



**PMA Regular Meeting Minutes
Monday, August 3, 2009
Perry City Council Chambers**

Meeting was called to Order at 6:15 p.m. by Mayor Hall

Roll Call: Those present: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, and Hall.
Those Absent: Johnson

Mayor Hall Declaration a Quorum

Opening Prayer was provided by Gloria Brown.

1. Councilman Streller motioned approval of the **Consent Agenda**, Marshall seconded the motion:
AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, and Hall.
Opposed: None
Motion carried
2. **Consider Items Removed from the Consent Agenda for Discussion.**
3. **Consider and act on items removed from the Consent Agenda, if any.** None.
4. **Comments From Those Assembled.** No comments were made.
5. **Discussion of the Water Treatment Plant Upgrade Project; Designate the Source of Funding; Authorize the City Staff to Recommend Financing Alternatives; Direct Action as May be Deemed Appropriate.** At the last meeting, the Council learned that the City failed to receive a \$350,000.00 CDBG grant for the Water Treatment Plant Upgrade Project. Since that time, the City has learned that it also did not qualify to receive any stimulus money for the project. However, this project may qualify for a \$200,000.00 CDBG/REAP Grant to be awarded as a part of this August's NODA REAP grant process. A revised cost estimate for the project is as follows:

Description	Estimated Cost
Flocculation/Sedimentation Basin Enclosure (13,300 SF)	\$239,000.00
Treated Effluent Chlorination System	\$42,500.00
Filter Media Replacement/Rehabilitation	\$135,000.00
Automated Operators for WTP Influent Valves (2)	\$17,000.00
Sedimentation Basin Chain & Flight Sludge Collectors	\$45,000.00

Total for Construction	\$478,500.00
Engineering	\$40,672.00
Inspection	\$14,880.00
DEQ Review Fees, Soils Investigation, Misc.	\$7,440.00
Contingency (10%)	\$54,150.00
Total Estimated Project Costs	\$595,642.00

If no grant is received, the project can be funded by a loan from the Oklahoma Water Resources Board at a current 3.5%, 20 year fixed rate. The debt service on a \$600,000.00 loan is \$41,700.00 per year. The Chief Financial Officer recommends borrowing the needed monies rather than using existing budgeted revenue. Blaine Reely addressed the Council stating that the isolation valve, altitude valve and cost for chlorination have all been reduced. Because the \$225K set aside for this project will not be applied, a budget amendment will be required. After a 5 year period, the OWRB loan can be paid off without penalty.

Greenwell motioned to proceed with the OWRB loan, Marshall seconded the motion:

AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, and Hall.

Opposed: None

Motion carried

6. **Old Business.** No Old Business was discussed.
7. **New Business:** Reely once again addressed the council regarding a DEQ program that would pay for the planning and engineering of additional projects. Water Supt., Hank Nida, went over a list of needs with the Council, including killing old lines that have newer lines running parallel, removing the tower at the Elementary school to save the annual maintenance cost of \$17,000, and replacing lines in conjunction with the sidewalk project around the square.
7. **Adjourn.** Marshall motioned to Adjourn the PMA meeting at 6:40 p.m., Streller seconded the motion;
AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, and Hall.
Opposed: None
Motion carried

APPROVED THIS _____ DAY OF _____, 2009.

Mayor Charles Hall

Kyla Golay, City Clerk



**Regular Meeting Minutes
Monday, August 3, 2009
Perry City Council Chambers**

Meeting was called to Order at 6:40 p.m. by Mayor Hall

Roll Call: Those present: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, and Hall.
Those Absent: None
Johnson entered at 6:49

