



## **CITY COUNCIL of the City of Perry**

### **Agenda – Regular Meeting**

**October 5, 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 September 21, 2026.**
- b. **Approval of Invoices for Cimarron Valley Engineering, LLC; RSMeachams & Associates; and Oklahoma Municipal Law, PLLC.**

**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 – Perry Police Life Saving Commendations presented by Chief Thomas
  - 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. **City Manager Reports.**

### **Other Business**

7. **Public Power Presentation by Autumn Jardot.**

**Background:** This presentation will provide Council and the public with an overview of the City's annual Public Power event, including its purpose and the benefits of being a public power community. Autumn will also highlight available energy efficiency rebates and explain how residents and businesses can take advantage of programs offered through the City of Perry and the Oklahoma Municipal Power Authority (OMPA).

**Recommendation:** Presentation only; ask questions or comments as appropriate.

8. **Police Staffing Presentation by Former Assistant Chief of Police Royce Stephens**

**Background:** In 2024, the City reduced the Police Department's authorized staffing to 13 sworn officers following an outside consultant's recommendation. The current administration has reviewed that recommendation and supports maintaining the existing authorized staffing level.

Former Assistant Chief of Police Royce Stephens has been invited to present his professional perspective on the Department's staffing needs, including his recommendation to increase authorized staffing to 15 sworn officers. The presentation will provide Council with an additional perspective as it considers staffing and funding for the upcoming fiscal year budget, scheduled for approval in spring 2027.

**Recommendation:** Receive the presentation and discuss the information provided for consideration during the upcoming budget process. This item is informational only; no action to change authorized staffing or funding is requested at this time.

9. **Consideration and possible action to approve the bid canvass and award the Perry Police Station Metal Roof Overbuild contract to Strader Building, Inc. for \$175,730.00; Consider Approval of a Deductive Change Order No. 1 for a credit of \$24,369.00 and a revised contract price of \$151,361.00, limiting the roof overbuild to the existing flat-roof building, omitting the additional roof coverage connecting the buildings and the covered breezeway, and providing sheeting at the south gable end; authorize execution of the applicable documents; or reject all bids and readvertise the project with clearly defined alternate pricing.**

**Background.** The City opened two sealed bids on September 11, 2026. Strader Building, Inc. submitted the lower bid of \$175,730.00. At the last regular meeting, Council requested the cost of roofing only the building needing a new roof rather than connecting the adjoining buildings under the proposed roof overbuild. Council continued the item because the City Manager was absent. No alternate price for that reduced scope was included in the original bids.

Strader has now provided Estimate No. 4106 showing a proposed deduction of \$24,369.00, which would reduce the contract price from \$175,730.00 to \$151,361.00. The proposed reduction would retain the trussed standing-seam roof over the existing flat-roof building, described as approximately 65 feet by 48 feet, and exclude the additional 12 feet of roof coverage connecting the buildings through a covered breezeway. The proposal also includes sheeting the south gable trussed end of the existing flat-roof building, leaving the buildings separate.

The estimate supplies the proposed credit for Council's consideration. It does not replace Strader's original sealed bid or constitute an approved change order. Deductive Change Order No. 1 should expressly identify the omitted connecting roof and breezeway work, the south gable-end work to be provided, the \$24,369.00 credit, the revised contract price of \$151,361.00, and any resulting design or completion-time changes. The change order reconciles the original scope descriptions that continue to refer to the connecting roof and breezeway.

As explained in the City Attorney's memorandum, award should be based on the original timely submitted sealed bids. Revised competing quotes should not substitute for that process. Council may award the original contract and separately consider the proposed deductive change order, effective after execution of the original contract, or reject all bids and readvertise with the desired alternate pricing.

**Attachments:** Both original sealed bids and bid canvass; proposed Strader contract; Strader Estimate No. 4106, provided September 30, 2026, showing the \$24,369.00 deduction; proposed Deductive Change Order No. 1; and City Attorney's memorandum concerning the award and deductive change order.

**Recommendation:** Council may select one of the following courses:

- Option 1. Award the original scope. Approve the bid canvass, determine Strader Building, Inc. to be the lowest responsible bidder, and award the original contract for \$175,730.00 without a scope reduction.
- Option 2. Award with the deduction. Approve the bid canvass, determine Strader Building, Inc. to be the lowest responsible bidder, and award the original contract for \$175,730.00. Separately approve Deductive Change Order No. 1 for a credit of \$24,369.00 and a revised contract price of \$151,361.00, contingent upon execution of the original contract and completion of the written change order accurately describing the revised scope.
- Option 3. Readvertise. Reject all bids and direct staff to readvertise with clearly defined alternate pricing for the roof overbuild on the existing flat-roof building alone and for the original scope that includes the connecting roof and covered breezeway.

For either award option, 1 or 2, authorize the Notice of Award and the Mayor's execution of the contract and any approved change order after the City Attorney approves the required contract, bonds, insurance, and powers of attorney. Execute the original contract before the change order, record the reasons for the reduction, and complete approval of the change order before the affected work begins.

- 10. Consider approval of the Hospital Clinic Roof Project award to Warfighter Properties, LLC d/b/a Warfighter Construction for \$55,100.00; approval of the three-party agreement with Stillwater Medical Center Authority providing for direct payment by SMCA; and authorization for the City Manager to document the purchasing exception and implement the award and agreement.**

**Background:** The hospital clinic roof at 505 North 14th Street has deteriorated and leaks. For the selected TPO layover system, Warfighter submitted the lower quote of \$55,100.00, compared with Empire Roofing's \$65,932.05. Warfighter's proposal includes a 20-year material warranty and a two-year workmanship warranty.

