

**GROVE CITY COUNCIL
REGULAR MEETING
TUESDAY, NOVEMBER 21, 2017
6:00 PM
MINUTES**

The Grove City Council met in regular session on Tuesday, November 21, 2017 at 6:00 PM with Mayor, Ed Trumbull presiding. Members present were Josh McElhaney, Don Nielsen and Ivan Devitt. Member Marty Dyer was absent. 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.

Devitt made the motion to approve the minutes of the previous meeting. Seconded by Nielsen. AYE: Nielsen, Devitt and Trumbull. McElhaney abstained. NAY: None. Motion carried.

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

Trumbull announced that the Staff has received a Notice of Cancellation of Zoning Application from authorized agent, Jim Talbot requesting that the application submitted by Millgarden Properties, LLC to rezone the following described property be withdrawn at this time:

Lots 8-47, 51-55, 73-85, 88-115, 123-162 in Walnut Grove Subdivision in Delaware County AND 1-24-23 Pt SW SW Described as: Beg 988.89' E of SW Cor SW SW, N 191.57', E 336.73', S 189.39', W 337.29' to POB; Known as Walnut Grove Community.

General Location of property: Property is known as Walnut Grove Community, the area that is requested to be re-zoned is undeveloped vacant land located on the East side of Poplar Lane, the East side of N. Quail Run Road, the West side of Harbor Oaks Loop, the North side of W 13th Street, the South side of Baycrest Avenue, portions of the property are located both on the North and South side of West 9th Street and on the South side of West 11th Street.

Therefore, no action was taken from the Council.

At 6:07 PM Devitt made the motion to open a Public Hearing to take public comments regarding an application submitted by the First National Bank, Vinita, OK to rezone the following described property:

Part of the NE1/4 of the NE1/4 of Section 12, Township 24 North, Range 23 East of the Indian Base and Meridian, Delaware County, Oklahoma, being more particularly described as follows: From the NE corner of said NE1/4 NE1/4, Run S 00° 01'48" West 238.86 feet along the East line of said NE1/4 NE1/4 to the point of beginning; thence continuing along said East line S 00° 01'48" W 127.77 feet; thence S 89° 28' 00" W 202.73 feet; then N 00° 01'48" E 127.77 feet; thence N 89° 28' 00" E 202.73 feet to the point of beginning.

General Location of property: 1302 Rockwood Drive, Grove, Oklahoma, property is located off Harbor Road on Rockwood Drive on the South side of the Storage Units.

Zoning of Property: The property is currently zoned C-3 Highway Commercial and Commercial Recreation District; the property owner's request is to Re-Zone the property to R-1 Single Family Residential.

Proposed Use of Property: Single-Family Residential use.

Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried. Bottoroff reported that per the Oklahoma State Statute, proper notice was provided to the public, particularly property owners within a 300' radius of the property under consideration for rezone. Bottoroff added that a total of eight (8) notices were sent with one (1) of the notices returned undeliverable, and one (1) property owner responding 'In-Favor' of the request, no other responses were received. Bottoroff mentioned that the P&Z Board met and approved this application upon recommendation to the Mayor and City Council. First National Bank representative, Mark Londagin was present to answer any questions from the Council and Staff. No public comments were heard.

At 6:09 PM Devitt made the motion to close the public hearing. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Devitt made the motion to approve an Ordinance rezoning the property as above-described from C-3 Highway commercial to R-1 Single Family Residential. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

At 6:10 PM Devitt made the motion to open a Public Hearing to take public comments regarding an application submitted by Powell Homes, LLC requesting a Special Use Permit to use the property located at 1208 Red Bud Drive as a vacation rental home. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried. Bottoroff reported that the P&Z Board also met and approved this application upon recommendation to the Mayor and City Council. Property Owner(s) Ricky & Rachel Powell was present to entertain any questions, comments or concerns from the Council and Staff. No public comments were heard.

