



City Council of the City of Perry

City Agenda – Regular Meeting

June 15, 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 June 1, 2026.

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 is to ensure that no violation of the Oklahoma Open Meeting Act occurs.

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. Proclamation
 - b. Commendations
 - c. Council Reports
 - Ward 1,2,3, and 4 Councilpersons have an opportunity to report any new developments or work performed since the last meeting.

Comments & Reports

6. **City Manager Remarks and Updates.**
7. **Chief Financial Officer Financial Report.**

Attachment: May Financial Report enclosed.

Other Business

8. **Consider Approval of the following Contracts:**
- A. **Consideration and possible approval of the Contract for Services and Lease Agreement between the City of Perry and Wheatheart Nutrition Project, Inc. for the continued operation of senior nutrition and related community services at 612 J.A. Davis Street.**

Background: The agreement renews the City's lease arrangement with Wheatheart Nutrition Project, Inc., allowing continued use of the City-owned facility at 612 J.A. Davis Street for senior meal services and related community activities. Under the agreement, Wheatheart will continue operating the nutrition program and maintain day-to-day operations of the facility, including custodial responsibilities and payment of monthly utilities. The City will continue to provide a monthly \$375 utility credit and remain responsible for major structural and system repairs as funds are appropriated. No monthly rent will be charged under the agreement. The term runs from July 1, 2026, through June 30, 2027.

Attachment: Agreement

Recommendation: Approval

B. Consideration and possible approval of the Contract for Services between the City of Perry and Perry Senior Citizens, Inc. for continued senior citizen recreational, transportation, and nutritional services.

Background: The agreement continues the City's partnership with Perry Senior Citizens, Inc. to provide recreational, transportation, nutritional, and related services for the community's senior citizens. Under the agreement, the City will continue providing a paid City employee to serve as Director for the organization and will pay certain utility expenses, including electric, water, sewer, and garbage service for the facility. The contract term runs from July 1, 2026, through June 30, 2027, with automatic annual renewals contingent upon annual budget appropriations unless sooner terminated pursuant to the agreement.

Attachment: Agreement

Recommendation: Approval

C. Consideration and possible approval of the Service Contract between the City of Perry and Main Street of Perry, Inc. for downtown revitalization and tourism-related economic development services.

Background: The proposed agreement continues the City's partnership with Main Street of Perry, Inc. to support downtown revitalization efforts through the Oklahoma Main Street four-point approach, including design, economic vitality, organization, and promotion activities. The contract provides for Main Street to maintain an office in Perry, submit quarterly and annual reports, and carry out programs intended to strengthen tourism, historic preservation, and economic development within the downtown district. The agreement term runs from July 1, 2026, through June 30, 2027, with compensation to Main Street in the amount of \$25,000 annually, paid in monthly installments of \$2,083.33.

Attachment: Agreement

Recommendation: Approval

D. Consideration and possible approval of Resolution No. 2026-09 supporting the City of Perry's participation in the 2026-2027 Oklahoma Main Street Program.

Background: The proposed resolution affirms the City of Perry's continued participation in the Oklahoma Main Street Program administered through the Oklahoma Department of Commerce. The program assists communities with downtown revitalization efforts through the Main Street 4-Point Approach focused on economic development, preservation, organization, and promotion of the central business district. Adoption of the resolution demonstrates the City's ongoing support for long-term downtown revitalization and continued involvement in the statewide Main Street program.

Attachment: Resolution No. 2026-09

Recommendation: Approval

E. Consideration and possible approval of the Agreement between the City of Perry and Northern Oklahoma Development Authority d/b/a Cherokee Strip Transit for public transportation services, including an increase in monthly compensation from \$450.00 to \$1,000.00 per month.

Background: The proposed agreement continues transportation services provided by Cherokee Strip Transit within the City of Perry, including demand response transportation services for elderly residents, retirees, and other community members. Under the agreement, NODA/CST will continue providing a vehicle with driver/dispatcher service Monday through Friday, as well as coordinated transportation for medical and other trips. The agreement increases the City's monthly contribution from \$450.00 to \$1,000.00 per month in recognition of the valuable and longstanding transportation services provided to the community, the fact that the compensation amount has remained unchanged for decades, and increased operational and transportation costs. The agreement term runs from July 1, 2026, through June 30, 2027.

Attachment: Agreement

Recommendation: Approval

F. Consideration and possible approval of the Contract between the City of Perry and the Cherokee Strip Museum for tourism development services.

Background: The proposed agreement continues the City's partnership with the Cherokee Strip Museum to promote tourism, historic preservation, and community development activities within Perry utilizing Hotel/Motel tax revenues. Under the agreement, the Museum will continue operating tourism-related programs and attractions, including the Rose Hill School Program, blacksmith demonstrations, special events, research library services, local artist exhibitions, and visitor outreach. The contract term runs from July 1, 2026, through June 30, 2027, with City compensation in the amount of \$833.33 per month (\$9,999.96 annually).

