

**GROVE CITY COUNCIL  
REGULAR MEETING  
TUESDAY, AUGUST 4, 2020  
6:00 PM  
MINUTES**

The Grove City Council met in regular session on Tuesday, August 4, 2020 at 6:00 PM with Mayor, Ed Trumbull presiding. Members present were Josh McElhaney, Matt Henderson, Marty Dyer and Ivan Devitt. Also present was City Manager, Bill Keefer; Attorney, Darren Cook; Assistant City Manager, Debbie Bottoroff; Public Works Director, Deric Douthit and City Clerk, Bonnie Buzzard. City Treasurer, Lisa Allred was absent.

Devitt made the motion to approve the minutes from the July 21, 2020 meeting. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

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

Trumbull opened the floor for discussion with respect to review of Resolution #20-011 Declaring a State of Emergency and Implementing Mandatory Emergency Provisions as amended adopting the Governor's Open Up and Recover Safely Plan. No discussion from the Council and Staff was entertained. Devitt made the motion to extend the current Resolution until the August 18, 2020 City Council meeting. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

At 6:08 PM Devitt made the motion to open a Public Hearing to receive public comments to determine whether a structure located at 221 W 7<sup>th</sup> Street should be designated as a dilapidated structure and detrimental to the health, safety and welfare of the general public and the City of Grove. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried. Code Enforcement Officer, Calvin Igney reported that this structure is an outbuilding / garage that has neglected and lacks necessary repairs. The structure is showing decay or partial ruins. The property owner was not present and no public comments were heard.

At 6:10 PM Devitt made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to an Administrative Order for 221 W 7<sup>th</sup> Street. Drive. Devitt made the motion to authorize the Staff to issue an Administrative Order requiring the property owner to:

- Complete repairs to all sides of the outside of the building
- Appear before the Mayor and Council on September 15, 2020 with a status update.

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

At 6:11 PM Devitt made the motion to open a Public Hearing to receive public comments to determine whether a structure located at 615 S Cherokee Street should be designated as a dilapidated structure and detrimental to the health, safety and welfare of the general public and the City of Grove. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried. Code Enforcement Officer, Calvin Igney reported that this project is basically contained to the roof and fascia board. No permit has been issued and no contact has been made with the property owner. Property owner, Ricky Farmer addressed the Council to report that he is in the process of filing a claim with his insurance company in regards to hail damage. Farmer indicated that the structure is unoccupied and that he is willing

to patch the roof while he awaits settlement from his insurance company. Farmer entertained questions and concerns from the Council and Staff.

At 6:19 PM Devitt made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to an Administrative Order for 615 S Cherokee. Dyer made the motion to authorize the Staff to issue an Administrative Order requiring the property owner to:

- Obtain a roof permit within 10 days
- Repair and support the roof on the East side of the building
- Replace rafter as needed to secure the roof
- Replace damaged fascia along the rood perimeter
- Replace damaged decking and shingles on entire roof
- Appear back before the Council on September 15, 2020 with status update

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

At 6:20 PM Devitt made the motion to open a Public Hearing to receive public comments to determine whether a structure located at 102 Lennel Drive should be designated as a dilapidated structure and detrimental to the health, safety and welfare of the general public and the City of Grove. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried. Code Enforcement Officer, Calvin Igney reported that this structure is an outbuilding / garage that has neglected and lacks necessary repairs. The structure is showing decay or partial ruins. The property owner was not present and no public comments were heard.

At 6:21 PM Devitt made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to an Administrative Order for 102 Lennel Drive. Devitt made the motion to authorize the Staff to issue an Administrative Order requiring the property owner to:

- Obtain a roof permit within 10 days
- Repair the metal roof on the North side of the building
- Appear before the Council on September 15, 2020 with status update

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

At 6:22 PM Devitt made the motion to open a Public Hearing to receive public comments to determine whether a structure located at 301 E 5<sup>th</sup> Street should be designated as a dilapidated structure and detrimental to the health, safety and welfare of the general public and the City of Grove. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried. Code Enforcement Officer, Calvin Igney reported that this structure is in a dilapidated state and is showing decay or partial ruins. Igney reported that the property owner has pulled a permit approximately one year and that the permit is due to expire in a couple of weeks. Property owner, Steve Nelson addressed the Council to report that the house was moved from Claremore in September 2019, and at that time he scheduled around the weather condition, and now he is working with the contractor on employee's issues and COVID-19. Nelson entertained questions, comments and concerns from the Council and Staff.

At 6:32 PM Devitt made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to an Administrative Order for 301 E 5<sup>th</sup> Street. Devitt made the motion to authorize the Staff to issue an Administrative Order requiring the property owner to:

- Renew permit within 10 days
- Remove steel beams and place house on foundation
- Repair siding and roof
- Enclose open areas around the house
- Repair driveway from street to house
- Complete the framing throughout the house, sheet rock walls and ceiling
- Complete all plumbing, electrical and HVAC repairs
- Connect to utilities
- Appear back before the Council on September 15, 2020 for status update

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

At 6:33 PM Devitt made the motion to open a Public Hearing to receive public comments to determine whether a structure located at 307 E 11<sup>th</sup> Street should be designated as a dilapidated structure and detrimental to the health, safety and welfare of the general public and the City of Grove. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried. Code Enforcement Officer, Calvin Igney reported that this project was introduced to the Council in April 2019, and that the owner made contact with the City to make arrangement to repair the roof and soffit. Property owner, Helen Bergman addressed the Council to report that she is having to depend on her son to complete this project due to her husband recent health decay. Bergman reported that she has the necessary materials for this project but needs additional time to get it completed.

