CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

September 8, 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 August 17, 2026.**
b. **Declare display shelves from hospital gift shop as surplus property and no longer necessary for a municipal purpose and donate the shelves to Perry Public Schools to be used in conjunction with their pottery classes.**
c. **Consider approval of Invoices from Cimarron Valley Engineering, LLC, with invoices attached.**
d. **Consider approval of Invoice from RSMeacham & Associates, with invoice attached.**
e. **Consider approval of Invoice from Oklahoma Municipal Law, PLLC, with invoice attached.**
f. **Declare certain books, videos and other materials from library as surplus property and no longer necessary for a municipal purpose and provide for their disposition as provided by the City's Purchasing Manual.**

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

6. **Presentation of Financial Report from July 2026.**

Other Business

7. **Presentation of City Manager Report focused upon municipal utility rates, comparisons with similar municipalities and with a general discussion of the subject with participation requested from the governing body, if desired. In addition, a discussion of electric outages, including those most recent, will be discussed.**

8. **Consideration and Possible Approval of Real Estate Contract with Gus Edwin Malzahn Family Limited Partnership for the Purchase of Property for Residential Development.**

   Background: The City proposes to acquire approximately thirty acres of property from the Gus Edwin Malzahn Family Limited Partnership for a purchase price of $300,000.00. The City intends to market the property to a developer to facilitate the construction of residential dwelling units within the City.

   Recommendation: Approve the Real Estate Contract, subject to review by Rich Johnson and approval as to final form and legality by the City Attorney; and authorize the Mayor to execute the final contract and all related documents on behalf of the City.

Resolutions & Ordinances

9. Consideration and Possible Approval of a Resolution Approving the Grant Agreement and Accepting Grant Funds from the Malzahn Family Affiliated Fund and Authorizing the City Manager to Administer and Implement the Grant-Funded Projects.

Background: The Malzahn Family Affiliated Fund has offered grant funding to the City of Perry for several community and economic-development purposes, including:

- $300,000.00 for needed capital improvements associated with economic development, including the provision of additional housing in Perry;
- $750,000.00 as matching funds for State P3 funding associated with Ditch Witch, to improve 25th Street and the roadway adjacent to the proposed Dunkin' and Jimmy John's development;
- $25,000.00 as matching funds for the demolition and removal of dilapidated housing;
- $45,000.00 to fund the City's contract with Retail Strategies for services intended to attract new businesses to Perry; and
- $70,000.00 for a contract with Melanie McGuire, consisting of $35,000.00 for grant-writing services, $30,000.00 for economic-development services, and $5,000.00 for attendance at the 2027 ICSC convention.

The proposed Resolution approves the grant agreement, accepts the grant funds and authorizes City Manager Nathan Read to administer the grants and implement the grant-funded projects. Contracts, expenditures, changes in project scope, and other matters requiring City Council approval will continue to be presented to the City Council for consideration.

Attachments: Information provided by the Malzahn Family Affiliated Fund concerning the grant awards and their intended purposes; Proposed Resolution No. 2026-16 accepting the grant funds and authorizing the City Manager to administer and implement the grant-funded projects; Grant Agreement.

Recommendation: Approve Resolution No. 2026-16 approving the grant agreement, accepting the grant funds from the Malzahn Family Affiliated Fund and authorizing City Manager Nathan Read to administer the grants and implement the grant-funded projects, subject to applicable law, the City's purchasing requirements, available appropriations, the terms of the grants, and City Council approval when required.

Strategic Plan Update

10. 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

11. **Upcoming Meeting Review**

12. **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).

13. **Consideration and Possible Action to Convene into Executive Session for the discuss matters pertaining to economic development, including the creation of a proposal to entice a medical-related business to locate in a City-owned building within the City's jurisdiction, when public disclosure of the matters discussed would interfere with the development of the proposal, pursuant to 25 O.S. § 307(C)(11) and § 307(B)(3) (discussing the lease of real property).**

14. **Reconvene into Regular Session.**

15. **Consideration and Possible Action directing the City Manager and City Attorney to negotiate a final draft lease agreement with the medical provider to locate in a City-Owned Building.**

16. **Adjourn.**

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

September 3, 2026 @ _________

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

September 8, 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 August 17, 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.

September 3, 2026 @ _________

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

September 8, 2026 @ 6:15 P.M.
Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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Roll Call
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- **A. Receive and Approve the Minutes of the Regular PFA Meeting of August 17, 2026.**

2. Items Removed from Consent Agenda for Discussion

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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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6. **Adjourn.**

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September 3, 2026 @ _________

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Christy Conrad, Secretary