

**GROVE CITY COUNCIL  
REGULAR MEETING  
TUESDAY, JANUARY 19, 2016  
6:00 PM**

The Grove City Council met in regular session on Tuesday, January 19, 2016 at 6:00 PM with Mayor Marty Follis presiding. Members present were Ed Trumbull, Don Nielsen, Marty Dyer and Ivan Devitt. Also present was City Manager, Bill Keefer; Attorney, Darren Cook; Assistant City Manager, Debbie Bottoroff; City Treasurer, Lisa Allred; Public Works Director, Jack Bower and City Clerk, Bonnie Buzzard.

Nielsen made the motion to approve the minutes from the previous meeting. Seconded by Trumbull. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Devitt made the motion to approve the purchase order register. Seconded by Nielsen. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

At 6:06 PM Follis opened the floor for presentation from Mr. Ron Drake in regards to revitalization of downtown Grove. Keefer reported that Drake toured the Grove downtown area Monday and Tuesday with certain property and business owners. Drake has requested to appear before the City Council to review and discuss his findings and recommendations. Drake added that over the course of days he met with various groups, business leaders, large employers, bankers/realtors, civic groups and city staff. Drake introduced his path for creating vibrancy cultural center in Grove through thoughtful, practical approaches to place making, and discussed each of them in detail with the Council, Staff and participating audience. Drake reported on:

- properties of great potential
- residential potential
- unused space
- amazing hidden details
- properties that are simply missing the “cool factor”
- parking opportunities
- properties of potential ‘loft kitchen” space, and
- specific details, and
- his ideas for a “Successful Downtown”

Drake’s presentation lasted for approximately 30 minutes. Drake then entertained questions, comments and concerns from the Council, Staff and participating audience. No formal action was taken.

Follis opened the floor for discussion with respect to the Administrative Order for the cleanup and repair or demolition of a dilapidated structure located at 1508 80<sup>th</sup> Street NW. Code Enforcement Officer, Calvin Igney addressed the Council to report that he had went out to the site and assessed the property. Igney reported that the property owner has made no improvements to the backyard and garage site since her last meeting with the Council. Property Owner, Cheryl Moraski addressed the Council to indicate her intentions on the property but due to daylight savings time she can’t work on the property after work. Moraski added that she has visited with her Pastor who has expressed his intentions to help her but didn’t give a specific schedule as to when or exactly what he has the capabilities to do. Therefore, she is waiting for his time schedule. Moraski indicated that she needs additional time to upgrade the property to code. Igney added that he would like to see property owner start the project by:

- replacing the soffits,
- repair/replace the fascia board.
- board /secure the windows

Moraski entertained questions, comments and concerns from the Council. Follis made the motion to table this item for two weeks to allow Moraski sufficient time to put together a proposed game plan to bring the property up to code for Council consideration. Seconded by Trumbull. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis then opened the floor for discussion with respect to the Administrative Order for the cleanup of the property and repair of the dilapidated structures at 502 and 504 S. Broadway. Property owner, Joyce Gibson was absent. Keefer reported that he had met with a family members and requested a meeting with Mrs. Gibson to discuss her intentions on repairing the properties, and to assist her with the permitting process. Keefer added that as to date he hasn’t heard any reply from her. Bottoroff added that Gibson has not pulled a permit on this project as to date. Dyer again noted that the permit

would be processed without any cost. Building Inspector, Calvin Igney reported that Staff is willing to assist her in any way needed to complete the permit process. Follis made the motion to table this item for two weeks for a status update. Seconded by Dyer. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion with respect to reconsideration of a Finder's Fee Agreement with Tim Wofford for a pavilion at Wolf Creek Park. Keefer reported that a few meetings ago the Council agreed to reconsider the proposal from Mr. Tim Wofford and the Finder's Fee agreement to raise funds to construct a pavilion at Wolf Creek. Keefer noted that the agreement has not changed nor has the position of Mr. Wofford. Wofford addressed the Council to express his apologies for his absence from the November 15<sup>th</sup> City Council meeting during the first discussion of the Finder's Fee agreement. Wofford remarked on his reasoning for the execution section of the agreement and that he didn't have a problem with the City granting him a one year term vs. a two year term agreement, and the City listing the certain individual entities as previous working relationship with the City prior to execution of the Finder's Fee agreement. Wofford entertained questions, comments and concerns from the Council and Staff. Devitt made the motion to approve the Finder's Fee Agreement contingent upon the following amendments be made to the contact for final presentation before the Council at their 02-02-16 regular scheduled meeting:

- one year retention period, and
- listing (naming) Bass Pro Shop retail store, and the Cherokee Nation as to the "Appendix A" section of the agreement

Seconded by Trumbull. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Trumbull made the motion to approve an Engineering Services Agreement with Poe and Associates for street repair projects as identified in year one of the Pavement Management Plan. Seconded by Dyer. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Devitt made the motion to approve an Ordinance amending Chapter 2 and Chapter 3 of the City of Grove Zoning Regulations as it pertains to permitting single family residents in an R-2 or Two Family District. Seconded by Trumbull. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

#### **WARD REPORTS:**

Devitt expressed thanks to Bowers and his crew for the repair work they done on Harbor Road, and to the Grove Police Department for extending their protection to that crew.

#### **EXECUTIVE SESSION:**

At 7:30 PM Devitt made the motion for the Council to recess into an Executive Session for the purpose of discussing confidential communications between a public body and its Attorney concerning a pending investigation, claim, or action if the public body, with the advice of its Attorney, determines that disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. (Bru-Con Construction and Liquidated Damages from Airport Apron/Taxiway Project), and with an invitation to City Manager, Bill Keefer to participate in the session. Seconded by Nielsen. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

At 8:04 PM Devitt made the motion to come out of Executive Session with no action taken. Seconded by Dyer. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion regarding Executive Session item as stated above. Dyer made the motion to decline the settlement offer made by Bru-Con's Attorney, and to allow the City Attorney, Darren Cook to continue the negotiations. Seconded by Nielsen. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

At 8:05 PM Devitt made the motion to adjourn. Seconded by Nielsen. AYE: Trumbull, Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.