



City Council of the City of Perry

City Agenda – Regular Meeting

November 3, 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 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 October 20, 2025.**
- B. Consider Approval Cimarron Valley Engineering, LLC's, Invoice in the amount of \$38,025.42 for engineering and other services for October 2025.**
- C. Declare certain city equipment, supplies and materials as surplus property and no longer useful for a public purpose and authorize disposal pursuant to City Purchasing Manual.**
- D. Authorize Turkeys for Thanksgiving and Gift Card for Christmas in consideration of the continuing services of the City/PMA workers.**

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.

6. **Presentation of Perry Chamber of Commerce Quarterly Report.**

Background: Perry Chamber President/CEO Katy Carris will present the quarterly report at the meeting.

7. **City Manager Report and/or Updates**

8. **Chief Financial Officer Remarks and monthly invoice.**

Attachment: Invoice for October 2025 is attached with remarks made at the meeting.

9. **Presentation of City Attorney Report and monthly invoice.**

Attachment: Invoice for October 2025 is attached and City Attorney Report to be presented at the meeting.

10. **Consider Approval of Application for Payment No. 2 with Lone Hickory Cattle Company on the 25th Street Water and Sewer Improvements Project in the amount of \$205,722.50.**

Background: The City Engineer has reviewed the schedule of values and work permed on the above project and recommends payment to the contractor in the amount of \$205,722.50, leaving a \$460,983.75 balance to finish including retainage.

Attachments: Application for Payment No. 2

Recommendation: Approval

- 11 **Consider Approval of Resolution No, 2025-16 of the City Council for the City of Perry, Oklahoma, Authorizing and Establishing the City of Perry Christmas Lighting/Electric Rebate Program; Providing for the Public Purpose; Providing for the Amount and Limitation on the Rebate as Provided in Exhibit “A”.**

Background: This agenda item continues the Christmas Lighting/Electric Rebate Program in the City of Perry for the Christmas season. Any person who has a residential or commercial electric utility account with the City of Perry may file an application to participate in the Program for outdoor displays. Applications must be filed by December 13, 2025. The Program is limited to the first 150 residential and fifty commercial customers who apply and are approved. Any approved applicant shall have their Christmas lighting display in place no later than December 13, 2025, and shall display their lights through January 1, 2026. Any person whose application is approved and displays their Christmas lighting, as provided herein above, shall be entitled to a credit on their electric bill, or on the electric bill of their designated recipient, issued by the City on or after February 1st in the amount of \$25.00.

Attachment: Resolution No. 2025-16

Recommendation: Approval

12. **Consider Item Pertaining to Zoning, Planning and Land Use:**

A. Receive Recommendation from Perry Planning Commission regarding the Application of Bob Bornt to close to the public use of South Half (44’) of Jackson Street abutting Lots 4 through 7, Block 10, Townsite of Northeast Perry, County of Noble, State of Oklahoma, accordance to the recorded plat thereof.

Background: Bob Bornt, with an address of 111 East Broadway Stret, Perry, Oklahoma 73077 (“Applicant”) desires to close a portion of Jackson Street. If the Street is closed the Applicant or its successor in title could permanently vacate this Street in an action before the Noble County District Court. Written notice of this public hearing was sent to those persons with a special interest in Jackson Street due to a contract with the City or issuance of a permit, license, or franchise to use the rights-of-way. The Planning Commission approved the Application but asked that the property owners on the North side of Jackson receive a copy of the notice prior to the City Council’s public hearing scheduled as the next item. Notices were sent to those persons as directed by the Perry Planning Commission.

Attachments: Application, Survey and Notice

Recommendation: Receive Perry Planning Commission’s Recommendation

B. Conduct a Public Hearing to consider the Application of Bob Bornt to close to the public use of South Half (44’) of Jackson Street abutting Lots 4 through 7, Block 10, Townsite of Northeast Perry, County of Noble, State of Oklahoma, accordance to the recorded plat thereof; Give recommendation to the City Council.

Attachments: Application, Survey and Notice

Recommendation: Proceed to next agenda item

C. Consider Approval of Ordinance No. 2025-21 of the City Council of the City of Perry, Oklahoma, Closing to the Public Use of the South Half (44') of Jackson Street Abutting Lots 4 through 7, Block 10, Townsite of Northeast Perry, County of Noble, State of Oklahoma (hereinafter Referred to as the "Street"); Repealer Clause; Savings Clause; Severability Clause; Declaring an Emergency

Background: After the public hearing, the City Council may choose to close the public street which under the terms of the ordinance can be reopened at any time without expense to the municipality, unless and until vacated.

