CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

July 6, 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 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 June 15, 2026.**
   B. **Approval of Invoices for Cimarron Valley Engineering, LLC; RSMeachams & Associates; and Oklahoma Municipal Law, PLLC**

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 to approve a Professional Services Agreement with Cimarron Valley Engineering, LLC for engineering design services related to the City of Perry Booster Pump Station Water System Improvements serving the 12-inch waterline loop.**

    Background: The City recently received a $1.2 million state appropriation to design and construct a new water booster station that will improve water pressure for commercial customers and support future industrial development. A part of that project is the provision of professional engineering services for design, construction permitting, bidding assistance, engineering services during construction, design survey, and construction staking. This item provides for entering into a professional services agreement with Cimarron Valley Engineering, LLC to provide these services. The proposed improvements include a booster station, site piping, controls and integration, site grading, gravel paving, erosion control, clearing and grubbing, and related appurtenances necessary to complete the project. Construction of this project with greatly improve both fire service and fire availability and efficiency for the western part of Perry, including Toro, Ditch Witch, Amazon, the hotels, and the two-convenience store/fuel stations. The project is estimated to cost approximately $1.2 million, with the state funding sufficient to cover the full project cost. If the professional services agreement is approved, design work will begin within the next 30 days, with construction anticipated to start later this year.

    Attachment: Professional Services Agreement with Cimarron Valley Engineering, LLC

    Recommendation: Approval

8. **Presentation of the Residential Opinion Survey from City Manager Intern.**

    Background: For two years the City of Perry has collected an annual resident opinion survey. This collected data has been analyzed each year and this year is particularly valuable since in year one it provides a baseline. This presentation from the summer intern regarding the results of the City's recently completed community survey. The survey was conducted to provide City leadership with meaningful input from residents concerning municipal services, community priorities, quality of life, infrastructure, economic development, parks and recreation, public safety, and other matters affecting the future direction of the City of Perry.

The purpose of the presentation is to share the survey findings with the City Council and the public, identify areas of community satisfaction and concern, and discuss how the information may be utilized in future policy decisions, strategic planning, budgeting, capital improvement planning, and the establishment of City priorities. Community surveys are an important tool for local governments because they provide objective feedback regarding citizen expectations and help ensure that municipal resources are directed toward the needs and priorities identified by residents. No formal action is required unless directed by the City Council. The presentation is informational in nature and is intended to facilitate discussion regarding future planning initiatives and the continued delivery of municipal services responsive to the needs of the citizens of Perry.

Attachment: Community Survey Results

Recommendation: Receive Presentation

9. **Discussion on Roof.**

Background: As part of the City's insurance settlement from last year's storm damage, approximately $200,000 remains available for roof replacement projects. Staff have identified the Police Department and Fire Station roofs as priorities and have obtained quotes from multiple contractors. As the Police Department has been remodeled, it is important to save the remodel with a proper roof.

The Fire Station has experienced recurring mold issues along the interior north wall for several years. The mold has spread to the kitchen cabinetry and personal lockers used by staff. To identify the cause and develop a long-term solution, the City has consulted multiple experts. While opinions differed on whether the moisture originated from deteriorated exterior flashing or groundwater conditions, staff believes both factors are contributing to the problem and should be addressed. In addition to correcting the moisture intrusion, the mold-damaged cabinets and lockers will need to be removed and replaced.

Attachment: Quotes and Options Memo

Recommendation: Approve most appropriate option

Resolutions & Ordinances

10. **CONSIDER APPROVAL OF ORDINANCE NO. 2026-10 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING THE PERRY MUNICIPAL CODE 2026, BY THE ADDITION OF A NEW SECTION 10-1206 TO ARTICLE 12 IN**

CHAPTER 10 ENTITLED 612 "BUSINESSES WHOSE MAIN PURPOSE IS SELLING TOBACCO AND VAPOR PRODUCTS AND/OR ELECTRONIC SMOKING DEVICES; PERMIT; PROHIBITED LOCATIONS; VIOLATIONS; LEGAL AUTHORITY AND LEGISLATIVE FINDINGS; PROVIDING FOR LEGAL AUTHORITIES"; BY ESTABLISHING REGULATIONS GOVERNING BUSINESSES WHOSE PRINCIPAL PURPOSE IS THE SALE OF TOBACCO PRODUCTS, VAPOR PRODUCTS, AND ELECTRONIC SMOKING DEVICES; REQUIRING AN ANNUAL MUNICIPAL PERMIT; PROHIBITING THE LOCATION OF SUCH BUSINESSES WITHIN THREE HUNDRED (300) FEET OF SCHOOLS, PARKS, PLAYGROUNDS, AND CERTAIN YOUTH FACILITIES; PROVIDING DEFINITIONS AND PENALTIES; REPEALER; SAVINGS; CODIFICATION; STATUTORY CONSTRUCTION AND SEVERABILITY; PENALTY; AND DECLARING AN EMERGENCY.