Mayor Hall Declaration a Quorum

1. Marshall motioned approval of the **Consent Agenda** with the exception of C8, Greenwell seconded the motion;
AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, and Hall.
Opposed: None
Motion carried
2. **Items Removed from Consent Agenda for Discussion.** Library Statistical & Financial, Director's, Children's and Assistant Reports were removed by Mayor Hall. A correction to the amount spent on books was included in a new handout received at the meeting.
3. **Consider and act on items removed from the Consent Agenda, if any.** Hall motioned approval of Item C8 with the corrections made, Marshall seconded the motion:
AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, and Hall.
Opposed: None
Motion carried
4. **Comments from Those Assembled.** No comments were made.
5. **Discussion of need for Board of Adjustment appointments.** The Board of Adjustments has not been reorganized since the Charter form of Government has been in place. The Council approves the nominations of the members of the Board of Adjustments, which have authority to override Planning Commission and the Council when it comes to variance requests. The Ordinance currently states that all members live within the City limits, which conflicts with some of the offices set out in the Ordinance, example the City Judge. Other positions listed in the Ordinance consist of Fire Chief, Police Chief, member of the Noble County Bar Association and a Civil Engineer from The Charles Machine Works. The living requirement will be reviewed and brought back before Council at the August 17th meeting.

Gordon Johnson joined the meeting at 6:49 p.m.

6. **Consider Amendment to Interlocal Cooperative Agreement for the Implementation of a Two (2) County GPS Mapping Project.** The City Council approved this agreement at an earlier meeting. Section 3 is new. An Assistant Attorney General suggested that a provision governing term be added to the Agreement. In order for this Agreement to become effective, it must be approved by the Oklahoma Attorney General. A copy of the current Request for
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Proposals for this GPS Mapping Project is also enclosed. If a contract is quickly awarded the system could be finished and on-line by January 2011. No other Agreement provisions were amended. Wade motioned approval of the Interlocal Agreement, Sadler seconded the motion:

AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, Johnson and Hall.

Opposed: None

Motion carried

7. **Consider Approval of Ordinance No. 2009-11 Amending The Perry Municipal Code 2004 (2nd Bi-Annual Supplement); Providing For The Amendment Of Subsection 58 Of Section 12-205 Concerning The Definition “Mobile Home; Providing For The Amendment Of Subsection C To Section 12-222 Providing Clarification; Providing For The Amendment To Section 12-247 Providing New Regulations Concerning Mobile, Manufactured And Modular Home Regulations; Providing For An Amendment To Section 12-252 Providing For Manufactured House Use Permitted By Review In A-G Agricultural District; Providing For An Amendment To Section 12-262 Providing For Manufactured House Use Permitted By Review In A R-G Residential District; Providing For Repealer; Providing For Savings; Severability; Codification; And Declaring An Emergency.**

Background: The Perry Planning Commission has been studying this ordinance for many months. The Commission met on Thursday, July 30, 2009, and discussed the ordinance. A report of their action will be made by Chairman Brad Marshall.

This ordinance amends the definition of mobile homes and adds the new definitions of manufactured and modular home. Modular homes are permitted in any residential zoning district. Mobile and Manufactured homes are permitted in R-G residential districts after following the use by review process currently in place. The ordinance permits the Planning Commission to recommend requirements as may be necessary to protect the neighborhood from the location of mobile and manufactured homes.

Wade motioned approval of Ordinance 2009-11, Johnson seconded the motion;

AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, Johnson and Hall.

Opposed: None

Motion carried

Hall motioned approval of the Emergency Clause, Greenwell seconded the motion;

AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, Johnson and Hall.

Opposed: None

Motion carried

- 8. Consider Approval of Resolution No. 2009-13 Authorizing the Mayor to execute the Project Agreement for Federal-aid Project Number STP-152E(176)EH, State Job Number 26885(04) for the Courthouse Square Sidewalk Project Phases II.** We have been awarded for the second half of the square.
Wade motioned approval of Resolution 2009-13, Streller seconded the motion;
AYE: Warner, Wade, Greenwell, Marshall, Streller, Sadler, Duke, Johnson and Hall.
Opposed: None
Motion carried
- 9. Old Business. A. Update on Strategic Planning progress.** Table leaders have made their corrections to the Final Report and has sent it to City Hall for compilation.
- 10. New Business:** No New Business was discussed.
- 11. Adjourn.** Greenwell motioned to adjourn the City meeting at 7:14 p.m., Marshall seconded the motion;
AYE: Wade, Greenwell, Marshall, Streller, Sadler, Duke, Johnson and Hall.

APPROVED THIS _____ DAY OF _____, 2009.

Mayor Charles Hall

Kyla Golay, City Clerk