

**GROVE CITY COUNCIL  
REGULAR MEETING  
TUESDAY, MARCH 19, 2019  
6:00 PM  
MINUTES**

The Grove City Council met in regular session on Tuesday, March 19, 2019 at 6:00 PM with Mayor, Ed Trumbull presiding. Members present Josh McElhaney, Don Nielsen and Ivan Devitt. Member Marty Dyer was absent. Also present was City Manager, Bill Keefer; City Attorney, Darren Cook; Assistant City Manager, Debbie Bottoroff; City Treasurer, Lisa Allred; Public Works Director, Jack Bower and City Clerk, Bonnie Buzzard.

**PUBLIC COMMENTS:**

Les Newkirk – Mayor, City of Jay addressed the Council to report that his term of expiration is coming up, and that he will not be seeking re-election. Newkirk respectfully expressed his appreciation to the City of Grove and the Grove Municipal Services Authority for the support they demonstrated to the City of Jay in respect to the most recent Jail Detention Agreement, past equipment assistance, and the gas cost reductions to the Jay poultry plant. Newkirk again expressed his thanks and appreciation.

Devitt made the motion to approve the minutes from the March 5, 2019 meeting as corrected. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

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

At 6:11 PM McElhaney made the motion to open a Public Hearing to receive public comments regarding rezoning the following legally described property:

LEGAL DESCRIPTION: Lots 1, 2&3, Block 51 Original Town of Grove, Delaware County, Oklahoma, according to the recorded plat thereof aka 620 S. Hazel Street, vacant lot (no street address) abutting 620 S. Hazel Street on the north side and 8 E. 6<sup>th</sup> Street, Grove, Oklahoma. Bottoroff reported that the Planning & Zoning Commission entertained this application via Public Hearing at their 03-12-19 regular meeting, and approved by a vote of 4-0 for recommendation to the Mayor and City Council. No additional 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 an Ordinance rezoning the above described property from R-1 Single Family Residential to C-3 Highway and Recreation Commercial as presented and upon recommendation from the P&Z Board. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

At 6:13 PM Devitt made the motion to open a Public Hearing to receive public comments regarding an application submitted by ACB Dream, LLC requesting a Special Use Permit (SUP) to allow the property owner to submit an application to use the property located at 1437 Lakeside Drive as a Vacation Rental Home (VRH). Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Bottoroff reported that the Planning & Zoning Commission entertained this application via Public Hearing at their 03-12-19 regular scheduled meeting, and was approved by a vote of 4-0 for recommendation to the Mayor and City Council. Bottoroff noted that the Special Use Permit does not insure approval of locating a VRH on the property; instead it only allows the property owner to move to the next step which is submitting a VRH application. Bottoroff reported that Ordinance #701 strictly regulates VRH located within the City of Grove, and only upon compliance will a VRH permit be issued. Bottoroff properly noted that Grove currently has seven (7) different locations within the city limits that has been approved for VRH with only one incident that caused for action, and that related to a trash receptacle being placed out on the wrong date. The Council entertained comments from the following individuals:

1. Judy Parsons – expressed opposition against the SUP
2. Kim Chuculate – expressed opposition against the SUP
3. Margie Kirkpatrick – expressed opposition against the SUP
4. Rhett Minson – Property Owner

At 6:24 PM Devitt made the motion to close the Public Hearing. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to the application submitted by ACB Dream, LLC for a Special Use Permit. Trumbull made the motion to approve the Special Use Permit application submitted by ACB Dream, LLC as presented and discussed. Motion died due to lack of second. No other action taken.

Trumbull opened the floor for discussion with respect to the bids received for the 911 Call Handling System for two (2) call taker (dispatch) positions for the Grove Police Department. Major, Dan Hinman addressed the Council to report that once the bids were opened on March 15<sup>th</sup>, it was discovered that there was an error dealing with the 'specification sheet' therefore; it is staff recommendation that the Council reject the bids and authorize the Staff to re-advertise the project. Devitt made the motion to reject the bids received and authorize to re-advertise the project. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull then opened the floor for discussion with respect to bids for a pickup truck for the Street Department. Keefer reported that the Staff advertised for seal bids for this fleet and received only ne bid from Jeff Lungren Chevrolet of Grove in amount of \$41,798, which is over the budgeted amount of \$34,500. Therefore, it is Staff recommendation to reject the bid, and re-advertise in the upcoming budget year for availability with the State Contract. Nielsen made the motion to reject the bid received from Jeff Lungren Chevrolet. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to bids to finance the purchase of a street sweeper. Allred reported that the Staff advertised for bids for the financing of this piece of equipment, and received bids from the following two banking institutes:

