CITY COUNCIL of the City of Perry

Agenda – Regular Meeting

June 1, 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 May 18, 2026.**
B. **Receipt of permit number Wl000052260344 for the construction of 584 linear feet of Six (6) inch PVC potable waterlines and all appurtenances to serve the Birch Street and N 8th Street, Noble County, Oklahoma.**
C. **Approval of Invoices:**
   1. **Cimarron Valley Engineering, LLC**
   2. **RSMeacham & Associates**
   3. **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
   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.

6. **City Manager Remarks and Updates**

7. **Chief Financial Officer Financial Report.**

   Attachment: April 2026 Financial Report enclosed

Other Business

8. **Consider Reappointments to the Historic Preservation Commission.**

   Background: The City Council will consider reappointments to fill positions on the Historic Preservation Commission. The Commission serves to help preserve and protect the community's historic resources, review matters related to historic preservation, and promote awareness of local historic assets. The following individuals are recommended for reappointment:
   - Derek Coldiron – Council term
   - Larry Belk – One-year term
   - Laura Vollmer – Two-year term
   - Stacy Wilson – One-year term
   - Phil Salvati – Two-year term

   These appointments will establish staggered terms to maintain continuity on the Commission.

9. **Conduct Public Hearing on the proposed FY2026-2027 General Fund Budget and other Budgets of the Perry Governmental Component Entities, including the Perry Municipal Authority and the Perry Facilities Authority; Receive input from the public; discuss revenues, transfers, expenditures, and all related financial issues.**

Background: This public hearing is to receive public comment on the proposed FY2026-2027 General Fund Budget and other Budgets of the Perry Governmental Component Entities, including the Perry Municipal Authority and the Perry Facilities Authority. A notice of this budget and the date, time and location of this public hearing was published in the Perry Daily Journal at least five (5) days prior to this public hearing. All members of the public are encouraged to attend and participate. The budget may be adopted at this meeting or at the regular meeting to be held on June 16, 2026, at or after 6:15 p.m.

Highlights of the budget discussion include:

- 90% of FY'26 projected tax revenues are budgeted.
- CPI for March was 3.3%.

Other issues will be addressed by the City Manager or Chief Financial Officer.

Attachment: Draft City and PMA Budgets

Recommendation: Conduct public hearing, receive input from the public; discuss revenues, transfers, expenditures, and all related financial issues.

Resolutions & Ordinances

10. **CONSIDER APPROVAL OF RESOLUTION NO. 2026-08 OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, ADOPTING AND APPROVING ITS FY2026-2027 BUDGET AND OTHER BUDGETS AND APPROPRIATING THE REVENUES FOR THE STATED PURPOSES AS CONTAINED IN THE BUDGETS; ADOPTION OF THE FEE SCHEDULE; ADOPTION OF THE PAY SCALE; DIRECTING THE MAYOR, CITY MANAGER, CHIEF FINANCIAL OFFICER AND CITY CLERK TO TAKE ANY AND ALL ADDITIONAL ACTIONS AS MAY BE REQUIRED FOR THE IMPLEMENTATION OF THIS BUDGET.**

Background: If the City Council approves the budget after its hearing, it may consider approval of this resolution. The total resources available to the City for the fiscal year is $10,022,417.00 and total appropriations in the amount of $8,217,041.00. To provide additional controls to the City Council, as a part of approval of this resolution, the City Council will approve both the Fee Schedule and Employee Pay Scale. A discussion of the Fee Schedule and Employee Pay Scale should take place during this item and this resolution can be continued, if necessary until the next regular meeting, but must be approved on or before June 23, 2026.

Attachment: Resolution No. 2026-08 and Fee Schedule and Employee Pay Scale

Recommendation: Approval

11. **RECEIVE RECOMMENDATION FROM THE PERRY PLANNING COMMISSION ON THE APPLICATION OF BLACKJACK HOMES, LLC/PERRY REALTY HOLDINGS, LLC (GARRETT BAKER) ("APPLICANT"), FOR REZONING TO PLANNED UNIT DEVELOPMENT DISTRICT WITH A FINAL DEVELOPMENT PLAN/SITE PLAN FOR THE PROPERTY WITH A STREET ADDRESS OF 128 DELAWARE STREET, PERRY, OKLAHOMA 73077, AND WITH THE FOLLOWING LEGAL DESCRIPTION: LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), IN BLOCK TWENTY (20), ORIGINAL PERRY ADDITION, CITY OF PERRY, COUNTY OF NOBLE, STATE OF OKLAHOMA ("SUBJECT TRACT");**

Background: The Applicant applied for rezoning to Planned Unit Development District with a final Development Plan/Site Plan for his Project Maroon Planned Unit Development to be located on the Subject Tract. The property is currently zoned R-G Residential District and the Applicant has requested the zoning be amended to Planned Unit Development District. The Applicant has also submitted a Statement of Intent, Conceptual Landscape Plan, Neighborhood Outreach Documentation and the proposed Final Development Plan/Site Plan as required by the Planned Unit Development Ordinance.