At 6:40 PM Devitt made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to an Administrative Order for 307 E 11<sup>th</sup> Street. Dyer made the motion to authorize the Staff to issue an Administrative Order requiring the property owner to:

- Repair or replace decking, vapor barrier, shingles and rafters
- Appear back before the Council on September 15, 2020 with status update

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

At 6:41 PM Devitt made the motion to open a Public Hearing to receive public comments to determine whether a structure located at 505 S Grand Street should be designated as a dilapidated structure and detrimental to the health, safety and welfare of the general public and the City of Grove. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried. Code Enforcement Officer, Calvin Igney reported that he has been in contact with the property owner and that the owners is making some efforts. This project has roof issues and that the structure is showing decay or partial ruins with the back porch area. Property owner, Brad Daftari addressed the Council to report that he has a contractor, and that he just needs additional time to complete the job. Daftari entertained questions and concerns from the Council and Staff.

At 6:45 PM Devitt made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to an Administrative Order for 505 S Grand Street. Dyer made the motion to authorize the Staff to issue an Administrative Order requiring the property owner to:

- Repair / replace damaged decking, vapor barrier on roof
- Replace shingles or install metal roof
- Repair / replace damaged fascia
- Complete front porch on 2<sup>nd</sup> floor and top extension
- Replace damaged windows
- Enclose all exterior openings around house
- Appear back before the Council on September 15, 2020 with status update

Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer and Trumbull. NAY: Devitt. Motion carried.

At 6:47 PM Devitt made the motion to open a Public Hearing to receive public comments to determine whether a structure located at 609 S. Cherokee Street should be designated as a dilapidated structure and detrimental to the health, safety and welfare of the general public and the City of Grove. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried. Code Enforcement Officer, Calvin Igney reported that this structure is a 2-story house that has been neglected and lacks necessary repairs with respect to the windows and siding. The structure is showing decay. Property owner, Steven Nelson again addressed the Council to report that he has been working on this structure by replacing some of the windows. Nelson indicated that he hired a worker to help him and that he allowed the worker to stay at the structure as long as he was working on the sheet rock and such repairs but the worker became a squatter and had to be court evicted from the premise. Nelson reported that the squatter accumulated a large portion of the trash and debris around the house. Nelson added that he and his wife are working diligently in getting the accumulation cleared. Nelson entertained questions and comments from the Council.

At 6:58 PM Dyer made the motion to close the public hearing. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

Trumbull opened the floor for discussion with respect to an Administrative Order for 609 S. Cherokee. Dyer made the motion to authorize the Staff to issue an Administrative Order requiring the property owner to:

- Replace all damaged windows, siding and fascia
- Enclose all exterior openings on house
- Replace / repair all damaged doors on the house and outbuilding
- Remove all trash and debris from property
- Appear back before the Council on September 15, 2020 with status update

Seconded by Henderson. AYE: Henderson, Dyer and Trumbull. NAY: McElhaney and Devitt. Motion carried.

Trumbull opened the floor for discussion with respect to the bids for the following services:

1. Mowing Bids – Bottoroff reported that during the February 18, 2020 City Council previously awarded this bid project to Scott Bullard – Demolition / Excavation for the rate of \$41 per hour. Unfortunately the contractor has not been responsive to the calls from our Code Enforcement Officer. Therefore, the Staff re-advertised for bids and received one bid from Source – One @ \$149 per hour. Bottoroff reported that it is Staff recommendation to reject the bid from Source-One and continue to use Scott Bullard and city crews when available, and to request authorization to hire local contractors to mow, weed-eat and clean-up code violation properties when Bullard or city crews are not available. Devitt made the motion to reject the bid from Source-One and authorize the Staff to use Bullard or city crews upon availability or proceed to hire outside local contractor as needed. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.
2. Demolition Bids – Bottoroff reported that during the same meeting the City Council also awarded the bid for this project to Scott Bullard – Demolition / Excavation for the rate of \$78 per hour, and again

no response when called upon. Therefore, the Staff re-advertised for bids and received one bid from David Barton – True Cut Excavation @ \$100 per hour. Therefore it is Staff recommendation to award the bid to Barton dba True Cut Excavation as presented. Devitt made the motion to award the demolition bid to True Cut Excavation. Seconded by McElhaney. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.

**WARD REPORT:**

Trumbull commented on the nice article in the Tulsa World from Josh Johnson – Oklahoma Department of Wildlife Conservation in regards to the installation of the fish habitat project here in Grove. Trumbull also noted that the project received recognition from ‘News on 6’ of Tulsa.

Trumbull expressed thanks to all of the business owners and churches for their participation with the posting of the Covid-19 risk alerts on their signs and marquees.

McElhaney asked for an update on the drainage situation at the Rotary Park. Keefer reported that he has been visiting with Buildings & Grounds about doing some concrete work in that area to divert the water.

Dyer reported that all is good in regards to his recent health condition,

Devitt asked if the Code Enforcement could look at a house on Cherokee Street that is directly behind the Christian Mission donation box. Devitt mentioned that the house appears to be totally overgrown with trees and weeds. Devitt added that it appears to have an abandoned vehicle at the location. Igney reported that they would check it out.

At 7:10 PM Devitt made the motion to adjourn. Seconded by Henderson. AYE: McElhaney, Henderson, Dyer, Devitt and Trumbull. NAY: None. Motion carried.