- Bank of Grand Lake
- Welch State Bank

After reviewing the bids, Staff recommends to award the bid to Bank of Grand Lake for a term of 48 months at an interest rate of 3.23%. Devitt made the motion to award the bid to Bank of Grand Lake for the financing of a new street sweeper. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull then opened the floor for discussion with respect to a Letter of Intent to Oklahoma Department of Commerce to participate in the Oklahoma Droneport Project. Keefer reported that this project is sponsored by the Oklahoma Department of Commerce and supported by various other public and private entities. This past week, the City was notified through Grand Gateway that the Grove Regional Airport has been identified as one of several Oklahoma airports to be selected as a potential host community for this project. Keefer announced that the Oklahoma Department of Commerce will be submitting an application to the EDA to develop and support the droneport infrastructure around the state. It is anticipated that there will be 12 host communities selected in the initial round as part of the application to EDA. Keefer then introduced Robert Heard with Cimarron Capital who has been working with ODOC to put together the components of the project, and turned the floor over to him. Heard reported that a droneport provides a fixed or mobile location for housing, maintenance, fueling and piloting of commercial fleets of drones and the safe flying of drones in the national airspace. Heard mentioned that with the number of drones and drone uses having increased significantly over the years so has the opportunities for commercial use(s), which may include aerial photography, gas and oil pipeline observation, utility inspections, public safety, and farm and ranch applications. Heard added that under the provisions of the project, EDA would provide 50% of the funding with an additional 25% raised through private sources. The host community will be required to provide the last 25% for the project costs equal to a value of up to \$150,000. Heard introduced and discussed in detail the three primary components that will be provided to the host community:

- a) Equip facilities with airspace safety systems and provide the necessary training to manager these systems as well as training on the operations of a droneport;
- b) Work with the local community to identify and recruit potential vendors, customers and tenants for the droneport; and
- c) Facilitate networks and learning opportunities to help sustain the droneport “post-grant”.

Heard entertained questions, comments and concerns from the Council, Staff and Berwin Kock. Devitt made the motion to approve a Letter of Support to the Oklahoma Department of Commerce expressing the city’s interest to participate in the Oklahoma Droneport project. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Devitt made the motion to approve an Ordinance amending Part 15, Chapter 1, Sections 15-217 of the Code of Ordinances of the City of Grove, Oklahoma as it pertains to unlawful to operate vehicle without state vehicle license (Golf Carts). Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Devitt made the motion to approve an Ordinance amending Chapter 5, Section 5-3, pertaining to Off Street Parking Requirements of the City of Grove’s Zoning Ordinances. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Devitt made the motion to approve an agreement with the Southern Drag Boat Association for a race event to be held on July 12-14, 2019 at Wolf Creek Park. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to a Memorandum of Agreement with the Cherokee Nation regarding the Annual Household Waste & Electronic Waste Day. Bottoroff reported that the Cherokee Nation contacted Staff to determine if the City would be interest in entering into an agreement to host this event. Bottoroff mentioned that per the proposed agreement, the Cherokee Nation will provide a financial contribution in the amount of \$7,500 plus provide staff to assist with the event. Devitt made the motion to approve a Memorandum of Agreement with the Cherokee Nation in regards to a partnership to host the

annual Household Hazardous Waste and Electronic Waste Day. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

Nielsen made the motion to approve a Resolution amending the 2018-2019 City Capital Fund. Seconded by McElhaney. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

McElhaney made the motion to deny claim #205778-BD from Mary Lou Ortiz, Trustee of the Robert Henkle Trust upon recommendation from the Oklahoma Municipal Assurance Group. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.

**CITY MANAGER'S REPORT:**

Keefer reported that the Staff is currently working on preparing a list of dilapidated structures for the Council. Letters has been sent out to 8 property owners permitting the individual 30 days to contact the City with a plan of action to resolve their issues and pull the necessary permits. To date, the majority of the property owners have responded and have pulled permits. For the ones that does not respond they will be presented to the City Council during the April 16<sup>th</sup> regular meeting.

Keefer added that the bids to repaint the Civic Center will be opened April 5<sup>th</sup> and placed on the April 16<sup>th</sup> regular meeting.

Keefer noted that the City has received all the necessary permits from GRDA to begin dredging in the Wolf Creek Park area of the ramp that is to be used to launch boats for the SDBA event.

At 7:31 PM Devitt made the motion to adjourn. Seconded by Nielsen. AYE: McElhaney, Nielsen, Devitt and Trumbull. NAY: None. Motion carried.