Perry Carnegie Library Board
Agenda – Regular Meeting
January 21, 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 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 October 21, 2024.

B. Acknowledge Librarian's October 2024, November 2024 and December 2024 Reports for the Perry Carnegie Library and Statistics Reports for October through December 2024.

Attachments: October 2024, November 2024 and December 2024 Reports for the Perry Carnegie Library and Statistics Reports for October through December 2024

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.

_____________________________ January 17, 2025 _________ P.M.
Christy Conrad, Secretary

City Council of the City of Perry
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Municipal Building | 729 Cedar Street, Perry, Oklahoma 73077

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Roll Call
Declaration of Quorum

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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 January 6, 2025.**
- **B. Receive and Approve the Minutes of the Special City Council Meeting of January 6, 2025.**
- **C. Consider declaring certain hospital and street/park departments materials as surplus property and no longer useful for a municipal purpose and authorize sale or disposal pursuant to the purchasing manual.**

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 prevent any violation of the Oklahoma Open Meeting Act.

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. **City Manager Remarks on current projects and activities.**

7. **Chief Financial Officer Report on December 2024 Financial Report.**

    Attachment: December 2024 Financial Report enclosed.

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8. **Consider approval of Resolution No. 2025-02 of the City Council of the City of Perry, Oklahoma ("City"), authorizing the City Attorney to file an application with the District Court of Noble County, Oklahoma, for disposition of certain seized & unclaimed firearms & related personal property and to dispose of firearms and property in compliance with the court's order.**

    Background: The City is in possession of certain firearms and other related personal property which have accumulated in the police evidence room for many decades. Title 11, Section 34-104 of the Oklahoma Statutes permits the City to file an application with the District Court, and after providing for statutory notice to certain known and unknown owners based on the actual or apparent value of the firearms and other related personal property, to have a hearing with the Court issuing an order determining the ownership of the firearms and other related property permitting other firearms which are illegal or otherwise in a dangerous condition be destroyed. This resolution authorizes the City Attorney to file the Application with the Noble County District Court to issue an order determining the ownership of the firearms and other related property and permitting other firearms which are illegal or otherwise in a dangerous condition to be destroyed.

    Attachments: Resolution, Application, Affidavits and List of Firearms and other related property

    Recommendation: Approval

9. Consider Approval of Certificate of Deposit Agreement with Legacy Energy Services, LLC and Oklahoma Community Federal Credit Union.

Background: Chapter 5, Article 8 of the Perry Municipal Code requires a surety bond or other security to be posted to satisfy certain events as a part of their permission to drill and operate in the City of Perry. Legacy acquired certain wells and would like to use a $25,000.00 certificate of deposit in lieu of a surety bond. A certificate of deposit provides better resource for the City in the event of a default.

Attachment: Certificate of Deposit Agreement and $25,000.00 Certificate of Deposit

Recommendation: Approval

10. Consider items related to Zoning, Planning and Land Use:

A. Receive Recommendation from the Perry Planning Commission on the Application for Use by Review and Site Plan for Non-Profit Food Pantry.

B. Consider approval of Ordinance No. 2025-04 of the City Council of the City of Perry, Oklahoma, approving a Use by Review and Site Plan for the West Ten (10) Feet of Lot Twenty (20), and all of Lots Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26) And Twenty-Seven (27), all in Block Eleven (11), in the Original Township of Perry, Noble County, Oklahoma, According to the Recorded Plat Thereof, and Located at the Corner of 8th Street and Elm Street, Perry, Oklahoma, 73077 (hereinafter The "Property"); Repealer; Savings; Severability; and Declaring an Emergency.

Background: An application for use by review was filed by Perry Food Pantry, Inc., by principal Joshua Bell (referred to as the "Applicant"). This application requested a use by review procedure and site plan review for a tract of real property located on the corner of 8th Street and Elm Street, Perry, Oklahoma, 73077, and with a legal description as follows:

The West Ten (10) feet of Lot Twenty (20), and all of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27), all in Block Eleven (11), in the Original Township of Perry, Noble County, Oklahoma, according to the recorded plat thereof (hereinafter the "Property").

The Property is currently zoned R-G residential District. It is the former location of the church which was lost to fire. The application proposes a non-profit food pantry to be erected on the Subject Property to be operated by twelve local churches. This type of use, namely a community service facility, is permitted only after, and subject to, a use by review hearing (See Section 12-262.4 of the Perry Municipal Code 2022) As the location of a non-profit food pantry will establish a new commercial-like use, with greater traffic, congregation of people and other changes which are not residential in character, a site plan review is required.

