



City Council of the City of Perry

Agenda – Regular Meeting

December 2, 2024 @ 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 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 November 18, 2024.

B. Receive and Approve Minutes of the Town Hall Special Meeting held on November 25, 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

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 Resolution No. 2024-14 of the City Council of the City of Perry, Oklahoma, Notifying the Secretary of the Noble County Election Board that there will be a Nonpartisan General Municipal Election for the Election of Certain Elected Officials on Tuesday, April 1, 2025; Providing for the Dates of the Filing Period for Such Nonpartisan General Municipal Election, the Offices to be Filled at Such Nonpartisan General Municipal Election, the Qualifications for Office and Issuing the Election Proclamation.**

Background: This resolution and election proclamation calls for a nonpartisan General Municipal Election, to be held on April 1, 2025. The filing period shall be held from 8:00 a.m. until 5:00 p.m. on Monday, February 3, 2025, Tuesday, February 4, 2025, and Wednesday, February 5, 2025. The following Councilmembers are up for election and elected at large:

- Ward 2 Councilmember, Post 1 for a 2-year Unexpired term and until 2027;
- Ward 1 Councilmember, Post 2 for a 4-year term and until 2029;
- Ward 2 Councilmember, Post 2 for a 4-year term and until 2029;
- Ward 3 Councilmember, Post 2 for a 4-year term and until 2029;
- Ward 4 Councilmember, Post 2 for a 4-year term and until 2029.

Councilmembers are elected at large. Each candidate for Councilmember shall be duly registered to vote in accordance with state law within the City and have duly resided in the ward from which such a person is a candidate for a minimum of one (1) year prior to the first day of the filing period set by this resolution.

Attachment: Resolution No. 2024-14

Recommendation: Approval

10. Consider Changes in Utility Rates as follows:

A. Introductory remarks by Nate Read, City Manager:

B. CONSIDER APPROVAL OF ORDINANCE NO. 2024-25 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 18 OF THE PERRY MUNICIPAL CODE 2022, BY THE AMENDMENT OF SECTION 17-201 ENTITLED “ELECTRIC UTILITY FEES AND BILLINGS IN GENERAL”; BY THE AMENDMENT OF SUBSECTION 1.A.(1) THROUGH (4), INCREASING THE ELECTRIC RATE BY 4.62% FOR ALL INDUSTRIAL CUSTOMERS; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

Attachment: Ordinance No. 2024-25

C. Consider Approval of the Emergency Clause for Ordinance No. 2024-25.

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

D. CONSIDER APPROVAL OF ORDINANCE NO. 2024-23 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 17, ARTICLE 2 OF THE PERRY MUNICIPAL CODE 2022 BY THE AMENDMENT OF SECTION 17-218 ENTITLED “ADMINISTRATIVE FEE”; PROVIDING FOR A TWO DOLLAR (\$2.00) INCREASE IN THE ADMINISTRATIVE FEE APPLIED TO EVERY UTILITY BILL TO RECOVER THE COST OF UTILITY BILLING, UTILITY COLLECTION, POSTAGE, METER READING AND ALL OTHER ANCILLARY AND INCIDENTAL UTILITY BILLING AND COLLECTION SERVICE REQUESTS; REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

Attachment: Ordinance No. 2024-23

E. Consider Approval of the Emergency Clause for Ordinance No. 2024-23.

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

F. CONSIDER APPROVAL OF ORDINANCE NO. 2024-22 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 18 OF THE PERRY MUNICIPAL CODE 2022, BY THE AMENDMENT OF SUBSECTION A OF SECTION 17-413 ENTITLED “WATER RATES”; PROVIDING FOR AN INCREASE IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL WATER RATES; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

