

COP AGENDA



CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

March 16, 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 Deems 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 March 2, 2026.**

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. Commendations
 - c. 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.
 - d. Committee Reports
 - e. Quarterly Reports prepared for the last meeting of the quarter
6. **CFO Monthly Report**
 - a. Present Financials
 - b. Conduct Ad Valorem Tax Discussion
7. **City Manager Remarks and Updates**
 - a. General Info
 - i. Sold auction items and received additional \$2,884
 - ii. E911 budget and agreement update
 - b. Projects
 - i. Airport Project
 - ii. PD Remodel
 - April 15th is the goal to have everything finished
 - iii. Main Kill-out Project
 - Meeting held on March 9th – discussed planned route and communication strategy – Project will begin in earnest on Holly between 6th & 7th on Monday March 16th.
 - iv. Sludge Box Project
 - v. Emergency Management
 - Storm Siren in Fairway Addition

Other Business

8. **Discuss the Paint Perry Program and recognize allocation of \$2,000 from the code department towards this program.**

Background: The Council has previously discussed establishing a program to encourage property owners to improve the exterior appearance of their homes, particularly along major streets and entry corridors in the community. The proposed Paint Perry Program is intended to serve as a pilot initiative to help homeowners complete exterior painting projects that improve curb appeal and overall neighborhood appearance. Staff has identified \$2,000 within the Code Enforcement Department budget that could be allocated to fund this initial trial of the program. Based on the proposed reimbursement structure, this funding would allow several properties to participate during the pilot phase. If the program is well received and funds are utilized quickly, Council may wish to consider allocating additional funding during the FY 2026–2027 budget process.

Recommendation: Discuss the Paint Perry Program and provide feedback to staff on whether the proposed program structure aligns with the Council’s goals previously discussed.

Attachments: Program Outline, Application Form, and Reimbursement Request Form.

9. **Approve E911 Budget.**

Resolutions & Ordinances

10. **Consider Approval of Ordinance No. 2026-03 of the City Council of the City of Perry, Oklahoma, Amending Chapter 5, Article 1 of the Perry Municipal Code 2022, by the Addition of Section 5-115 Entitled “Construction and Trade Work; Recognition of State Law Exemptions; Permit and Affidavit Requirements; Recognizing and Adopting State Law Exemptions to Contractor Licensure and Registration for Construction, Plumbing, Electrical, and Mechanical Work; Requiring Permits and Inspections; Providing Affidavit Requirements Where Work is performed by a Property Owner, or with Respect to Mechanical Work, an Authorized Representative; Providing Limitations; Providing for Repealer, Savings, Codification, Severability, Penalty; and Declaring an Emergency.**

Background: This Ordinance amends Chapter 5, Article 1 of the Perry Municipal Code to formally recognize and coordinate existing exemptions under Title 59 of the Oklahoma Statutes relating to construction, plumbing, electrical, and mechanical work, while preserving the City’s authority to require permits, inspections, and contractor registration where state law mandates licensure. The ordinance clarifies when property owners may personally perform work on their own residence without engaging a state-licensed contractor, establishes affidavit requirements to document eligibility for statutory exemptions, and confirms that state law controls in all instances where licensure is required. It applies to all persons performing residential construction or trade work within the City of Perry and provides enforcement mechanisms including stop-work orders, permit suspension or revocation, denial of future permits, and municipal penalties for violations. The measure is recommended to be adopted as an emergency to immediately align local enforcement practices with state law and to provide clear procedural safeguards for owner-performed work while protecting public health, safety, and code compliance.

Attachment: Ordinance No. 2026-03

Recommendation: Approval

11. Consider Application of Emergency Clause to Ordinance No. 2026-03

12. Consider Approval of Ordinance No. 2026-04 of the City Council of the City of Perry, Oklahoma, Amending Chapter 12 of The Perry Municipal Code 2022, By The Amendment Of Section 12-321 Entitled “Closing Of Public Ways Or Easements By Ordinance”, Providing For A Procedure Which Comports With The Statutory Provision In Title 11 O.S. Section 42-110; Deleting The Planning Commission And Its Hearing From The Procedure And Making Other Miscellaneous Amendments To Streamline The Procedure; Providing For Repealer, Savings, Codification, Severability, And Declaring An Emergency.

Background: This ordinance amends Section 12-321 of the Perry Municipal Code to conform the City’s procedure for closing public ways or easements to the authority granted under 11 O.S. § 42-110. The state statute authorizes municipalities to close public ways or easements by ordinance and requires that written notice be provided at least thirty (30) days prior to passage to franchise holders and any entity possessing a special statutory or ordinance-based right to use the public way.

The amendments remove the Planning Commission review and hearing requirement, as such review is not required under the enabling statute. The ordinance streamlines the process by placing authority directly with the City Council following administrative staff review and a properly noticed public hearing. The revised procedure clarifies:

- Definitions distinguishing “closing” from “vacating”;
- Application requirements and fee;
- Mandatory thirty (30) day written notice to franchise holders and utility providers consistent with state law.
- Notice to abutting property owners as an additional local policy safeguard; and
- The City’s statutory right to reopen a closed public way without expense, as expressly preserved by state law.

