Their 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 3, 2024.**
   B. **Declare list of surplus vehicles and equipment as surplus, no longer necessary for a public purpose and authorize their sale or disposal pursuant to the Purchasing Manual.**

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.**
   (Note: Only items listed on the agenda can be discussed. 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 made. On all other agenda items, any member of the public wishing to be heard shall raise their hand, and if recognized by the Chairman or Presiding Officer, shall limit their address to three (3) minutes. The Mayor or Presiding Officer may provide additional time.

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. Commendations
   c. Council Reports
      • 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
      • Committee members can make Committees Reports to update the City Council regarding developments in their delegated responsibilities.

6. **City Manager Remarks on current projects and activities to be received without discussion.**

7. **Chief Financial Officer Report on the May 2024 Financial Report and inquiries on the Report can be received and discussion proceed.**

   Attachment: Financial Report enclosed.

8. **Consider Approval of Ordinance No.2024-___ of the City Council of the City of Perry, Oklahoma, Amending Chapter 18 of the Perry Municipal Code 2022, by the Amendment of Section 17-607E Entitled "Solid Waste Collection and Disposal Rates"; Providing for a Two Percent (2%) Increase in Refuse Rates; Providing for Repealer; Savings; Codification; Severability; Effective Date; and Declaring an Emergency.**

   Background: The Solid Waste Collection and Disposal Contract with Davis Sanitation increased by 2% for FY2024-2025. This ordinance adopts rate increase to compensate for the increase in the contractual service price of handling the community's waste.

   Attachment: Ordinance No. 2024-13

Recommendation: Discuss and if deemed appropriate, approve with separate approval of the emergency clause.

9. Consider Approval for Gary May to Conduct a Fireworks Display at Perry Lake on July 4, 2024.

Background: Mr. May has conducted the fireworks display for the July 4th Celebration at Perry Lake for many years. He asks to continue the tradition for the 2024 Celebration. Appropriate insurance will be carried. Police Officers and Firefighters/EMT will be available for public safety purposes.

Recommendation: Authorize Mr. May to conduct the 2024 4th of July Fireworks Display with the Council's continuing thanks.

10. Discussion and Action on Items pertaining to the Perry Hospital Renovation Project:

A. Receive Guaranteed Maximum Price from Nabholz Construction Corporation for the construction of the Perry Hospital Renovation Project.

Background: This item was continued from the June 3, 2024, regular meeting. By Monday, June 17, 2024, Nabholz should have issued the Guaranteed Maximum Price. It is anticipated that a final agreement with Nabholz Construction Corporation providing for the Perry Hospital Renovation Project may be available in an upcoming meeting. This presentation may be made by the SMCA CEO.

Recommendation: Receive and discuss Guaranteed Maximum Price from Nabholz Construction Company.

B. Upon receipt of the Guaranteed Maximum Price, if purchase order has not yet issued Radiology Department in the amount of $426,400.00 from the budgeted allocation of $500,000.00.

Background: In case the purchase order has not yet been issued, based on the GMP received from Nabholz Construction Company, authorize the purchase and issue the purchase order from budgeted funds to Siemens in the amount of $426,400.00. This item was continued from the June 3, 2024, regular meeting.

Attachments: Information supplied on the bidding by SMCA

Recommendation: Authorize the purchase and issue the purchase order from budgeted funds to Siemens in the amount of $426,400.00.

C. Consider Payment of Architect's Additional Services in the amount of $37,827.00 pursuant to Article 4.2 of the Professional Services Agreement dated April 10. 2023, with Health Facilities Group, LLC ("HFG").

Background: HFG has submitted an invoice for $37,827.00 for additional services performed pursuant to Article 4.2 of their Professional Services Agreement based on the following changes to scope and/or design:

- The requested changes required work and/or re-work to the emergency department layout.

- These changes required additional meetings and coordination effort, as well as work to the construction documents that had previously been at an approximately 30% CD level of completion.

- Changes to the emergency department layout included relocating the nurses station, adjustments to the treatment room locations, and rework of support spaces such as clean and soiled workrooms.

- The requested changes included modification to Architectural, Interior Design, Mechanical, Electrical, and Plumbing designs previously established for the project.

Changes were completed and revised 30% CDs were issued on 10/20/2023
This item was continued from the June 3, 2024, regular meeting.

Attachment: Letter from HFG dated May 24, 2024

Recommendation: Discuss and take appropriate action.

11. Consider Approval of Certain City Contracts and Resolution:

A. Consider Approval of a Service Contract with Main Street of Perry, Inc.

Background: Main Street provides historic preservation and tourism development services for the City. The compensation is paid by receipts from the Hotel/Motel Tax. The annual amount of compensation to be paid under the FY2024-25 contract is $20,000.00.

Attachment: Contract with Main Street of Perry, Inc.
Recommendation: Discuss and take action as deemed appropriate

B. Consider Approval of Resolution No. 2024-05 of the Mayor and City Council of the City of Perry, Oklahoma, Supporting Participation in the FY 2024-2025 Oklahoma Main Street Program.

Background: Approval of this resolution confirms our commitment to the principals of Main Street in revitalization of the community.