Attachment: Ordinance No. 2024-22

G. Consider Approval of the Emergency Clause for Ordinance No. 2024-22.

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

H. CONSIDER APPROVAL OF ORDINANCE NO. 2024-21 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 18 OF THE PERRY MUNICIPAL CODE 2022, BY THE AMENDMENT OF SECTION 17-510 ENTITLED “SANITARY SEWER USE RATES”; PROVIDING FOR AN INCREASE IN SANITARY SEWER USE AND OTHER RELATED SANITARY SEWER RATES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMERS; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

Attachment: Ordinance No. 2024-21

I. Consider Approval of the Emergency Clause for Ordinance No. 2024-21.

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

Background: The above ordinances provide the following rate changes:

- The industrial electric rates are increased by 4.62%
- Residential water and sewer rates are increased by:
 - 35% effective 1/1/2025
 - 15% effective 1/1/2026
 - 15% effective 1/1/2027
- Commercial water and sewer rates are increased by:

45% effective 1/1/2025
25% effective 1/1/2026
25% effective 1/1/2027

- Industrial water and sewer rates are increased by:
 - 60% effective 1/1/2025
 - 25% effective 1/1/2026
 - 25% effective 1/1/2027
 Note: Water rates for residential, commercial and industrial customers at service locations outside of corporate limits are reduced slightly due to lesser costs as required by state law

During the town meetings, it was apparent that while many members of the public understood the reasoning for the proposed increases, it was universally thought the increases should be staggered over a period of years. The result is the proposed rates as presented which will provide sufficient monies to meet required water projects debt service requirements, as well as provide needed revenues for capital improvement projects and other operational adjustments.

- Receive canvas of bids on CVE24-006.01 32nd Street Sewer Main Extension to Sooner Corner Project (“Project”); Consider Awarding bid to the lowest responsible bidder of Patriot Construction Services, Inc., in the amount of \$341,507.00; Authorize Mayor to Execute the public construction contract upon receipt of bonds, insurance and power of attorney by City Attorney.**

Background: The City received six (6) competitive bids related to its solicitation on the Project:

Patriot Construction Services, Inc.	\$341,507.00
Lone Hickory Cattle Co.	\$421,160.00
D. Owen	\$499,100.00
MK Excavation	\$582,330.00
Circle B Underground	\$633,420.00
Sapulpa Digging	\$738,911.00

Patriot Construction Services, Inc., has the low bid and the City Engineer reports that their bid presents a cost-effective solution and meets all project specifications. The lowest responsible bid is less than the estimated construction cost (\$411,401.56), and additional work is likely to be able to be performed given the size of the ODOC grant received [\$520,637.00 grant through the Progressing Rural Economic Prosperity Fund (PREP)]. When the Executed contract is received, together with bonds, insurance and power of attorney, and review and approval by necessary parties, an appropriate motion can authorize the Mayor to execute the public construction contract and proceed with the Project. Will Sheets will serve as inspector under an agreement approved by the City Manager.

Attachment: Canvas of bids and other related documents

Recommendation: Award the bid to the lowest responsible bidder of Patriot Construction Services, Inc., in the amount of \$341,507.00; Authorize Mayor to Execute the public construction contract upon receipt of bonds, insurance and power of attorney by City Attorney.

12. Approval of Service Agreement with Local Government Testing Consortium (LGTC) for the City's Substance Abuse Testing Program.

Background: The City provides substance abuse testing for new and current employees consistent with state law. This Service Agreement provides the terms under which tests will be taken and reported. The cost has increased to \$65.00 per covered employee.

Attachment: Service Agreement

Recommendation: Approval

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

14. Adjourn

Posted at Perry City Hall & Council Chambers.

November 27, 2024 ____ A.M.

Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

December 2, 2024 @ 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 November 18, 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

December 2, 2024

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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.

November 27, 2024 _____ A.M.

Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

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Meeting Called to Order

Roll Call

Declaration of Quorum

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A. Receive and approve the minutes of the PFA meeting of November 18, 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
December 2, 2024
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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.

November 27, 2024 _____ A.M.

Christy Conrad, Secretary