Perry Carnegie Library Board

Agenda – Regular Meeting

July 20, 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 the Head Librarian, City Manager, staff, attorney or to Perry City Council.

Agenda items are for discussion and whatever further action the Library Board deems necessary or advisable todischarge their constitutional and statutory powers of government.,

1. **Consent Agenda**

All items listed under the consent agenda are deemed non-controversial and routine in nature by the governing body. They will be approved by one motion of the Board. The items on the consent agenda will not be discussed. Any member of the Board 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. **Approve minutes of the Perry Carnegie Library Board Meeting of April 20, 2026.**

B. **Acknowledge Librarian Reports for April 2026, May 2026 and June 2026 and Perry Carnegie Library and Statistics Reports for April 2026, May 2026 and June 2026.**

Attachments: Reports for April 2026, May 2026 and June 2026 and Perry Carnegie Library and Statistics Reports for April 2026, May 2026 and June 2026.

2. **Consider Items Removed from the Consent Agenda for Discussion.**

3. **Consider and Act on items removed from the Consent Agenda, if any.**

4. **Comments from Those Assembled.**

5. **Presentation of Oral Quarterly Report on Library Usage and Statistics on Perry Carnegie Library by Pam Rigg, Head Librarian.**

6. **New Business.** As used herein, shall mean any matter not known about or which couldnot have been reasonably foreseen prior to the time of posting.

7. Adjourn.

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

July 16, 2026 ________ P.M.

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Christy Conrad, Secretary

CITY COUNCIL of the City of Perry
Agenda – Regular Meeting
July 20, 2026 @ 6:15 P.M.
Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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Invocation

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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 July 6, 2026.**
- **B. Declare certain library discard materials as surplus property and no longer useful for a public purpose and authorize disposal pursuant to City 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 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. 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

7. **City Manager Remarks and Update**

Other Business

8. **Consideration, discussion, and possible action to approve an Agreement to Provide Consulting Services between the City of Perry and Retail Strategies, LLC for retail recruitment, market analysis, and economic development consulting services, and authorizing the Mayor to execute the Agreement, contingent upon receipt of Malzahn grant.**

   Background: The City has been presented with an Agreement to Provide Consulting Services with Retail Strategies, LLC to provide comprehensive retail recruitment and economic development consulting services for the City of Perry. Under the proposed agreement, Retail Strategies will perform detailed market research and retail gap analyses, evaluate commercial development opportunities, identify priority retail sectors, prepare customized demographic and market reports, actively recruit retailers, restaurants, developers, and commercial brokers, and provide ongoing marketing and recruitment services designed to expand retail and commercial investment within the community. The agreement also requires quarterly progress reports and periodic presentations to the City Council regarding recruitment activities and measurable results.

   The proposed agreement has an initial three-year term, subject to annual appropriation of funds and annual review of the Consultant's performance by the City Council. Either party may terminate the agreement upon notice as provided therein, and the agreement contains provisions addressing insurance, reporting requirements, ownership of work product, confidentiality, indemnification, and compliance with applicable law.

The annual consulting fee is Forty-Five Thousand Dollars ($45,000.00), for a total contract amount of One Hundred Thirty-Five Thousand Dollars ($135,000.00) over the initial three-year term, subject to annual appropriations by the City Council. The City will not utilize general municipal revenues to fund this initiative. Instead, the cost of the consulting services will be paid through a grant provided by the Malzahn Family Affiliated Trust, which has committed funding to support the City's economic development and retail recruitment efforts.

As a result, the agreement provides the City with an opportunity to pursue expanded retail growth and commercial investment without placing an additional financial burden on City taxpayers.

Approval will allow the City to begin a comprehensive retail recruitment program funded through the grant provided by the Malzahn Family Affiliated Trust, positioning Perry to attract additional commercial investment, expand retail opportunities, strengthen the local tax base, and enhance services available to residents.

Attachment: Agreement

Recommendation: Staff recommends approval of the Agreement to Provide Consulting Services with Retail Strategies, LLC and authorization for the Mayor to execute the Agreement, contingent upon receipt of Malzahn grant.

Resolutions & Ordinances

9. Consideration, discussion, and possible action to adopt a Resolution authorizing the Mayor (or City Manager) to execute a Legal Services Agreement with David Grossman & Associates, PLLC for the investigation and prosecution, on a contingency-fee basis, of potential claims arising from PFAS, AFFF, microplastics, 1,4-dioxane, and other water contamination, and authorizing the filing of related claims or litigation.

Background: David Grossman & Associates, PLLC has approached the City regarding potential claims against manufacturers and other responsible parties arising from contamination of public water supplies and municipal property by per- and polyfluoroalkyl substances ("PFAS"), aqueous film-forming foam ("AFFF"), microplastics, 1,4-dioxane, and similar contaminants. The proposed representation would authorize the firm to investigate whether the City has viable claims for damages associated with testing, remediation, treatment, infrastructure improvements, and other economic losses resulting from these contaminants.