Attachment: Resolution No. 2024-05

Recommendation: Discuss and take action as deemed appropriate

C. Consider Approval of a Contract for Services with the Perry Senior Citizen's, Inc.

Background: Perry Senior Citizen's, Inc. provides senior citizen services to the residents of Perry and surrounding area. The FY2024-2025 contract provides that the City pays the utilities at the Senior Citizen's Building and provides a Senior Citizen Director.

Attachment: Contract with the Perry Senior Citizen's Inc.

Recommendation: Discuss and take action as deemed appropriate

12. Consider Approval of Application for Payment No. 1 with Lone Hickory Cattle, LLC on the Water System Improvement DWSRF Project No. 940-1021206-02 in the amount of $496,133.19 to be paid from appropriated monies.

Background: The engineer has certified that this payment is appropriate as the task, including completed work and stored product has been accomplished and/or received as provided in the schedule of work and bid tab.

Attachment: Application for Payment No. #1 and related invoices

Recommendation: Approve Application for Payment No. 1

13. Consider Approval of Appointments by Mayor Lawrence Wortham to the Historical Preservation Commission .

Background: The ordinance authorizing the creation of the Historic Preservation Commission was approved at the last meeting. Pursuant to Section 12-720, Mayor Wortham makes the appointments to the Historic Preservation Commission.

Member qualifications are as follows:

- One member shall be a registered architect, engineer, building contractor or licensed tradesman;
- One member shall be an owner of any building located within a designated district, whether a resident of the City of Perry or not;
- One member shall be a member of the Board of Directors or an employee of the Perry Main Street;
- One member shall be a licensed real estate broker/agent or auctioneer; and
- One member shall be a member of the planning commission or member of the City Council.

If a non-resident is desired for the building owner seat, that appointment will need to wait until the district is established.

In addition to appointment and confirmation, a staggering of terms must initially occur. Initially, two (2) members shall be appointed for one year, two (2) for two (2) years, and one for three (3) years.

Recommendation: Discuss, receive appointments and approve or continue for qualified candidates.

14. Authorize Mayor to accept certain electric utility easements from the Parrish Family Trust, Craig and Jody Sim and Mark and Stephanie Rupp in order to provide electric service to Mark and Stephanie Rupp.

Background: The City is extending its electric service distribution system on private easements to serve Mark and Stephanie Rupp, which easements must be accepted and approved by the City and PMA.

Attachments: Trust, Sim and Rupp easements attached

Recommendation: Authorize the Mayor to approve and execute.

15. Discuss Previous City Council action of requiring any filling of any vacant full-time positions to be reviewed by the City Council prior to filling such position; discuss and provide direction as appropriate.

Background: In the late stages of the last city administration, the City Council required the filling of vacant full-time positions to be reviewed and approved by the City Council before these positions were filled. Nate would like to discuss this foregoing this policy in the future but discussing safeguards to ensure the purpose for the policy is maintained.

Recommendation: Discuss and take action as deemed appropriate.

16. 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).

17. Consider Convening into Executive Session to conduct a performance review of City Manager Nate Read pursuant To Title 25 Section 307.B.1 of the Oklahoma Statutes, as amended), and 2) to discuss negotiations with Fraternal Order of Police Lodge #137 and with the Perry Professional Fire Fighters, Local 4242, International Association of Fire Fighters, Bargaining Agents, pursuant to Title 25 Section 307.B.2 of the Oklahoma Statutes, as amended.

18. Reconvene into Regular Session.

19. Take any action with respect to the executive session including but not limited to action on the performance review and consider approval of the FY 2024-2025 Collective Bargaining Agreement with the Fraternal Order of Police Lodge #137 and/or with the Perry Professional Fire Fighters, Local 4242, International Association of Fire Fighters, Bargaining Agents.

20. Adjourn

Posted at Perry City Hall & Council Chambers. June 13, 2024 _______ P.M.

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Christy Conrad, City Clerk

Agenda – Regular Meeting

Perry Municipal Authority Meeting
June 17, 2024 @ 6:15 P.M.
Conference Room | 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 3, 2024.

2. Items Removed from Consent Agenda for Discussion.

3. Consider and act on items removed from the Consent Agenda, if any.

4. Authorize Chairman to accept certain electric utility easements from the Parrish Family Trust, Craig and Jody Sim and Mark and Stephanie Rupp in order to provide electric service to Mark and Stephanie Rupp.

Background: The PMA is extending its electric service distribution system on private easements to serve Mark and Stephanie Rupp, which easements must be accepted and approved by the City and PMA.

Attachments: Trust, Sim and Rupp easements attached

Recommendation: Authorize the Mayor to approve and execute.

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. June 13, 2024 _______ P.M.

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Christy Conrad, Secretary

Agenda – Regular Meeting

Perry Facilities Authority
June 17, 2024 @ 6:15 P.M.
Conference Room | 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 3, 2024.

2. Items Removed from Consent Agenda for Discussion.

3. Consider and act on items removed from the Consent Agenda, if any.

4. 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).

5. Adjourn

Posted at Perry City Hall & Council Chambers. June 13, 2024 _______ P.M.

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Christy Conrad, Secretary