The Project Maroon Planned Unit Development Plan shows the development of twelve (12) residential dwelling units, private driveways and appropriate setbacks and other information required to be submitted as a part of the Planned Unit Development. This Plan is submitted as the Site Plan for the PUD. A public hearing was held at 5:30 p.m. before the Perry Planning Commission when all issues concerning the proposed rezoning, Planned Unit Development and Final Development Plan/Site Plan are subject to discussion, and if appropriate, recommended amendment. Review and approval of the PUD application shall be based on the following considerations:

- Whether or not the proposed PUD is consistent with the master plan;
- Whether or not the proposed PUD is compatible with the existing and expected development of surrounding areas; and
- Whether or not the proposed PUD is consistent with the stated purposes and standards of Section 12-296A through 12-296E.

Issues involve density compatibility with surrounding residential properties, traffic impacts and ingress/egress, parking availability, drainage and stormwater, setbacks and screening, lighting impacts, pedestrian access and sidewalks, the private drives/streets, maintenance responsibilities, landscaping and buffering, fire and emergency access, and compatibility with the surrounding neighborhood generally.

The City should ensure the record reflects findings concerning consistency with the master plan, compatibility with surrounding development, compliance with Sections 12-296A through 12-296E, adequacy of utilities, drainage, and access, appropriateness of the proposed

density, adequacy of buffering and screening, and whether the proposed PUD advances the purposes of the ordinance.
The PUD ordinance gives the City Council broad authority to impose reasonable conditions on approval, including conditions relating to setbacks, drainage, buffering, lighting, architectural compatibility, traffic circulation, sidewalks, parking, screening, and similar matters. If concerns are raised during the hearing process, those issues may be addressed through conditions rather than outright denial if appropriate.

The City staff has reviewed density compatibility, parking, setbacks, traffic access and continues to review drainage and fire department considerations, including fire access compliance, engineering review and sign survey certification. A report on these analyses will be provided at the public hearing. No timely protests were received to the rezoning or plan.

Attachments: Application, legal description, site/final development plan, Statement of Intent, staff review or comments, proof of mailing, proof of publication, proof of posting, and evidence of compliance with the neighborhood meeting requirement.

Recommendation: Discuss recommendation, receive additional comments, including presentation from developer, if available and move to the next item.

12. CONSIDER APPROVAL OF ORDINANCE NO. 2026-09 OF THE CITY OF PERRY, OKLAHOMA, REZONING CERTAIN REAL PROPERTY LOCATED AT 128 DELAWARE STREET, PERRY, OKLAHOMA, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-G RESIDENTIAL DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT; APPROVING THE PROJECT MAROON PLANNED UNIT DEVELOPMENT; APPROVING AND ADOPTING THE FINAL DEVELOPMENT PLAN/SITE PLAN AND STATEMENT OF INTENT; MAKING FINDINGS; RECOGNIZING COMPLIANCE WITH NOTICE, HEARING, AND PROCEDURAL REQUIREMENTS; AUTHORIZING CONDITIONS OF APPROVAL; PROVIDING FOR REPEALER, SEVERABILITY, EFFECTIVE DATE AND DECLARING AN EMERGENCY.

Background: This item follows the previous agenda item in which the City Council received the recommendation of the Perry Planning Commission regarding the rezoning request and Planned Unit Development application for the Project Maroon development located at 128 Delaware Street. The proposed ordinance would formally rezone the property from R-G Residential District to PUD Planned Unit Development District and approve and adopt the Final Development Plan/Site Plan and Statement of Intent as submitted by the Applicant. The ordinance also recognizes compliance with applicable notice, publication, mailing, posting, neighborhood meeting, Planning Commission review, and public hearing requirements required under Oklahoma law and the Perry Municipal Code.

Attachment: Ordinance No. 2026-09

Recommendation: Approval

13. Consider Approval of the Emergency Clause for Ordinance No. 2026-09.

Note: At least six (6) affirmative votes are required to pass the emergency clause.