Attachment: Agreement

Recommendation: Approval

G. Consideration and possible approval of the Contract between the City of Perry and the Perry Chamber of Commerce for tourism development services.

Background: The proposed agreement continues the City's partnership with the Perry Chamber of Commerce to promote tourism, economic development, and community events utilizing Hotel/Motel tax revenues. Under the agreement, the Chamber will continue planning and promoting events such as the Cherokee Strip Celebration and SpringFest-Hop's Car & Motorcycle Show, marketing Perry as a tourism destination, assisting with business recruitment efforts, maintaining visitor outreach services, and coordinating tourism-related activities within the community. The agreement also requires quarterly and annual reporting to the City regarding expenditures and tourism activities. The contract term

runs from July 1, 2026, through June 30, 2027, with City compensation in the amount of \$1,250.00 per month (\$15,000 annually).

Attachment: Agreement

Recommendation: Approval

H. Consideration and possible approval of a Contract for Services between the City of Perry and David Payne for planning and zoning consulting services as Assistant to the Perry Planning Commission.

Background: The proposed agreement appoints David Payne to serve as Assistant to the Perry Planning Commission for the term beginning June 1, 2026, through June 30, 2027, unless sooner terminated by the City Council. Under the agreement, the consultant will provide planning and zoning assistance to the Planning Commission, City Council, City staff, and the public; review development proposals and zoning applications; prepare written recommendations regarding land use matters and code amendments; and provide maps and related zoning information. Compensation under the agreement is \$300.00 per month, payable monthly for services performed.

Attachment: Agreement

Recommendation: Approval

I. Consideration and possible approval of the Law Enforcement Assistance Agreement between the City of Perry, Noble County, and Noble County Sheriff Matt McGuire regarding law enforcement authority on certain City-owned properties located outside the Perry corporate limits.

Background: The proposed agreement authorizes Perry Police Department officers, through deputization by the Noble County Sheriff pursuant to Oklahoma law, to perform limited law enforcement functions on specified City-owned properties located outside the Perry city limits, including Perry Lake and Park, CCC Lake and Park, the Perry Municipal Airport, and Ditch Witch Plant 3 property. The agreement is intended to promote cooperation between city and county law enforcement agencies and clarify jurisdictional authority for enforcement activities on those properties. The agreement further provides that liability for Perry police officers acting under the agreement remains with the City of Perry and cites the statutory authority permitting such deputization and interlocal cooperation arrangements. The agreement terms begin July 1, 2026, and continues through June 30, 2027, with automatic annual renewals unless terminated by either party.

Attachment: Agreement

Recommendation: Approval

J. Consider Approval of Agreement with Bryce S. Kennedy, City/Trust Attorney and Oklahoma Municipal Law, PLLC.

Background: Bryce S. Kennedy has served as the City Attorney for the City of Perry and its related public trusts without a written employment agreement for nearly forty (40) years. At the request of City management, the attached agreement reduces the parties' long-standing oral arrangement to writing and provides clarity regarding compensation, responsibilities, procedures, and expectations.

Attachments: Agreement and memorandum.

9. Consider Approval of Budget Amendments for the FY2025-2026 Budget Year.

Background: State law requires the City to amend its budget when actual revenues or expenditures differ from the amounts originally appropriated. The proposed amendments adjust the FY 2025-2026 budget to reflect actual revenues, expenditures, grants, transfers, and project costs incurred during the fiscal year. The Chief Financial Officer will report.

Attachment: FY2025-2026 Budget Amendments

Recommendation: Approval

10. Consider approval of a policy governing animals at the BMAC Ballpark and other City recreational facilities, including the prohibition of pets and the accommodation of service animals as required by the Americans with Disabilities Act.

Background: The City currently maintains a practice prohibiting pets at the BMAC Ballpark; however, no formal written policy has been adopted. The proposed policy establishes a clear "No Pets Allowed" rule while recognizing the rights of individuals with disabilities who utilize service animals as provided by the Americans with Disabilities Act. The policy provides guidance to City staff, volunteers, and security personnel regarding the distinction between service animals and emotional support animals, permissible inquiries under federal law, animal-control requirements, and circumstances under which an animal may be removed from the facility. Adoption of the policy will provide consistency in enforcement and help ensure compliance with applicable federal law.

Attachments: Memorandum and Policy

Recommendation: Discuss and if deemed appropriate, approve.

11. Authorize Gary May to conduct the 4th of July Fireworks Celebration at Perry Lake.

Background: County Commissioner Gary May conducted the 4th of July Independence Day Celebration at the Perry Lake and Park for decades. He has volunteered to provide the celebration again this year.

Recommendation: Authorize fireworks/Independence Day Celebration at Perry Lake and Park conducted by Gary May.

