Perry Carnegie Library Board

Agenda – Regular Meeting

July 21, 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 the Head Librarian, City Manager, staff, attorney or to Perry City Council.

Agenda items are for discussion and whatever further action the Library Board deems necessary or advisable todischarge their constitutional and statutory powers of government.,

1. Consent Agenda

All items listed under the consent agenda are deemed non-controversial and routine in nature by the governing body. They will be approved by one motion of the Board. The items on the consent agenda will not be discussed. Any member of the Board 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. Approve minutes of the Perry Carnegie Library Board Meeting of April 21, 2025.

B. Acknowledge Librarian's April 2025, May 2025 and June 2025 Reports for the Perry Carnegie Library and Statistics Reports for April through June 2025.

Attachments: April 2025, May 2025 and June 2025 Reports for the Perry Carnegie Library and Statistics Reports for April through June 2025.

2. Consider Items Removed from the Consent Agenda for Discussion.

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

4. Comments from Those Assembled.

5. Presentation of Oral Quarterly Report on Library Usage and Statistics on Perry Carnegie Library by Pam Rigg, Head Librarian.

6 . Amend the Perry Carnegie Library Board Policies on Selections/Collections.

Background: Pam Riggs will explain certain amendments desired to the library's Selections/Collections Policy.

Attachment: Selections/Collections Policy

Recommendation: Discuss and act as deemed appropriate.

7. New Business. As used herein, shall mean any matter not known about or which could not have been reasonably foreseen prior to the time of posting.

8. Adjourn.

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

July 18, 2025 ______ P.M.

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Christy Conrad, Secretary

City Council of the City of Perry
City Agenda – Regular Meeting
July 21, 2025 @ 6:15 P.M.
Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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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 Minutes of Regular City Council Meeting of July 7, 2025.**

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 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 June 2025 Financial Report.**

   Attachment: June 2025 Financial Report enclosed.

8. **Receive Presentation by Katy Carris of the Quarterly Report from Perry Chamber of Commerce.**

   Attachment: To be presented at the meeting.

   Recommendation: Receive presentation

9. **Presentation of Update by Matthew Coe of Cimarron Valley Engineering, LLC on proposed Water Projects and Funding Opportunities; direction action as deemed appropriate.**

   Background: In February 2024, a freeze of water lines throughout a large section of the community caused the City to examine solutions so it would not happen again. A major solution is killing out old water mains, which are located adjacent to newer water lines, but were never connected to the residents' services. In addition, substantial improvements to the City's Water Treatment Facility are required. The booster pump to provide sufficient water pressure to manage fire suppression to business and industry located near Interstate 35 is also proposed. Difference in financing between DWSRF funding and FAP funding, including their benefits and drawbacks, will also be discussed. In order to proceed with this project in a timely fashion, the City Council should direct action as deemed appropriate.

   Attachment: If a document is available it will be provided; otherwise, it will be provided at the meeting.

   Recommendation: Receive presentation and direct action if deemed appropriate.

10. **Discuss Amendment to Chapter 17, Article 7 of the Perry Municipal Code entitled "Stormwater Management System".**

Background: For several years, the city administration has been discussing amendments to the City's drainage ordinance. Currently, all utility owners pay a $3.00 monthly drainage fee without regard to how much or little their properties add to the drainage issues in the community. There are no requirements for new development, whether residential, commercial, or industrial, unless a part of a site plan review, and even then no development standards, fees or other regulations have been adopted. This proposed ordinance places the cost and expense on those that contribute to the drainage problem and sets standards for drainage improvements in the community. The fees also increase on the basis of contribution to the off-site drainage stream. The fees have been removed as those will be set by the City Council; however, fees per lot or per dwelling unit built in many communities are significant.

Attachments: Sample ordinance

Recommendation: Discuss and Give direction

11. **Consider Approval of Ordinance No. 2025-___ of the City Council of the City of Perry, Oklahoma, Amending Chapter 4, Article 1, of the Perry Municipal Code 2022 by the Amendment of Section 4-104a Entitled "Domestic Fowl – Land Use Regulations"; Providing for Certain Amendments in the Hobby Chicken/Hobby Duck Ordinance, Making its Application to Hens, Ducks and Quail, Permitting a Greater Number of Hens, Ducks and Quail Based on Acreage, Limiting the Number of Permits for Lots Under one Acre, and Providing other Provisions; Providing for Repealer; Savings; Codification; Severability; Penalty; and Declaring an Emergency.**

Background: At the last meeting, a discussion was held concerning the possibility of increasing the number of chickens and ducks that may be permitted on large residential lots based on a number/per acre calculation. This ordinance suggests a manner to accomplish a compromise for persons desiring fowl.

Attachment: Ordinance No. 2025-___

Recommendation: Discuss and if deemed appropriate approve.

12. **Consider Approval of the Emergency Clause for Ordinance No. 2025-___**

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

13. **Consider Action on Application for Rezoning and Lot Combination for 1504 North 8th Street, Perry, Oklahoma, 73077 ("subject tract") by Elbert Jethro Taylor And Jennifer Dawn Driskell-Taylor (collectively the "Applicant").**

Background: The Applicant filed an application to amend the zoning on the Subject Tract from R-1 Single-Family Residential District to the A-G Agricultural District. Minimum lot size for agricultural district is one acre. The subject property is surrounded by residential uses. The uses are R-1 Single-Family Residential, the most restrictive zoning district in Perry.