Background: The City Council will consider an ordinance establishing local regulations for businesses whose principal purpose is the sale of tobacco products, vapor products, and electronic smoking devices. The proposed ordinance requires such businesses to obtain an annual municipal permit and prohibits the establishment of new tobacco and vapor retailers within three hundred (300) feet of schools, parks, playgrounds, and other facilities primarily used by persons under twenty-one (21) years of age. The ordinance is intended to promote public health and welfare, provide reasonable land-use regulations for these businesses, and ensure compatibility with surrounding community facilities while remaining consistent with applicable Oklahoma law.

Attachment: Ordinance No. 2026-10

Recommendation: Approval

11. Consider Application of Emergency Clause to Ordinance No. 2026-10

Strategic Plan Update

12. 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

13. **Consider Convening into executive session for purpose of discussing negotiation with the bargaining agents for the local FOP Lodge #137 and the IFAA Local 4242 pursuant to 25 O.S. 307B1.**

14. **Reconvene into regular session.**

15. **Take any action deemed appropriate pursuant to such executive session.**

16. **Upcoming Meeting Review.**

17. **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).

18. **Adjourn.**

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

July 2, 2026 @ _________

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority
Agenda – Regular Meeting
July 6, 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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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 Trust Manager, staff, attorney or to the recommending board, commission, or committee. All Agenda Items Are for Discussion and Whatever Further Action the Authority Deems Necessary or Advisable to Discharge Their Statutory Powers of Government.

1. **Consent Agenda**

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   A. Receive and Approve the Minutes of the Regular PMA Meeting of June 15, 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. **CONSIDER APPROVAL OF THE STATE ARPA INTEREST EARNINGS GRANT AGREEMENT BETWEEN THE PERRY MUNICIPAL AUTHORITY AND THE OKLAHOMA WATER RESOURCES BOARD FOR STATE ARPA INTEREST EARNINGS GRANT NO. SAI-26-0005-G IN THE AMOUNT OF $1,200,000.00; AUTHORIZING THE CHAIRMAN TO EXECUTE THE AGREEMENT AND ALL RELATED DOCUMENTS; AND AUTHORIZING THE TRUST MANAGER TO ADMINISTER THE GRANT IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT.**

   Background: The Oklahoma Water Resources Board ("OWRB") has approved State ARPA Interest Earnings Grant Application No. SAI-26-0005-G for the Perry Municipal Authority in the amount of $1,200,000.00. Approval of the Grant Agreement is necessary to formally accept the grant and authorize execution of the agreement and related grant documents.

   Under the Grant Agreement, the Authority must establish and maintain a separate federally insured account for the grant funds, submit requests for reimbursement with supporting documentation, and expend grant proceeds solely for eligible project costs. Grant funds may not be used to reimburse expenditures previously paid with other federal or state grant funds.

   The Agreement further requires the Authority to furnish the Oklahoma Water Resources Board with an acceptable construction bid within one (1) year following the Board's approval of the grant, unless an extension is approved by the Board. Any unexpended grant funds remaining after completion of the project must either be applied to another eligible project approved by the Board or de-obligated in accordance with the Grant Agreement.

   Approval of this agenda item authorizes the Chairman to execute the State ARPA Interest Earnings Grant Agreement and related documents and authorizes the Trust Manager to administer the grant in accordance with its terms and all applicable requirements of the Oklahoma Water Resources Board.

   Attachment: Agreement

   Recommendation: Approval

6. **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).

7. **Adjourn.**

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

July 2, 2026 @ _________

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

July 6, 2026 @ 6:15 P.M.
Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

Meeting Called to Order
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   A. Receive and Approve the Minutes of the Regular PFA Meeting of June 15, 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. **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 2, 2026 @ _________

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Christy Conrad, Secretary