

COP AGENDA



CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

May 18, 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. Surplus list

B. Receive and approve the minutes of the Regular City Council meeting of May 4, 2026.

C. Approval of final payment to LoneHickory in the amount of \$149,877.00 for the 25th Street Water/Sewer Extension Project.

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

Other Business

6. **Consider Approval of Professional Services Agreement with Jana Walker, CPA, to provide auditing services for the City of Perry and its authorities and subordinate entities for FY2026-2027.**

Background: City administration recommends approval of the Professional Services Agreement with Jana Walker to continue to provide auditing services for the City, the PMA and subordinate organizations and agencies.

Attachment: Professional Services Agreement

Recommendation: Approval

Resolutions & Ordinances

7. **CONSIDER APPROVAL OF RESOLUTION NO. 2026-06 OF THE CITY OF PERRY, OKLAHOMA, AMENDING AND CONFIRMING THE CITY'S LEVERAGE COMMITMENT FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT NO. 19758 CDBG 25; PROVIDING FOR ADDITIONAL LOCAL MATCHING FUNDS; AND DECLARING AN EFFECTIVE DATE.**

Background: The City of Perry previously applied for and received funding through the Oklahoma Department of Commerce Community Development Block Grant (CDBG) program for water system and water treatment plant improvements. As part of the grant application, the City committed local leverage funds toward the project costs.

On April 29, 2026, construction bids were opened for the project. The lowest responsible bid received exceeded the original construction budget, requiring additional local matching funds in order to proceed. This resolution amends and confirms the City's total leverage commitment by adding \$467,000.00 in local funds from the Perry Municipal Authority, bringing the total local contribution to \$1,067,000.00, and authorizes submission of the budget modification request to the Oklahoma Department of Commerce.

Attachment: Resolution No. 2026-06

Recommendation: Approval

8. **CONSIDER APPROVAL OF RESOLUTION NO. 2026-07 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, CONCERNING CDBG PROJECT NO. 19758 CDBG 25 WATER TREATMENT PLANT IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO 1) IMPLEMENT THE TERMS OF THE PUBLIC CONSTRUCTION CONTRACT WITH DOWNEY CONTRACTING, LLC, 2) APPLY FOR AND RECEIVE ALL REIMBURSEMENTS AND FUNDING THROUGH THE OKLAHOMA DEPARTMENT OF COMMERCE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, 3) MAKE ALL REQUIRED PAYMENTS NECESSARY FOR THE PROJECT, AND 4) TAKE ANY AND ALL OTHER ACTIONS NECESSARY TO IMPLEMENT THE PROJECT AND CONTRACT REQUIREMENTS.**

Background: The City of Perry previously adopted an amendment to the City's Purchasing Manual authorizing the City Manager to execute and administer contracts, process payments, approve change orders within authorized budgets, and complete all actions necessary to implement public improvement projects approved by the City Council. The amendment was adopted to improve administrative efficiency, ensure timely project administration, and facilitate compliance with grant and contract requirements associated with publicly funded infrastructure projects.

The City has received funding assistance through the Oklahoma Department of Commerce Community Development Block Grant ("CDBG") Program for the Water Treatment Plant Improvements Project identified as CDBG Project No. 19758 CDBG 25. The project includes improvements necessary to better manage residuals generated during the water treatment process and to reduce ongoing operational and maintenance costs associated with sediment basin removal.

Following competitive bidding pursuant to the Oklahoma Public Competitive Bidding Act, the City Council awarded the construction contract to Downey Contracting, LLC as the lowest responsible bidder, subject to receipt and approval of all required contract documents. Additional local matching funds were subsequently authorized to complete the project.

This resolution formally confirms and authorizes the City Manager's authority, consistent with the amended Purchasing Manual, to administer the project and construction contract, apply for and receive grant reimbursements, process payments, execute necessary project documents, and take all actions required to complete the project in compliance with CDBG and contractual requirements.

Attachment: Resolution No. 2026-07

Recommendation: Approval

Strategic Plan Update

9. **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.
- Meeting 1: Community Meeting & Reports
 - Meeting 2: Communication
 - Meeting 3: Strengthen Tax Base
 - Meeting 4: Housing
 - Meeting 5: Infrastructure
 - Meeting 6: Quality of Life
10. **Upcoming Meeting Review**
11. **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).
12. **Adjourn.**

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

May 13, 2026 @ _____

Christy Conrad, City Clerk

PMA AGENDA



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

May 18, 2026 @ 6:15 P.M.

Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

Meeting Called to Order

Roll Call

Declaration of Quorum

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 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

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 PMA Meeting of May 4, 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. RATIFY RESOLUTION NO. 2026-06 OF THE CITY OF PERRY, OKLAHOMA, AMENDING AND CONFIRMING THE CITY'S LEVERAGE COMMITMENT FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT NO. 19758 CDBG 25; PROVIDING FOR ADDITIONAL LOCAL MATCHING FUNDS; AND DECLARING AN EFFECTIVE DATE.

Background: The City of Perry previously applied for and received funding through the Oklahoma Department of Commerce Community Development Block Grant (CDBG) program for water system and water treatment plant improvements. As part of the grant application, the City committed local leverage funds toward the project costs.

On April 29, 2026, construction bids were opened for the project. The lowest responsible bid received exceeded the original construction budget, requiring additional local matching funds in order to proceed. This resolution amends and confirms the City's total leverage commitment by adding \$467,000.00 in local funds from the Perry Municipal Authority, bringing the total local contribution to \$1,067,000.00, and authorizes submission of the budget modification request to the Oklahoma Department of Commerce.

Attachment: Resolution No. 2026-06

Recommendation: Ratify the Approval of this resolution by the PMA

6. CONSIDER RATIFICATION OF RESOLUTION NO. 2026-07 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, CONCERNING CDBG PROJECT NO. 19758 CDBG 25 WATER TREATMENT PLANT IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO 1) IMPLEMENT THE TERMS OF THE PUBLIC CONSTRUCTION CONTRACT WITH DOWNEY CONTRACTING, LLC, 2) APPLY FOR AND RECEIVE ALL REIMBURSEMENTS AND FUNDING THROUGH THE OKLAHOMA DEPARTMENT OF COMMERCE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, 3) MAKE ALL REQUIRED PAYMENTS NECESSARY FOR THE PROJECT, AND 4) TAKE ANY AND ALL OTHER ACTIONS NECESSARY TO IMPLEMENT THE PROJECT AND CONTRACT REQUIREMENTS.

Background: The City of Perry previously adopted an amendment to the City's Purchasing Manual authorizing the City Manager to execute and administer contracts, process payments, approve change orders within authorized budgets, and complete all actions necessary to implement public improvement projects approved by the City Council. The amendment was adopted to improve administrative efficiency, ensure timely project administration, and facilitate compliance with grant and contract requirements associated with publicly funded infrastructure projects.

The City has received funding assistance through the Oklahoma Department of Commerce Community Development Block Grant ("CDBG") Program for the Water Treatment Plant Improvements Project identified as CDBG Project No. 19758 CDBG 25. The project includes improvements necessary to better manage residuals generated during the water treatment process and to reduce ongoing operational and maintenance costs associated with sediment basin removal.

Following competitive bidding pursuant to the Oklahoma Public Competitive Bidding Act, the City Council awarded the construction contract to Downey Contracting, LLC as the lowest responsible

bidder, subject to receipt and approval of all required contract documents. Additional local matching funds were subsequently authorized to complete the project.

This resolution formally confirms and authorizes the City Manager's authority, consistent with the amended Purchasing Manual, to administer the project and construction contract, apply for and receive grant reimbursements, process payments, execute necessary project documents, and take all actions required to complete the project in compliance with CDBG and contractual requirements. Ratification of this resolution permits the City Manager, as Trust Manager, to implement the terms of this resolution to the extent it involves PMA assets, activities or funds.

Attachment: Resolution No. 2026-07

Recommendation: Ratify

7. **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).
8. **Adjourn.**

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

May 13, 2026 @ _____

Christy Conrad, Secretary

PFA AGENDA



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

May 18, 2026 @ 6:15 P.M.

Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

Meeting Called to Order

Roll Call

Declaration of Quorum

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 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

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 PFA Meeting of May 4, 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.

May 13, 2026 @ _____

Christy Conrad, Secretary