The purpose of the amendment is to ensure statutory compliance, eliminate unnecessary procedural duplication, and provide a clear, efficient, and legally defensible process for future requests to close public ways or easements.

Attachment: Ordinance No. 2026-04

Recommendation: Approval

13. Consider Application of Emergency Clause to Ordinance No. 2026-04

14. Consider Approval Of Ordinance No. 2026-05 of the City Council of the City of Perry Adopting a New Article 8 to Chapter 8 of the Perry Municipal Code 2022 Adopting the “Municipal Code Lien Enforcement Act”; Providing for Section 8-801 Entitled “Title”; Providing for Section 8-802 Entitled “Declaration of Purpose”; Providing for Section 8-803 Entitled “Definitions”; Providing for Section 8-804 Entitled “Applicability”; Providing for Section 8-805 Entitled “Authorization of Judicial In Rem Foreclosure”; Providing for Section 8-806 Entitled “Threshold for Foreclosure”; Providing for Section 8-807 Entitled “Procedure”; Providing for Section 8-808 Entitled “Exclusion of Owner-Occupied Property”; Providing for Section 8-809 Entitled “Notice and Support Services for Owner-Occupied Property”; Providing for Section 8-110 Entitled “Administrative Regulations”; Establishing Procedures for Judicial In Rem Foreclosure of Municipal Code Liens;

Providing for Repealer; Savings; Codification; Severability; Effective Date; and Declaring an Emergency.

Background: The proposed ordinance adopts a new Article 8 to Chapter 8 of the Perry Municipal Code in order to implement the Municipal Code Lien Enforcement Act of 2025, codified at 11 O.S. §§ 22-140 through 22-140.5. Under state law, the procedures established by the Act are not automatically available to municipalities; rather, the statute expressly requires a municipality to formally adopt the Act by ordinance or resolution of the governing body before the enforcement mechanisms created by the statute may be used. Adoption of this ordinance therefore constitutes the legal authorization required by 11 O.S. § 22-140.4 for the City of Perry to utilize the judicial enforcement procedures established by the Legislature.

The Act provides municipalities with a structured judicial process for enforcing municipal code liens against real property where property owners fail to pay fines, penalties, abatement costs, or enforcement costs arising from violations of housing, building, and property maintenance codes. When such costs remain unpaid, the municipality may record a municipal code lien against the property. If the cumulative lien amount reaches at least \$1,500, and the lien remains unpaid for at least six months after recording, the municipality may initiate a judicial in rem foreclosure action in district court against the property itself. The proceedings are strictly in rem, meaning they enforce the lien against the real property rather than imposing personal liability on the property owner.

Upon adoption of this ordinance, the City will have authority to pursue judicial foreclosure of qualifying municipal code liens through a process that includes recording the lien, filing a notice of intent and petition with the district court, providing mailed notice to all identifiable interested parties, posting notice on the property, and publishing notice in a newspaper of general circulation. The court may ultimately order the sale of the property to satisfy the lien and associated enforcement costs, subject to payment of any delinquent taxes, which remain superior under state law. These procedures provide the City with a practical enforcement tool to address chronic code-violating properties that accumulate significant unpaid enforcement costs and contribute to neighborhood blight and deterioration.

Consistent with the statute, the ordinance expressly excludes owner-occupied properties from the judicial foreclosure process. The Act is intended primarily to address vacant, abandoned, investment, or nuisance properties where repeated code violations and unpaid municipal enforcement costs persist. The ordinance also directs the City to continue providing notice, compliance opportunities, and referrals to assistance programs for owner-occupied properties that experience code compliance issues.

In summary, adoption of this ordinance allows the City of Perry to utilize the enforcement authority granted by the Oklahoma Legislature to recover unpaid code enforcement costs and remediate chronically non-compliant properties, while maintaining statutory protections for owner-occupied residences. The ordinance incorporates the procedures established by state law and authorizes the Code Enforcement Director to administer the process in compliance with the requirements of 11 O.S. §§ 22-140 et seq.

Attachment: Ordinance No. 2026-05

Recommendation: Approval

15. Consider Application of Emergency Clause to Ordinance No. 2026-05.

16. **Consider Approval of Ordinance No. 2026-06 of the City Council of the City of Perry, Oklahoma, Amending the Perry Municipal Code 2022, by the Amendment and Restatement of Article 12 Entitled “Regulating the Use of Tobacco Products and/or Vapor Products and/or Marijuana Products on Municipal Property and Indoor and Outdoor Areas and Other Prohibited Conduct”; Providing for an Amendment to Section 26-103 Entitled “Prohibition of Tobacco Products and Marijuana Products and Vapor Products on City-Owned and Operated Properties within the Corporate Limits of the City of Perry”, by the Prohibition of all Forms of Tobacco and/or Marijuana Products in City Owned Vehicles; Providing for an Amendment to Section 26-104 Entitled “Posting”, Requiring the Posting of Certain Signage Providing for a Tobacco-Free Environment; Providing for a New Section V Providing for Special Provisions Relating to Statutory Construction and Severability; Providing for the Balance of the Article for Ease in Review and Consideration; Making the Amendments to Apply For TSET Gold Status and Qualify for Grants and to Regulate the Use of Tobacco, Vapor and Marijuana Products in City Buildings, City-Owned Real Property and City Vehicles; Repealer; Savings; Codification; Statutory Construction and Severability; Penalty; and Declaring an Emergency**

