

**GROVE CITY COUNCIL  
REGULAR MEETING  
TUESDAY APRIL 15, 2025  
MINUTES**

The Grove City Council met in regular session on Tuesday, April 15, 2025, at 4:30 PM with Mayor Ed Trumbull presiding. Members present were Peggy Steed, Andy Stewart, Marty Dyer, and Ivan Devitt. Also present was City Manager, Debbie Bottoroff; City Attorney, Darren Cook; Public Works Director, Deric Douthit; City Treasurer, Lisa Allred, and Municipal Clerk, Laura Davila.

**ELECTION OF OFFICERS:**

- **Mayor** - Dyer nominated Trumbull. Stewart seconded the nomination. Nomination ceased. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Nomination Carried.
- **Vice-Mayor** – Trumbull nominated Devitt. Dyer seconded the nomination. Nomination ceased. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Nomination Carried.

**PUBLIC HEARING:**

At 4:35 PM Devitt made the motion for the council to Hold a Public Hearing to take public comments regarding an application submitted by Ralph Irwin, Managing Member, Chesapeake Land Company, LLC requesting Re-Zoning the property legally described as follows:

LEGAL DESCRIPTION: South half ½ of Lot Five (5), Block Thirty-Two (32), in the original town of Grove, Delaware Couty, State of Oklahoma, according to the recorded plat thereof. Property address: 423 S. Hazel Street, Grove, OK 74344.

Seconded by Dyer. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried. The Planning and Zoning Commission considered the application at the April 8, 2025, meeting and approved a Resolution recommending the Mayor and council approve the re-zone request. At 4:36 Devitt made the motion to come out of Public Hearing. Seconded by Dyer. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve of an Ordinance to re-zone the property legally described above from R-1 Single Family Residential Zoned District to C-1 Convenience Commercial District and Amend the current Zoning Map accordingly. Seconded by Stewart. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

At 4:37 PM Devitt made the motion for the Council to Hold a Public Hearing to take public comments on a presentation regarding the Summary of Findings from the Housing Assessment performed in the City of Grove by Catalyst Commercial. Seconded by Dyer. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried. Representatives Noah and Chris presented the findings from the Housing Assessment performed in Grove. Noah started the presentation highlighting the growing community characterized by a unique blend of natural areas, rich cultural heritage, a historic downtown, and diverse housing of neighborhoods and secondary homes and positioned as a regional hub to serve the surrounding area. Despite the advantages, Grove's hosing market faces some challenges, including affordability, insufficient inventory, and lack of diversity in housing options. He then went on to discuss the purpose of the study. He discussed the 4 phases of the study including, Phase 1: Initial Assessment, Phase 2: Market Analysis, Phase 3: Affordability and Demand Analysis, Phase 4: Strategic

Recommendations. Noah and Chris entertained questions and comments from the Council. The Presentation lasted approximately 35 minutes. At 5:13 PM Dyer made the motion to come out of the Public Hearing. Seconded by Steed. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

#### **AGENDA ITEMS:**

Devitt made the motion to approve the Minutes from the April 1, 2025, Regular Meeting. Seconded by Dyer. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve the Purchase Order Register. Seconded by Dyer. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion and/or Action with Respect to authorizing the Grove Municipal Airport Managing Authority (GMAMA) to issue debt in an amount not to exceed \$35,000 for the construction of additional office space in the Grove Regional Airport Terminal Building. Lisa Jewett, Airport Manager, was present and requested the council's permission to secure a loan for the construction of additional office space in the terminal building. This space is necessary to provide an extra classroom and line serve office for the growing flight school at Grove Regional Airport. Dyer made the motion to authorize GMAMA to issue debt in an amount not to exceed \$35,000 for the construction of additional office space in the Grove Regional Airport Terminal building. Seconded by Devitt. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Trumbull opened the floor for Discussion with Respect to Awarding a Bid for Janitorial Services. Bottoroff reported that 4 bids were received. Of the four bids only 3 were qualified bids due to one company not scheduling a site visit. G-Force came in at the lowest bid and is currently providing our janitorial services. Devitt made the motion to award the Janitorial Bid to G-Force Cleaning, LLC. Seconded by Stewart. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

Devitt made the motion to approve the 5-Year Street Rehabilitation Plan. Seconded by Dyer. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.

#### **STAFF REPORTS:**

Bottoroff reported that the demolition of the west side of the Community Center is underway, and the expected completion is by the end of April.

#### **WARD REPORTS:**

The Council welcomed new Council member Peggy Steed to the board.

At 5:22 Devitt made the motion to adjourn the meeting. Seconded by Stewart. AYE: Steed, Stewart, Dyer, Devitt, Trumbull. NAY: None. Motion Carried.