The proposed resolution also addresses the possibility that the City may have previously consulted with or retained another attorney or law firm regarding these or similar claims. In order to ensure that the City's interests remain fully protected, the resolution provides that David Grossman & Associates, PLLC will cooperate and coordinate with any such attorney or law firm as may be reasonably necessary to avoid duplication of effort, conflicting claims, unnecessary expense, or any prejudice to the City's legal rights.

The intent is to preserve all potential claims and ensure a seamless transition or coordinated representation, if necessary, while allowing the City to move forward with the engagement of David Grossman & Associates without jeopardizing any existing rights or remedies.

The proposed Legal Services Agreement is structured as a contingency fee representation. Under the agreement, the City would not be responsible for attorney fees unless a recovery is obtained. The firm would also coordinate any necessary investigation and testing associated with evaluating the City's potential claims.

The proposed resolution authorizes execution of the Legal Services Agreement and authorizes counsel to investigate, assert, and, if appropriate, prosecute claims on behalf of the City against responsible parties. Adoption of the resolution does not itself determine the merits of any claim but allows the City to preserve and pursue any legal rights that may exist.

Attachments: Resolution No. 2026-13, memo, test results, contingency fee agreement

Recommendation: If the governing body determines that participation in the litigation is in the best interests of the City and wishes to preserve any potential claims that may exist, it would be appropriate to adopt the proposed resolution authorizing execution of the Legal Services Agreement with David Grossman & Associates, PLLC and authorizing counsel to investigate and pursue such claims on the City's behalf.

10. Consideration, discussion, and possible action to adopt Ordinance No. 2026-11 amending Section 14-117 of the Perry Municipal Code regarding sidewalks required for new development by establishing standards for sidewalk construction, providing exceptions and waiver criteria, authorizing limited City participation in the cost of certain sidewalks, providing for Repealer, Savings, Codification, Severability, Penalty, Declaring An Emergency,

Background: Section 14-117 of the Perry Municipal Code presently requires the installation of sidewalks as part of certain new developments. During the administration of that section, it has become apparent that additional flexibility is appropriate in limited circumstances where strict application of the ordinance does not further the City's pedestrian connectivity objectives or where unusual site conditions make construction impractical.

The proposed ordinance retains the City's policy of requiring sidewalks in qualifying new developments while establishing objective standards under which the City Council may grant a waiver or modification upon making written findings. These standards address circumstances such as lack of connectivity to existing sidewalk systems, topographical or drainage constraints, utility conflicts, alternative pedestrian facilities, planned unit developments, and other situations where the public interest is better served through modification rather than strict compliance.

The ordinance also formally authorizes discretionary City participation in the cost of qualifying sidewalk improvements of up to fifty percent (50%) of the estimated construction cost, subject to available appropriations, the City Manager's spending authority, and approval and acceptance of the completed improvements.

This provision provides the City with additional flexibility to encourage sidewalk construction where appropriate while maintaining fiscal control.

Overall, the amendments are intended to preserve the City's commitment to pedestrian safety and accessibility while providing practical administrative flexibility and encouraging appropriate development throughout the City.

Attachment: Ordinance No. 2026-11

Recommendation: Discussion, and if deemed appropriate, approval.

11. **Consider Application and Approval of the Emergency Clause for Ordinance No. 2026-11**

Note: At least seven (7) members of the City Council must approve the emergency clause.

12. **Consideration, discussion, and possible action to adopt a Resolution authorizing the City Manager to prepare and submit an application to the Oklahoma Rural Health Transformation Program for funding assistance for the purchase of an Ambulance; authorizing the City Manager to execute all documents necessary to complete the application process; and authorizing the City Manager to undertake all actions necessary to pursue the grant.**

Background: The Oklahoma Rural Health Transformation Program ("RHTP") periodically offers competitive grant funding to assist eligible municipalities and emergency medical service providers with the acquisition of emergency response equipment, vehicles, and other eligible public health improvements. The City has identified the purchase of an Ambulance as a priority capital need that would enhance the City's emergency medical service capabilities and improve the delivery of emergency services to the citizens of Perry.

Submission of an application requires the City to designate an authorized representative to prepare, execute, and submit all required application materials and certifications on behalf of the City. The proposed resolution designates the City Manager as the City's authorized representative for purposes of preparing and submitting the grant application and completing all documents necessary during the application process.

Adoption of the resolution does not constitute acceptance of any grant award or obligate the City to proceed with the purchase. Should the grant be awarded, any grant agreement and expenditure of grant funds will be presented to the City Council for separate approval in accordance with applicable law and City purchasing policies.

Attachment: Resolution No. 2026-12

Recommendation: Staff recommends approval of the proposed Resolution authorizing the City Manager to prepare and submit the City's application to the Oklahoma Rural Health Transformation Program for funding assistance for the purchase of an Ambulance authorizing execution of the necessary application.

Strategic Plan Update

13. 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

14. Upcoming Meeting Review

15. 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).

16. Adjourn.

Posted at Perry City Hall & Council Chambers & WWW.Cityofperryok.com

July 16, 2026 @ _________

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

July 20, 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 June 6, 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 16, 2026 @ _________

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

July 20, 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 PFA Meeting of July 6, 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 16, 2026 @ _________

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Christy Conrad, Secretary