

Called Meeting: February 18, 1980

Re: Community Development

A special called meeting of the Smiths Grove Board of Trustees was held on Monday, February 18, 1980, at City Hall. All Board members were present along with approximately thirty-five residents. A partial attendance roster is attached.

Mr. Wolff called the meeting to order. He reported that the project had been in existence for a couple of years. This Board is now trying to learn what has been done, what needs to be done and what is planned for the future. The Board is the policy making body. Anderson Engineering has been hired to implement the grant. Mr. Wolff further specified if there were any problems the people should contact the C. D. Staff. Then if further recourse is necessary, contact the Board of Trustees as a body.

Mr. Ralph Anderson gave a brief history of his firm's involvement with the project. He expressed his deep personal commitment to the project and the people in the neighborhood. Mr. Anderson explained to the Board it was their option for his firm to continue the project, but felt to do so he needed the full Board's confidence. No move was made for any changes, so the meeting continued. Mr. Anderson further stated that all files are public information and open to public review except for the amounts of appraised property before acquisition is completed.

The program has already been monitored by at least four H.U.D. representatives, and no problems have been found.

There followed a presentation by George Keen, Project Coordinator, of a parcel by parcel status report. The printed report is attached. Only those parcels where action was taken or controversy arose will be specifically dealt with.

#75 Lee Amos Pearson Family Owner/Occupant

Mr. Pearson's rehabilitation of his house was scheduled to be finished four months ago. The general contractor ran into problems early, but the C.D. staff felt sufficient time had elapsed that the work should have been completed. Anderson Eng. recommended a new general contractor be sought. Mr. Pearson explained the inconveniences his family had endured. Mr. Walker expressed concern about the sub-contractor receiving payment. Mr. Keen explained that our contract was with the general contractor and strongly urged the City to stay out of any negotiations with the sub-contractor.

After lengthy discussion, Mr. Pearson moved, Mr. Barner seconded, the general contractor be given 10 days to finish the house. Mr. Walker moved, Mr. Pearson seconded an amendment that a progress report be due in 5 days.

Amendment 4 aye Carried

Motion 4 aye Carried

#74 Mayme Arnold Estate

There are eight heirs to this estate and one has failed to respond. The recommendation is to condemn the property. Mr. Crousore moved, Mr. Barner seconded that we proceed with condemnation. 4 aye-Motion Carried.

At this point Mr. Ralph Anderson brought up legal service. The City has a contract with Harlin, Parker, & Rudloff for the C. D. work. Mr. David Bryant of that firm served the past Board as City Attorney. It was decided to put this on the agenda for the next meeting.

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#73 This lot is planned to be deeded over to Evelyn Donnell. The Board members expressed no objections to this plan.

#33 Original negotiations did not result in agreement on a price for this property. Condemnation proceedings were begun in the fall. The Court appointed appraisers have appraised the property at \$50.00 more than the original.

#31 Mr. James Hadley made a plea to the Board to exclude this property owned by his mother, Mrs. Odessa Whitney, from the project. Mr. Pearson moved, Mr. Walker seconded the parcel be excluded from the project. Several citizens in attendance spoke out against this. Mr. Keen reported that it is necessary for the project to acquire this property as it will affect arrangements for 2 or 3 more families. Mr. Pearson moved, Mr. Barner seconded, to table the motion until the regular meeting. Motion carried.

#15 Elson Murrell  
Mr. Crousore moved, Mr. Walker seconded, that the Chairman be authorized to sign the deed with the contractor, Mr. Nichols, who will then deed the land to Mr. Murrell. Motion carried.

#9 Anderson Estate  
The heirs of this estate are scattered all over the country and acquisition through negotiations is virtually impossible. Mr. Crousore moved, Mr. Pearson seconded, to proceed with condemnation.  
4 Aye Motion carried.

Mr. Walker moved, Mr. Pearson seconded, the meeting be adjourned. Motion carried.

Approved: Clarence N. Wolff  
Chairman, Board of Trustees

Attest: Sue M. Edwards  
City Clerk