

**GROVE CITY COUNCIL
REGULAR MEETING
TUESDAY AUGUST 20, 2024
MINUTES**

The Grove City Council met in regular session on Tuesday, August 20, 2024 at 4:30 PM with Mayor Ed Trumbull presiding. Members present were Steven Thomas, Andy Stewart, Marty Dyer, and Ivan Devitt. Also present was City Manager, Debbie Bottoroff; City Attorney, Darren Cook; City Treasurer, Lisa Allred; and Municipal Clerk, Laura Davila. Public Works Director Deric Douthit was absent.

PUBLIC COMMENT:

Devitt made the motion to approve the minutes from the August 6, 2024, Regular Meeting. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve the purchase order register. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to Appointment of a member to the Grove Municipal Airport Managing Authority (GMAMA) Trust to fill an expired five-year term (08/31/2024). Staff reported that advertisement for GMAMA vacancy was published in the Grove Sun August 2 and 9, 2024; with a deadline of 10 a.m. on Thursday August 15, 2024. Trumbull made the motion to re-appoint Mark Lee to the GMAMA Trust to fill an expired five-year term. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to Approval of an Ordinance Amending Chapter 5 – Special Conditions particularly Section 5-13 Vacation Rental Homes of the City of Grove Zoning Ordinances. Bottoroff reported that the proposed ordinance will address the complaint filing process, and other minimal changes. Resident Dustin Haffner was present and addressed the council and staff regarding the process of filing a complaint. Haffner added he had contacted the Police Department in the past and the police department informed him they did not know what to do. Staff fielded questions and comments from the Council. Devitt made the motion to approve the Ordinance as presented. Seconded by Stewart. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve an Emergency Clause for Agenda Item B.4 above. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to Approval of an Ordinance Amending Chapter 3 – Permitted Use Table of the City of Grove Zoning Ordinances. Staff reported that the proposed ordinance amends Chapter 3 – Permitted Use Table of the Zoning Ordinances by removing Mini-Warehouse, Warehouse Storage, Wholesale Storage, Recreation Vehicle and/or Watercraft Storage and other types of commercial storage facilities from being a Permitted Use in C-3 Commercial Zoned Districts and allowing them as a Permitted Use only in I-1 and I-2 Industrial Zoned Districts. Devitt made the motion to approve the Ordinance as presented. Seconded by Stewart. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve an Emergency Clause for Agenda Item B.5 above. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to Approval of an Ordinance Amending Chapter 1 – Citation, Purpose, Nature and Application particularly Chapter 6 Interpretation of Words and Terms of the City of Grove Zoning Ordinances. Staff reported that the proposed changes will clarify the definition of various types of warehouse and storage facilities that are Permitted Uses in the Industrial Zoned Districts I-1 and I-2. Devitt made the motion to approve the Ordinance as presented. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve an Emergency Clause for Agenda Item B.6 above. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

At 4:50 PM Devitt made the motion open a Public Hearing to Receive Public Comments to Determine Whether a structure Located at 102 Lannell 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 Thomas. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

The property owner was present and respectfully addressed the council regarding the structure located at 102 Lannell Drive. Mr. reported that the roof materials have been ordered to make the necessary repairs. Once the materials are received the necessary repairs will be completed. Calvin Igney, Code Enforcement, recommended the owner make needed repairs to the outbuilding roof within sixty (60) days. At 4:53 PM Thomas made the motion to come out of the Public Hearing. Seconded by Devitt. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to an Administrative Order for 102 Lannell Drive. Devitt made the motion to approve an administrative order stating that the Property Owner shall make needed repairs to the outbuilding roof within sixty (60) days of the Administrative Order. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

At 4:54 PM Devitt made the motion to open a Public Hearing to Receive Public Comments to Determine Whether a structure located at 301 E 5th Street should be designated as a Dilapidated Structure and Detrimental to the Health and Safety and Welfare of the General Public and the City of Grove. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Code Enforcement Officer, Calvin Igney reported that this house is in dilapidated condition and is a hazard to the health, safety and welfare of the general public. Igney added that since the property changed ownership the process to take action must be repeated. Igney recommended that the structure be demolished within sixty (60) days from the date of the Administrative Order. Igney entertained questions from the Council. No Property Owner was present. At 4:59 Thomas made the motion to close the Public Hearing. Seconded by Devitt. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to an Administrative Order for 301 E 5th Street. Devitt made the motion to approve an administrative order stating that within sixty (60) days of this Administrative Order, the owner shall demolish the structure, remove debris and level ground in a manner that can be mowed. Seconded by Thomas. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

At 5:00 PM Devitt made the motion to open a Public Hearing to Receive Public Comments to Determine Whether a structure located at 708 S. Broadway should be designated as a Dilapidated Structure and Detrimental to the Health and Safety and Welfare of the General Public and the City of Grove. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Code Enforcement Officer, Calvin Igney reported that this house is in dilapidated condition and is a hazard to the health, safety and welfare of the general public. Igney added that he has had no communication with the owner despite sending out notice. The structure suffered damage due to a fire and is in need of repair. Igney recommended that the property owner shall make needed repairs to the house within thirty (30) days of this Administrative Order. The property owner was not present. At 5:02 PM Thomas made the motion to close the Public Hearing. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to an Administrative Order for 708 S. Broadway. Devitt made the motion to approve an administrative order stating the property owner shall make needed repairs to the house within thirty (30) days of the Administrative Order. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

At 5:04 PM Thomas made the motion to open a Public Hearing to Receive Public Comments to Determine Whether a structure located at 25444 US Highway 59 should be designated as a Dilapidated Structure and Detrimental to the Health and Safety and Welfare of the General Public and the City of Grove. Seconded by Devitt. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Ty Baker, representative for Brooke Hajek, was present and addressed the council regarding the property located at 25444 US Highway 59. Mr. Baker stated that the property was purchased in September of 2023. Mr. Baker added they would be applying for a demolition permit and controlled burn within the next week. Calvin Igney, Code Enforcement Officer, added that he had talked to Mr. Baker today regarding the plans to demolish the structure. Igney recommended that the structure should be demolished within sixty (60) days of the Administrative Order.

At 5:07 PM Thomas made the motion to close the Public Hearing. Seconded by Dyer. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve the administrative order stating that the property owner shall demolish the structure within sixty (60) days of the Administrative Order. Seconded by Thomas. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

STAFF REPORTS:

Bottoroff reported that the plaques of our previous Wall of Honor Recipients have all been located will be hung on the wall in the Lobby of City Hall and should be up by the next meeting.

Malone reported that Bullfest will be bringing in chutes next Monday and the seating capacity is 1500 people. He added that 2 boat ramps will still be open during the weekend and event.

Malone and Lovelady also presented the trim lights that will be on the buildings downtown. The lights can change colors for the different holidays.

WARD REPORTS:

Dyer thanked the public for attending the meeting.

At 5:11 Devitt made the motion to adjourn the meeting. Seconded by Thomas. AYE: Thomas, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.