A notice of this public hearing was published in the newspaper and mailed in accordance with Title 11, Sections 43-104 through 43-106 of the Oklahoma Statutes and Section 12-282.B (Uses Permitted by Review) of the Perry Municipal Code 2022. Notice of the site plan review hearing was posted on the subject tract at least ten days before the hearing in accordance with Section 12-286 (Site Plan Review).

No protests were filed. On January 10, 2025, a public hearing was held and the Perry Planning Commission recommends approval of the Application.

Approval of the ordinance will enact the Planning Commission's recommendation.

Attachments: Application and Notice

Recommendation: Receive recommendation of the Perry Planning Commission on the use by review and site plan review

11. Consider Approval of the Emergency Clause for Ordinance No. 2025-04.

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

12. Discuss with Airport Engineer the Grant Opportunity to Construct Aircraft Hangars at the Perry Municipal Airport; Consider Approval of Master Services Agreement ("MSA") and Task Order No. 1 with Parkhill to perform the FY 25 Hangar Construction Project; Designate the funding source for the engineering portion of the project in an amount of $85,800.00 to be reimbursed by federal and state grants in the amount of 95% of the expenditure, or take such further action as may be recommended by Airport Engineer.

Background: At the last regular meeting the city administration advised the City Council of this FAA/ODAA 95% Grant Opportunity to Construct Aircraft Hangars at the Perry Municipal Airport. The City Council directed that the item be placed back on this agenda and that Toby Baker, the City's Airport Engineer, answer questions, including the following:

Would it be smarter to build a large hangar with dividers or one sharing common walls?
What is the best hangar size to build to induce pilots to rent?
What is the best size to induce a fixed base operator?
What about nested T-hangars?
Could private parties desiring hangars put up the match as tenant improvements and for a term lease?

The participation is as follows:

55% FAA Grant Funds (entitlements will expire if not used this year)
40% ODAA (state) grant funds
5% local match

In order to engineer and design the proposed hangar construction the City will need to approve the MSA and Task Order No. 1 with Parkhill. The Master Services Agreement provides for the general terms under which Parkhill will operate, but not specific scope or fee. Those are added by subsequent Task Orders.

Task Order No. 1 under that MSA provides for the scope of work specific to the FY 25 Hangar construction project. While the City will initially pay these costs as the tasks are completed, the FAA grants will reimburse 55% of those costs once received (mid-summer), and the ODAA grant will reimburse 40%, leaving the City with an ultimate balance of 5%.

Attachments:

Recommendation: Receive presentation; make determinations; make motion and designate amount and source of $85,800.00; Authorize approval of the MSA and Task Order No. 1 with Parkhill;

13. **Consider Making Offer on Weiler Grader to the Town of Okeene and designate the funding source.**

Background: The Town of Okeene has requested that the City consider making an offer on their Weiler Grader to be used for repair an rehabilitation of city streets. Chris Burpo and Lee Harmon of the Street Department may report. Estimates of value will be presented. This may represent an opportunity to acquire a grader with very little hours at real savings. A report will be made at the meeting concerning the grader.

Attachments: Photographs

Recommendation: After presentation, if appropriate, consider making offer and designate funding source.

14. **New Business** (matters not known about or which could not reasonably be foreseen prior to the time of posting. (25 O.S. 311A.9).

15. **Consider convening into executive session to negotiations with representatives of the following employee groups: Fraternal Order of Police, Lodge #137 and Local 4242, International Association of Fire Fighters pursuant to Title 25, Section 307B.2 of the Oklahoma Statutes, as amended.**

16. **Reconvene into regular session.**

17. **Consider Approval of First Amendment to the FY2024-2025 Agreement between the City of Perry, Oklahoma and the Fraternal Order of Police Lodge #137 and/or Local 4242, International Association of Fire Fighters.**

Attachment: First Amendment

18. Adjourn

Posted at Perry City Hall & Council Chambers. January 17, 2025 _____ P.M.

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Christy Conrad, City Clerk

Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

January 21, 2025 @ 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 PMA meeting of January 21, 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. 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.9 of the Oklahoma Statutes as amended).

6. **Adjourn**

Posted at Perry City Hall & Council Chambers. January 17, 2025 ________ P.M.

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Christy Conrad, Secretary

Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

January 21, 2025 @ 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 PFA meeting of January 21, 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. (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. 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.9 of the Oklahoma Statutes as amended).

6. **Adjourn**

Posted at Perry City Hall & Council Chambers. January 17 , 2025 _______ P.M.

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Christy Conrad, Secretary