**GROVE CITY COUNCIL**

**REGULAR MEETING**

**TUESDAY, AUGUST 18, 2015**

**6:00 PM**

The Grove City Council met in regular session on Tuesday, August 18, 2015 at 6:00 PM with Mayor Marty Follis presiding. Members present was Don Nielsen, Marty Dyer and Ivan Devitt. Member Ed Trumbull was absent. Also present was City Manager, Bill Keefer; Assistant City Manager, Debbie Bottoroff; City Treasurer, Lisa Allred; Public Works Director, Jack Bower and City Clerk, Bonnie Buzzard. Attorney, Brandon Watkins was absent.

**PUBLIC COMMENTS**:

Ms. Tynsey Foster – Resident on Grand Street addressed the Council regarding information she received in her utility bill pertaining to the restriction district for Mobile Storage Containers. Foster reported that she has had one of these storage containers at her place of residence for approximately 16 years and according to the notification on restriction districts her storage container is in violation. Tynsey respectfully requested that the Council and Staff consider a “Grandfather Clause” in said Ordinance for those property owners, such as her, because if the City requires her to remove the structure it would cause a financial hardship on her. The Council directed the Staff to research the Ordinance for a possible solution to bring back before the Council.

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

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

Follis opened the floor for discussion with respect to a proposal from Mr. Tim Wofford for funding the Wolf Creek Pavilion. Keefer reported that several months ago, a member of the Governing Body was approached by Tim Wofford in regards to the proposed pavilion to be located at Wolf Creek Park. Keefer added that in turn, his fees would be a commission based upon the funds that he raised. Wofford’s interest was in spearheading a fund raising effort to construct this facility for the community. Wofford has met with the Staff and reviewed his thoughts and ideas as it pertained to the development of the pavilion. Wofford was asked to put his thoughts and ideas in writing for the City Council. Wofford addressed the Council to report that his objective is to build a multi-million dollar facility for public use, fishing tournament use, and other various activities and functions at the Wolf Creek Boating facilities. Wofford further discussed the following topics of the proposal in detail with the Council:

* timing of the project
* method
* naming rights targets
* technique
* bottom line goal
* timeline – in order of key steps and hurdles

Wofford entertained questions, comments and concerns from the Council, Staff and following participating audience members:

* Clifford and Glenna Harris
* Maxine Reese, and
* Sheila Stogsdill

Follis made the motion to approve the proposal from Mr. Tim Wofford for funding the Wolf Creek Pavilion. Seconded by Nielsen. AYE: Nielsen, Devitt and Follis. NAY: None. Dyer abstained. Motion carried.

At 6:51 PM Devitt made the motion to open a Public Hearing to receive public comments to determine if the property located at 502 South Broadway Street is dilapidated and is detrimental to the health, safety and welfare of the general public and the community. Seconded by Dyer. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Bottoroff reported that the property owner was advised the properties must be mowed and all debris removed from the properties, and a roof permit for each structure (502 & 504 Broadway) must be obtained within ten (10) days of the date of the notice. The property owner was also advised the roof on both structures must be repaired within 30 days of the notice. The Notice of Violation stated if the property owner was not in compliance then they would be required to appear before the Mayor and City Council at the Public Hearing on this date. Property owner Joyce Gibson was not present, but she did submit a letter to the Council expressing her health concerns and financial hardship as a reasoning for not getting this property notice of violation into compliance. The Council entertained questions, comments and concerns from:

* Fire Chief, Mike Reed
* Building Inspector/Code Enforcement Officer, Calvin Igney, and
* Sheila Stogsdill

At 7:00 PM Devitt made the motion to close the public hearing. Seconded by Dyer. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion with respect to the Administrative Order pertaining to the property located at 502 South Broadway. Devitt made the motion to approve the Administrative Order as follows:

* require the property owner to obtain a remodel / refurbish permit from the City within ten (10) days of the Administrative Order
* require that the property owner clean up the property by mowing the high grass and weeds, remove some trees, limbs and brush, and
* repair both structures in a manner that is compliant with City codes within sixty (60) days of the Administrative Order

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

At 7:04 PM Nielsen made the motion to open a Public Hearing to receive public comments to determine if the property located at 504 South Broadway Street is dilapidated and is detrimental to the health, safety and welfare of the general public and the community. Seconded by Dyer. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Bottoroff reported that this is the same property owner as the previous property discussed at 502 S. Broadway, and all of the same notice of requirements were sent out and posted on site. At 7:05 PM Dye made the motion to close the public hearing. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion with respect to the Administrative Order pertaining to the property located at 504 South Broadway Street. Devitt made the motion to approve the Administrative Order as follows:

* require the property owner to obtain a remodel / refurbish permit from the City within ten (10) days of the Administrative Order
* require that the property owner clean up the property by mowing the high grass and weeds, remove some trees, limbs and brush, and
* repair both structures in a manner that is compliant with City codes within sixty (60) days of the Administrative Order

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

At 7:05 PM Dyer made the motion to open a Public Hearing to receive public comments to determine if the property located at 904 South Broadway Street is dilapidated and is detrimental to the health, safety and welfare of the general public and the community. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Bottoroff reported that a Notice of Violation was mailed to the property owner regarding the storage building on the property that is in a disrepair state. The property owner was advised a remodel permit must be obtained within ten (10) days of the date of the notice, and the structure must be repaired within thirty (30) days of the notice. Bottoroff added that upon receiving the notice the property owner has contacted City offices and advise that his work schedule is from 3 PM to 11 PM, and will not be able to attend the City Council meeting, however; he has agreed to remove the structure in a timely manner. At 7:07 PM Dyer made the motion to close the public hearing. Seconded by Devitt. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion with respect to the Administrative Order pertaining to the property located at 904 South Broadway Street. Devitt made the motion to approve the Administrative Oder as follows:

* require the property owner to obtain a demolition permit from the City within ten (10) days of the date of the Administrative Order, and
* that the property owner shall remove the structure / debris from the property, fill and level the ground in a manner that is adequate for mowing within thirty (30) days of the date of the Administrative Order

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

At 7:08 PM Dyer made the motion to open a Public Hearing to receive public comments to determine if the property located at 10668 Wolf Creek Drive is dilapidated and is detrimental to the health, safety and welfare of the general public and the community. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Bottoroff reported that that a Notice of Violation was mailed to the property owner regarding the roof and back deck on the structure located on the property is in disrepair or is dilapidated. The property owner was advised that a Roof Permit and Remodel Permit must be obtained within ten (10) days of the date of notice, and that the roof and back deck must be repaired within thirty (30) days of the notice. The notice stated that if the roof and deck was not in compliance with code within thirty (30) days, the property owner would be required to appear before the Mayor and City Council on 08-18-15. No property owner was present. Bottoroff then reported that since that time the City has been notified that the property owner has sold the property to Josh Howe. Howe was present to report that he has not obtained owners procession at this time, and that as soon as he does he would be glad to start the compliance process. Howe added that he would visit with the current property owner to seek permission to board and secure the property until such time he officially obtains ownership. At 7:11 PM Dyer made the motion to close the public hearing. Seconded by Nelsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis then opened the floor for discussion with respect to the Administrative Order pertaining to the property located at 10668 Wolf Creek Drive. Dyer made the motion to approve an Administrative Order requiring the property owner to have the property boarded and secured within fourteen (14) days of the date of the Administrative Order. Seconded by Devitt. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

At 7:13 PM Dyer made the motion to open a Public Hearing to receive public comments to determine if the property located at 1508 80th Street NW is dilapidated and is detrimental to the health, safety, and welfare of the General Public and the community. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Bottoroff reported that a Notice of Violation was mailed to the property owner regarding the dilapidated garage roof on the structure located on the property. The property owner was advised that a Roof Permit must be obtained within ten (10) days of the date of the notice, and that the roof must be repaired within 30 days of the notice. Property owner, Edith Pearson was not present. At 7:28 PM Dyer made the motion to close the public hearing. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion with respect to Administrative Order pertaining to the property located at 1508 80th Street NW. Devitt made the motion to approve an Administrative Order requiring the property owner to:

* obtain a remodel / refurbish permit or a demolition permit from the City of Grove within ten (10) days of the date of Administrative Order, or
* board and secure the garage located on the property within fourteen (14) days of the date of the Administrative Order
* property owner shall clean property by mowing the high weeds/grass, removing trees, limbs, and brush, and
* repair the structure in a manner that are compliant with City Code or demolish the structures within thirty (30) days of the date of the Administrative Order.

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

Dyer made the motion to approve an Ordinance establishing deposit rates for sprinklers for exempt commercial customers. Seconded by Devitt. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion with respect to appointment to the Board of Trustees for the Eastern Oklahoma Library System Representing the City of Grove. Keefer reported that the Staff advertised for this position and received only one letter of application from Dana Chouteau. Follis made the motion to appoint Chouteau to the Board of Trustees for the Eastern Oklahoma Library System. Seconded by Dyer. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Follis opened the floor for discussion with respect to designating the old Fire Department SCBA Compressor as surplus equipment and authorizing the City to take bids for its sale with a $5,000 minimum. Fire Chief, Mike Reed addressed the Council to report that the new SCBA compressor is installed and fully operational at this time. Reed respectfully requested that the Council declare the used compressor as surplus, and allow the Staff to put it out for bid. Dyer made the motion to declare the old Fire Department SCBA Compressor as surplus equipment and authorizing the Staff to solicit bids for its sale with a $5,000 minimum. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Nielsen made the motion to approve a Resolution amending the 2015-2016 fiscal year budget. Seconded by Dyer. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Devitt made the motion to approve an Agreement with Longan Construction for use of their property during the Phase III of the Wolf Creek Project. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

Nielsen made the motion to approve an Agreement with Fire Recovery USA, LLC allowing then to provide billing and collection services on behalf of the City of Grove and the Grove Fire Department for fire and rescue services performed by the Fire Department. Seconded by Dyer. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.

**CITY MANAGER’S REPORT**:

Keefer updated the Council on the Wolf Creek Park Phase III project:

* the extension on 16th Street
* GRDA meeting – working on ramp area in September – November
* pre-bid construction meeting on Monday w/engineers, contractors, and staff
* bids to be received and opened on Thursday, August 20th
* next City Council meeting be prepare to consider bids and financing package

Devitt questioned the reasoning from the Oklahoma Department of Transportation on the proposed truck route along O’Daniel. Keefer reported that ODOT expressed some concern on the turning movement requirements for a semi-turning left from O’Daniel into the east bound land of Highway 10.

**WARD REPORTS**:

Follis asked the approximate cost of the splash pad out at the Rotary Park. Bottoroff estimated around $285,000.

Dyer expressed thanks to the Staff for the letter in the packet to the Bureau of Indian Affairs.

Devitt expressed thanks to Police Chief, Mark Morris for the radar in the school zone.

At 7:48 PM Devitt made the motion to adjourn. Seconded by Nielsen. AYE: Nielsen, Dyer, Devitt and Follis. NAY: None. Motion carried.