Attachment: Ordinance No. 2025-21

Recommendation: Take action as deemed appropriate.

D. Consider Approval of the Emergency Clause for Ordinance No. 2025-21.

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

13. Discussion of Items Needed for Dam Project:

A. Berm or Plugging of Well Site – Charter Oak

Background: The new elevation of the Perry Lake Dam may adversely affect a Wagoner well. The ground elevation around the Wagoner well impacted by Perry Lake project is 1088-1090 ft. A berm may need to be constructed around the well site to an elevation of 1097.1. The City has been discussing with Charter Oak a reimbursement agreement sufficient to construct a berm sufficient to protect the well. Charter Oak may also propose to the working interest owners a plan to plug the well. Matthew Coe will make a presentation. The City Administration will keep the Council updated.

Recommendation: Receive presentation

B. Discuss Utility Relocation Agreement with Rural Water, Sewer, Gas And Solid Waste Management District No. 3, Logan County, Oklahoma; Take action if appropriate.

Background: A waterline belonging to the District is located within the Perry Lake Dam construction site and must be relocated. This Agreement provides the framework for that work and the payment of such cost. If estimates are available by the time of the meeting they will be provided. Matthew Coe will make a presentation. The City Administration will keep the Council updated.

Attachment: Draft Agreement

Recommendation: Take action as appropriate

C. Consider Proposal of Calvin Mays Oilfield Services to reroute gas line located with the Perry Lake Construction Site Area.

Background: A natural gas line must be rerouted as it is within the construction site of the Perry Dam project. The anticipated cost is \$72,730.00. While the timing on this bid has passed, it does provide an estimate on the anticipated cost. Due to the federal government shutdown, many of the federal workers are not being paid and are not currently working.

A meeting was held in October and another meeting is planned in November to discuss cost sharing on these projects and related issues. What these items do show the Council is what remains to finalize the start of the project. Matthew Coe will make a presentation. The City Administration will keep the Council updated.

Attachment: Proposal

Recommendation: Take action as appropriate

14. Consider Ordinance on Fowl:

A. Consider Approval of Ordinance No. 2025-23 of the City Council of the City of Perry, Oklahoma, Amending Chapter 4, Article 1, of the Perry Municipal Code 2022 by the Adoption of Section 4-104A Entitled “Hobby Chickens and Ducks”; Authorizing Hobby Quail in the City of Perry and Providing for a Special Permitted Fowl Permit Permitting a Greater Number of Hobby Chicken and Ducks in the City of Perry Based on Size of Acreage and Providing for other Miscellaneous Amendments; providing for Repealer; Savings; Codification; Severability; Penalty; and Declaring an Emergency.

Background: The number of permitted fowl is limited and based on size of the property. A special permit must be applied for to have a greater number of permitted fowl but a percentage of neighborhood consent is required as well as other administrative requirements. The current ordinance is repealed in full and replaced with this ordinance. Violations are subject to a \$200.00 fine with each day constituting a continuing violation. In a previous draft of the ordinance pigeons were included in the regulation. As there have been no adverse incidents or complaints on quail and pigeons, they have been removed from the ordinance and will remain unregulated.

Attachment: Ordinance No. 2025-23

Recommendation: Take action as deemed appropriate.

B. Consider Approval of the Emergency Clause for Ordinance No. 2025-23.

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

15. Approve City Council Regular Meeting Schedule.

Background: Required to be approved and provided to the City Clerk prior to each successive December 15.

Attachment: Schedules

Recommendation: Discuss and if deemed appropriate, approve.

16. Adjourn

Posted at Perry City Hall & Council Chambers.

October 31, 2025 _____ P.M.

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

November 3, 2025 @ 6:15 P.M.

Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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A. Receive and Approve the Minutes of the Regular PMA Meeting of October 20, 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.

October 31, 2025 _____ P.M.

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

November 3, 2025 @ 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 PMA Meeting of October 20, 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.

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5. Adjourn

Posted at Perry City Hall & Council Chambers.

October 31, 2025 _____ P.M.

Christy Conrad, Secretary