At 6:12 PM Devitt made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Devitt made the motion to approve the Special Use Permit application authorizing 1208 Red Bud Drive to be used as a vacation rental home. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Devitt made the motion to approve a Resolution amending the 2017-2018 Fiscal Year Budget. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

McElhaney made the motion to approve the Notice of Posting of the City Council's regular scheduled meetings for the 2018 Calendar Year. Seconded by Devitt. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to approval of a Resolution seeking federal and state funding for public transportation improvements for East Highway 10 related to the Ford Road intersection and the Grove Industrial Park. Keefer reported that due to recent growth, as well as the completion of the Performing Arts Center and the Grove Regional Terminal the traffic on Highway 10 has increased substantially. Keefer indicated that the Staff has met with representatives of the Oklahoma Department of Transportation (ODOT), and Grand Gateway Economic Development Authority (GGEDA) to discuss the infrastructure improvements needed and possible funding sources. Keefer added that Rose & McCrary Engineering has provided cost estimates for a 3-lane, and at the request of ODOT a 5-lane widening project (which has been attached to the packets for review). Keefer mentioned that this project is tentatively scheduled in the 2025 ODOT calendar year with the City cost share obligation to be an estimated \$1.3 – 1.4 million dollars based on today's estimates. Keefer entertained questions, comments and concerns from the Council. Devitt made the motion to approve a Resolution authorizing the Staff to seek federal and state funding for public transportation improvements for East Highway 10 / Ford Road intersection. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to approval of an Ordinance amending Part 17, Chapter 4, Section 17-411, addressing calculations of sanitary sewer service charges for non-GMSA water service customers. Keefer reported that the GMSA Board met this afternoon, and approved this amendment upon recommendation to the Mayor and City Council. McElhaney made the motion to approve the Ordinance as presented. Seconded by Devitt. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull then opened the floor for discussion with respect to the expiring Consulting Services Agreement with Retail Strategies. Keefer reported that the three (3) year agreement with Retail Strategies will end on December 31, 2017. Unfortunately, Staff has no knowledge to date of any transaction driven by Retail Strategies that have been completed and / or resulted in a new business. Keefer mentioned that the City did receive notice that Retail Strategies has updated the City of Grove Market Guide and would be attending several large retail conventions and shows in the near future. Devitt made the motion not to renew the contract with Retail Strategies and to authorize the City Manager to draft a letter to them for official notification of such. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to complimentary Marshal Positions for the 2018 Bassmaster Elite Series Fishing Tournament to be held on April 26-29, 2018 out at Wolf Creek Park on Grand Lake. Keefer reported that as per the agreement with BASS for the 2018 Elite Series, the sponsor has two complimentary marshal spots for the tournament. The marshals shall be registered in advance and must meet marshal guidelines. In addition, there is a \$150 registration fee with BASS for each of the positions along with an application deadline of March 27, 2018. During the negotiations with BASS it was noted that several host/sponsors have auctioned off the marshals

spots with the proceeds (minus the registration fee) donated to local charities. Keefer noted that the Cherokee's are co-sponsoring this event with a \$20,000 contributions to be used towards fees. The Staff would recommend that the Council give consideration to passing along one of the complimentary positions to them in recognition of their partnership on this event. Keefer also mentioned that one idea would be to solicit sealed bids for the marshal's position with a minimum bid starting at \$500 with the funds from the winning bid going to a certified charity of their choice minus the \$150 registration fee. Devitt made the motion to disburse the two (2) complimentary Marshal's positions as such:

1. designate one position to the Cherokee's for their recognition as co-sponsor to this event, and
2. authorize the Staff to solicit sealed bids for the seconded position with a minimum bid starting at \$500 with the funds from the winning bid going to a certified charity of their choice (minus the \$150 registration fee).

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

CITY MANAGER'S REPORT:

Keefer mentioned that he has received one more Fire District Memorandums of Understanding, and that he will place it on the next agenda.

WARD REPORTS:

Trumbull expressed all a 'Happy Thanksgiving'.

McElhaney expressed his appreciation to Bonnie Buzzard and Lisa Allred for their continual certification training.

Nielsen expressed his appreciation to the Street Department for their recent hazardous street repairs in and around the Patricia Island area.

Devitt wished all a blessed Thanksgiving.

At 6:42 PM Devitt made the motion to adjourn. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.