Resolutions & Ordinances

12. CONSIDER APPROVAL OF JOINT RESOLUTION NO. 2026-10 OF THE CITY OF PERRY, OKLAHOMA AND NOBLE COUNTY, OKLAHOMA AUTHORIZING THE SUBMISSION OF AN OKLAHOMA 9-1-1 MANAGEMENT AUTHORITY NG9-1-1 GRANT APPLICATION, COMMITTING LOCAL MATCHING FUNDS, AND AUTHORIZING EXECUTION OF GRANT DOCUMENTS

Background: The City of Perry and Noble County jointly operate the Noble County 9-1-1 system and continue to work toward implementation of Next Generation 9-1-1 (NG9-1-1) technology to improve emergency communications services throughout the county.

The Oklahoma 9-1-1 Management Authority has announced the availability of NG9-1-1 grant funding to assist eligible public agencies with equipment, software, services, and infrastructure necessary for NG9-1-1 deployment and enhancement. Staff has prepared a grant application requesting \$165,510 in grant funding for upgrades to the Noble County 9-1-1 system.

The grant requires a local cash match of \$41,377. Under the existing E911 Agreement between the City of Perry and Noble County, the local match will be shared based on the established cost allocation formula, with the City responsible for 60% and the County responsible for 40%.

Approval of the joint resolution authorizes submission of the grant application, commits the required local matching funds, and authorizes designated City and County officials to execute all necessary grant documents should funding be awarded. Grant funds are reimbursable and will be paid only after eligible project expenses have been incurred and documented.

Fiscal Impact: Grant request of \$165,510; required local match of \$41,377 (City share: \$24,826.20; County share: \$16,550.80).

Attachment: Resolution

Recommendation: Approve Resolution No. 2026-____ authorizing submission of the Oklahoma 9-1-1 Management Authority NG9-1-1 Grant Application and commitment of matching funds.

13. Consideration, Discussion, and Possible Action to Adopt Resolution No. 2026-11 the Public of the Publication of Supplement No. 1 to the Perry Municipal Code 2022, Establishing the Purchase Price of the Supplement, and Directing Required Statutory Filings Pursuant to 11 O.S. §§ 14-109 and 14-110.

Background: On January 10, 2023, the City Council adopted Ordinance No. 2022-1, recodifying the City's ordinances into the Perry Municipal Code 2022. Since adoption of the Code, the City has enacted additional ordinances that are required to be incorporated into the Code through supplementation.

Oklahoma law requires municipalities to periodically compile and publish their penal ordinances and to publish supplements reflecting subsequently adopted ordinances. See 11 O.S. §§ 14-109 and 14-110. In order for compiled ordinances to receive judicial notice in municipal court proceedings, the municipality must adopt a resolution notifying the public of the publication of the supplement and file copies of the resolution and supplement as required by statute.

The proposed resolution provides notice of the publication of Supplement No. 1 to the Perry Municipal Code 2022, establishes the purchase price of the supplement, and directs the City Clerk to complete the statutory filing requirements with Noble County and the Noble County Law Library.

Attachment: Resolution No. 2026-11

Recommendation: Approval

14. Approval of 2026 Fee Schedule.

Background: A document which contains all the current fees and charges that is easily accessible and viewable is provided. The schedule contains all the rates and fees to be effective as of July 1, 2026, and was prepared by incorporating all existing fees, and as a few of them may be amended by the FY 2026-2027 budget. This schedule will be placed on the city's web site and copies will be available at city hall.

Attachment: 2026 Fee Schedule

Recommendation: Approval

Strategic Plan Update

15. 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, if available.
- **Meeting 2:** Communication
- **Meeting 3:** Strengthen Tax Base
- **Meeting 4:** Housing
- **Meeting 5:** Infrastructure
- **Meeting 6:** Quality of Life

City of Perry Regular Meeting Agenda

June 15, 20226

Page 9

16. 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 Oklahoma Statutes as amended).

17. Adjourn

Posted at Perry City Hall & Council Chambers.

June 12, 2026 @ _____

Christy Conrad, City Clerk



Board of Trustees of the Perry Municipal Authority

Agenda – Regular Meeting

June 15, 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 PMA Meeting of June 1, 2026.

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.

Perry Municipal Authority Regular Meeting Agenda

June 15, 2026

Page 2

5. Consider Approval of Budget Amendments for the FY2025-2026 Budget Year.

Background: State law requires the City to amend its budget when actual revenues or expenditures differ from the amounts originally appropriated. The proposed amendments adjust the FY 2025-2026 budget to reflect actual revenues, expenditures, grants, transfers, and project costs incurred during the fiscal year. The Chief Financial Officer will report.

Attachment: FY2025-2026 Budget Amendments

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.9 of Oklahoma Statutes as amended).

7. Adjourn

Posted at Perry City Hall & Council Chambers.

June 12, 2026 @ _____

Christy Conrad, Secretary



Board of Trustees of the Perry Facilities Authority

Agenda – Regular Meeting

June 15, 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 & Approve the Minutes of Regular PMA Meeting of June 1, 2026.

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.

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Perry Facilities Authority Regular Meeting Agenda

June 15, 2026

Page 2

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 Oklahoma Statutes as amended).
6. **Adjourn**

Posted at Perry City Hall & Council Chambers.

June 12, 2026 @_____.

Christy Conrad, Secretary