The Applicant also seeks to combine the two parcels owned in this location pursuant to the Lot Combination Ordinance codified as Section 12-285, to fence the entire combined parcel to plant fruit trees and use chickens and ducks for pest control. The number of chickens and ducks will be greater than permitted under municipal ordinance and therefore agricultural zoning is requested. Notice was published in the newspaper at least fifteen (15) days prior to this public hearing and mailed notices sent to property owners located within three hundred feet (300') feet of the perimeter of the combined subject tract.

Two protests were filed against the zoning by persons required to be notified. The Planning Commission recommended the denial of both requests.

The tract is more than three acres in size. The hobby chicken/duck ordinance, which limits the aggregate number of fowl to five (5), was written for residences which are set on small lots. A discussion of amending the ordinance to permit more chickens/ducks on properties one acre or larger was discussed at the prior regular meeting and is presented by way of the previous agenda item.

Attachments: Notice, Application, Protests and current chicken/duck ordinance

Recommendation: Deny rezoning and consider approval of the lot combination taking into consideration the action taken in the previous agenda item.

14. Items Pertaining to Project Duke:

A. **CONSIDER APPROVAL OF ORDINANCE NO. 2025-___ RENAMING THE NORTH/SOUTH STREET IN THE PERRY INDUSTRIAL PARK FROM INDUSTRIAL PARK WAY TO DUKE DRIVE OR DISTRIBUTION DRIVE OR EQUESTRIAN AVENUE OR INDUSTRIAL RIDGE ROAD OR PIONEER DRIVE OR ENTREPRENEURSHIP AVENUE OR FULFILLMENT WAY OR A&A WAY WITHIN THE CORPORATE LIMITS OF THE CITY OF PERRY, OKLAHOMA; CODIFICATION; AND DECLARING AN EMERGENCY.**

B. **CONSIDER APPROVAL OF ORDINANCE NO. 2025-___ RENAMING THE EAST/WEST STREET IN THE PERRY INDUSTRIAL PARK FROM INDUSTRIAL PARK WAY TO GLORIA G. BROWN AVENUE WITHIN THE CORPORATE LIMITS OF THE CITY OF PERRY, OKLAHOMA; CODIFICATION; AND DECLARING AN EMERGENCY.**

Attachments: Ordinance No. 2025-___ and Ordinance No. 2025-___

Recommendation: Consider naming streets and take action as deemed appropriate

C. Consider Approval of the Emergency Clause for Ordinance No. 2025-___ and Ordinance No. 2025-___.

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

D. Consider Finding that the Conditions on the Project Duke Site Plan have been agreed to and the Site Plan is approved without conditions.

Background: In negotiations with the principals of Project Duke, it has been tentatively agreed that the Applicant will reconstruct the north/south road in the Perry Industrial Park as well as that portion of John Wayne Boulevard from 35^{th} Street and west to the Perry Industrial Park turn-in. The Applicant will also pay the cost of the electric, sewer and water extensions, and the payment of all applicable tap fees. In addition, the applicant will provide a 30,000-gallon on-site water tank and booster pump to aid in fire suppression. The City will focus on a grant application for a PREP grant for the east/west industrial road, that portion of 35^{th} Street which borders the industrial park and a booster pump to maintain pressure in the main water transmission lines necessary for fire suppression for properties located near the Interstate 35 corridor. The purpose of this agenda item is to allow the City Council to find that the Project Duke Site Plan is approved without condition based on the agreed on and off-site improvements that are proposed to be made.

Attachment: If a statement from Project Duke is available it will be attached

Recommendation: Approve the site plan without conditions based on the agreed on and off-site improvements.

15. Discuss Strategic Plan and the Mixed Uses Desired in the South Commercial/Industrial Park across from Sooners Corner.

16. Consider convening into executive session for the purposes of 1) discussing negotiations with the Fraternal Order of Police Lodge #137 pursuant to Title 25, Section 307B.2 of the Oklahoma Statues, as amended, 2) conferring on a matters pertaining to the economic development of the City of Perry involving the Seth Wadley Autoplex including the creation of a proposal to entice a business to locate within the City if public disclosure of the matter discussed would interfere with the development of proposal or if public disclosure would violate the confidentiality of the new business, pursuant to Title 25, Section 307C.11 of the Oklahoma Statues, as amended.

Attachment: FOP Proposed Contract is attached

17. Reconvene into regular session.

18. Take any action deemed necessary after the executive session including directing action on the Collective Bargaining Agreement with Fraternal Order of Police Lodge #137 or direction with respect to the economic development proposal.

19. Adjourn

Posted at Perry City Hall & Council Chambers. July 18, 2025 ______P.M.

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

July 21, 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 July 7, 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.

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5. Adjourn

Posted at Perry City Hall & Council Chambers. July 18, 2025 _______ P.M.

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority
Agenda – Regular Meeting
July 21, 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 July 7, 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

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Christy Conrad, Secretary