Strategic Plan Update

14. Discuss City Strategic Plan. The Council will focus this meeting on Community Meeting & Reports. 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 from Cherokee Strip Museum, Main Street, Economic Development, Chamber of Commerce, and Perry Public School.
- Meeting 2: Communication
- Meeting 3: Strengthen Tax Base
- Meeting 4: Housing
- Meeting 5: Infrastructure
- **Meeting 6: Quality of Life**

Executive Session

15. CONSIDER CONVENING INTO EXECUTIVE SESSION FOR THE PURPOSE OF: 1) FOR PURPOSE OF DISCUSSING THE PURCHASE OF REAL PROPERTY NEAR THE PERRY INDUSTRIAL PARK PURSUANT TO TITLE 25, SECTION 307.B.3 OF THE OKLAHOMA STATUTES, AS AMENDED, 2) FOR PURPOSES OF CONFERRING ON MATTERS PERTAINING TO ECONOMIC DEVELOPMENT INCLUDING THE CREATION OF A PROPOSAL FOR A LARGE BUSINESS TO LOCATE WITHIN OR NEAR THE COMMUNITY AS PUBLIC DISCLOSURE OF THE MATTER DISCUSSED WOULD INTERFERE WITH THE DEVELOPMENT OF THE PROPOSAL PURSUANT TO TITLE 25, 307C.11 OF THE OKLAHOMA STATUTES, AS AMENDED, AND 3) FOR PURPOSES OF DISCUSSING NEGOTIATIONS WITH THE FRATERNAL ORDER OF POLICE LODGE #137 AND THE PERRY PROFESSIONAL FIRE FIGHTERS, LOCAL 4242, BARGAINING AGENT, INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS PURSUANT TO TITLE 25, SECTION 307B.2 OF THE OKLAHOMA STATUES, AS AMENDED.

16. Reconvene into regular session.

17. Take any action deemed appropriate pursuant to such executive session.

18. Upcoming Meeting Review

19. **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).

20. **Adjourn.**

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

May 29, 2026 @ _________

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

June 1, 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 May 18, 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. **CONSIDER APPROVAL OF RESOLUTION NO. 2026-02 OF THE BOARD OF TRUSTEES OF THE PERRY MUNICIPAL AUTHORITY, ADOPTING AND APPROVING ITS FY2026-2027 BUDGET FOR THE STATED PURPOSES AS CONTAINED IN THE BUDGET; ADOPTION OF THE FEE SCHEDULE; ADOPTION OF THE PAY SCALE; DIRECTING ITS CHAIRMAN, VICE-CHAIRMAN AND TRUST MANAGER TO TAKE ANY AND ALL ADDITIONAL ACTIONS AS MAY BE REQUIRED FOR THE IMPLEMENTATION OF THIS BUDGET.**

   Background: If the PMA agrees with the budget, it may consider approval of this resolution. The total resources available to the PMA for the fiscal year is $16,982,346.00 and total appropriations in the amount of $13,792,952.00. To provide additional controls to the PMA, as a part of approval of this resolution, the Board will approve both the Fee Schedule and Employee Pay Scale. A discussion of the Fee Schedule and Employee Pay Scale should take place during this item and this resolution can be continued, if necessary until the next regular meeting, but must be approved on or before June 23, 2026.

   Attachment: Resolution No. 2026-02 and Fee Schedule and Employee Pay Scale

   Recommendation: Approval

6. **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).

7. **Adjourn.**

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

May 29, 2026 @ _________

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

June 1, 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 May 18, 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. **CONSIDER APPROVAL OF RESOLUTION NO. 2026-01 OF THE BOARD OF TRUSTEES OF THE PERRY FACILITIES AUTHORITY, ADOPTING AND APPROVING ITS FY2026-2027 BUDGET FOR THE STATED PURPOSES AS CONTAINED IN THE BUDGET; ADOPTION OF THE FEE SCHEDULE; ADOPTION OF THE PAY SCALE; DIRECTING ITS CHAIRMAN, VICE-CHAIRMAN AND TRUST MANAGER TO TAKE ANY AND ALL ADDITIONAL ACTIONS AS MAY BE REQUIRED FOR THE IMPLEMENTATION OF THIS BUDGET.**

   Background: If the PFA agrees with the budget, it may consider approval of this resolution. The total resources available to the PFA for the fiscal year is $238,424.00 and total appropriations in the amount of $0.00. To provide additional controls to the PFA, as a part of approval of this resolution, the Board will approve both the Fee Schedule and Employee Pay Scale.

   Attachment: Resolution No. 2026-01

   Recommendation: Approval

6. **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).

7. **Adjourn.**

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

May 29, 2026 @ _________

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Christy Conrad, Secretary