Background: This ordinance amends and restates Article 12 of the Perry Municipal Code to expand and clarify the City’s regulation of tobacco, vapor, and marijuana products on property owned or operated by the City of Perry. The primary substantive changes include: (i) expressly prohibiting the possession or use of tobacco products, vapor products, and marijuana products in all City-owned vehicles; (ii) clarifying that the prohibition applies to both indoor and outdoor City-owned properties, including recreational areas and City-sanctioned events; (iii) updating and harmonizing definitions to encompass vapor products and marijuana vapor devices; (iv) strengthening posting requirements by specifying minimum signage size and placement standards; and (v) adding a new statutory construction and severability section to ensure the ordinance is interpreted consistently with Oklahoma law, including Title 63, §§ 1-1521 through 1-1527, and in support of the public health objectives reflected in Article X, Section 40 of the Oklahoma Constitution (TSET). These amendments are intended to enhance clarity, improve enforceability, align the Code with state law, support eligibility for TSET Gold Status and related grant opportunities, and further the City’s commitment to protecting public health. This ordinance is authorized as an emergency for public health issues and permit better application for TSET grants.

Attachment: Ordinance No. 2026-06

Recommendation: Approval

17. **Consider Application of Emergency Clause to Ordinance No. 2026-06**
18. **Consider Approval of Ordinance No. 2026-07 of the City Council of the City of Perry, Oklahoma, Amending the Perry Municipal Code 2022, by the Amendment and Restatement of Article 10 Entitled “Prevention of Youth Access to Tobacco and Vapor Products and other Tobacco Regulations”; Providing for the Amendment of Section 10-1001 Entitled “Definitions”, Adding the Definition of Nicotine Product; Providing for the Amendment of Sections 10-1002, 10-1003 and 10-1004 by Providing Coordination with the ABLE Commission When Considering a Second or Subsequent Violation; Providing for the Balance of the Article for Ease in Review and Consideration; Making the Amendments to Apply for TSET Gold Status and Qualify for Grants and to Reduce the use of Tobacco, Vapor And Nicotine Products by Minors; Repealer; Savings; Codification; Severability; Penalty; and Declaring an Emergency.**

Background: This ordinance amends and restates Article 10 of the Perry Municipal Code relating to prevention of youth access to tobacco and vapor products. The substantive amendments reflected by underline include: (1) adding a new definition for “Nicotine Product” in Section 10-1001 to expressly cover synthetic and non-tobacco-derived nicotine products; (2) revising Sections 10-1002, 10-1003, and 10-1004 to require coordination and reporting to the Oklahoma Alcoholic Beverage Laws Enforcement (ABLE) Commission when determining second or subsequent violations, ensuring that municipal violations and ABLE administrative penalties are considered together; and (3) clarifying reporting procedures for convictions and compliance checks to the ABLE Commission. These amendments are intended to strengthen enforcement consistency, align municipal enforcement with state regulatory oversight, enhance eligibility for TSET Gold Status and related grant opportunities, and further reduce youth access to tobacco, vapor, and nicotine products. This ordinance is authorized as an emergency for public health issues and permit better application for TSET grants.

Attachment: Ordinance No. 2026-07

Recommendation: Approval

19. **Consider Application of Emergency Clause to Ordinance No. 2026-07**

Strategic Plan Update

20. **Discuss City Strategic Plan. The Council will focus this meeting on initiatives to improve infrastructure. 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.**
- I. Meeting 1: Community Meeting & Reports
 - II. Meeting 2: Communication
 - III. Meeting 3: Strengthen Tax Base
 - IV. Meeting 4: Housing
 - V. Meeting 5: Infrastructure
 - VI. **Meeting 6: Quality of Life**
21. **Upcoming Meeting Review**
22. **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).
23. **Adjourn.**

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

March 11, 2026 @ _____

Christy Conrad, City Clerk

PMA AGENDA



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

March 16, 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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1. Consent Agenda

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A. Receive and Approve the Minutes of the Regular PMA Meeting of February 17, 2026.

B. Consider Approval of the Economic Development Contract with Beasley Technology Incorporated, Build IT, LLC and the City of Perry for the construction and operation of two national franchises, Dunkin Franchise and Jimmy John's Franchise, East of Love's on Fir Street.

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.

March 11, 2026 @ _____

Christy Conrad, Secretary

PFA AGENDA



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

March 16, 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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A. Receive and Approve the Minutes of the Regular PFA Meeting of March 2, 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.

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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.10 of Oklahoma Statutes as amended).
6. **Adjourn.**

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

March 11, 2026 @ _____

Christy Conrad, Secretary