The project is below the \$100,000 threshold requiring formal sealed bidding under the Public Competitive Bidding Act. Under 61 O.S. §103(C), award may be based on competitive quotes to the lowest responsible, qualified contractor; the statute does not require three quotes. The City's Purchasing Manual permits the City Manager to authorize fewer than three written quotes when a good-faith solicitation has occurred and obtaining three is not reasonably possible. The Manager shall document that determination.

Under Section 8.1(a) of the Hospital Sublease and Transfer Agreement, SMCA's roof maintenance responsibility applies after available agreement funding is depleted. The proposed agreement provides for SMCA to pay the contractor directly while the City administers, inspects, and accepts the work.

**Attachments:** Roofing quotes and proposed three-party agreement.

**Recommendation:** Approve the award and agreement, subject to the City Manager's documented purchasing determination, and authorize the Manager to coordinate the work, approve conforming invoices, and execute administrative documents necessary for implementation.

11. **Discussion and possible action to award the City Hall historic façade restoration and interior storefront project at 624 Cedar Street to TNK Ventures LLC d/b/a TNK Construction in the amount of \$54,500.00; approve the construction agreement; and authorize the City Manager to execute the agreement and issue notice to proceed, subject to confirmation of compliance with project specifications and grant requirements.**

**Background:** The City of Perry received a façade grant to assist with the historic restoration of the City Hall building at 624 Cedar Street. The grant, together with the City's matching funds, will help fund masonry repair and repointing, storefront and historic window restoration, exterior finishes, and related interior storefront improvements.

The City solicited competitive quotes from four qualified contractors using the same scope of work. Two declined because of the specialized historic-restoration requirements, and two submitted responsive proposals. The proposals, including the interior storefront alternate, are \$54,500.00 from TNK Construction and \$56,269.68 from Old Home Rescue. TNK's proposal is \$1,769.68 lower.

Because the project is under \$100,000, 61 O.S. § 103(C) permits award on the basis of competitive quotes to the lowest responsible qualified contractor and does not require three responsive quotes. The City's Purchasing Manual requires three written quotations for purchases of \$30,000 or more but less than \$100,000; however, the City Manager may authorize fewer quotations when a good faith solicitation has occurred and obtaining three is not reasonably possible. The City solicited four qualified contractors using the same scope, received two responsive proposals, and received two declinations due to the specialized restoration requirements. Upon the City Manager's written authorization to proceed with two quotations, the proposals may be presented to Council for consideration, subject to applicable grant requirements. Copies of the quotations shall be attached to the purchase order, together with written documentation of the solicitation effort and the City Manager's decision.

**Attachments:** TNK Construction estimate; Old Home Rescue proposal; proposed construction agreement.

**Recommendation:** Staff recommends awarding the exterior façade restoration and interior storefront work to TNK Ventures LLC d/b/a TNK Construction, the lowest responsible qualified contractor, for the fixed contract price of \$54,500.00, subject to confirmation that its proposal satisfies all project specifications and grant requirements; approving the construction agreement; and authorizing the City Manager to execute the agreement and issue notice to proceed after receipt of the required insurance and contract documents.

### [Resolutions & Ordinances](#)

12. Consider approval of Ordinance No. 2026-16, amending Section 1-111(C) of the Perry Municipal Code 2022 (2nd Supplement) to establish a \$5 fine for speeding one to ten miles per hour over the posted limit; limit associated costs, fees and assessments; establish a maximum total charge for an authorized deferred disposition; provide for repealer, severability, codification and effective date; and declare an emergency. Consider separate approval of the emergency clause.

**Background:** Perry's published schedule provides a \$125 fine for speeding one to ten miles per hour over the posted limit, plus costs and applicable assessments. The City Clerk reports, however, that for as long as the two Court Clerks have worked for Perry, the total fine and costs actually collected for these violations has been \$95.00.

The City Attorney recommends correcting the published schedule to reflect the applicable statutory penalty limits. The proposed ordinance establishes a \$5 fine and limits associated costs, fees and assessments, including technology fees and other administrative charges, to \$95 in the aggregate.

For a deferred disposition otherwise authorized by law, any deferral fee imposed in lieu of the fine, together with associated costs, fees and assessments, may not exceed \$100.

The \$100 combined maximum is a ceiling and does not require an increase in the \$95 total reportedly collected. The amendment applies only to the identified speeding entry; all other entries in the schedule remain unchanged. The ordinance also directs the City Clerk to update the published schedule and provides for immediate effectiveness upon passage and separate approval of the emergency clause provided for in the next agenda item.

**Attachments:** Ordinance No. 2026-16; City Attorney's memorandum dated September 30, 2026, concerning the fine for speeding one to ten miles per hour over the posted limit.

**Recommendation:** Approve Ordinance No. 2026-16.

13. Consider Application of Emergency Clause to Ordinance No. 2026-16.

### **Strategic Plan Update**

14. 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

**15. Upcoming Meeting Review**

**16. 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).

**17. Adjourn.**

**Posted at Perry City Hall & Council Chambers & [www.cityofperryok.com](http://www.cityofperryok.com).**

October 1, 2026 @ \_\_\_\_\_

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Christy Conrad, City Clerk



## **Board of Trustees of the Perry Municipal Authority**

### **Agenda – Regular Meeting**

**October 5, 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 September 21, 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.

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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](http://www.cityofperryok.com).

October \_\_, 2026 @ \_\_\_\_\_.M.

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Christy Conrad, Secretary



## **Board of Trustees of the Perry Facilities Authority**

### **Agenda – Regular Meeting**

**October 5, 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 September 21, 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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***October 5, 2026***  
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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](http://www.cityofperryok.com).

October \_\_, 2026 @ \_\_\_\_\_ .\_.M

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Christy Conrad, Secretary