

**BOROUGH OF GROVE CITY COUNCIL  
PUBLIC HEARING AND REGULAR MEETING MINUTES  
September 20<sup>th</sup>, 2021**

**PUBLIC HEARING VACATING AN ALLEY LOCATED BETWEEN 124 S. CENTER STREET AND 128 S. CENTER STREET 6:30PM**

- Ms. Anna Sprando, 124 and 128 S. Center Street, described that the alley that she has petitioned to vacate is located between her buildings at 124 S. Center Street and 128 S. Center Street. She detailed that she has paved the alleyway and uses it for loading and unloading of materials. She desires to have it vacated because of the work that she has done to improve it. She plans to move the materials that are currently in the alley out after her forklift is repaired.
- Mr. Don Bonanni, 137 S. Broad Street, described how Ms. Sprando has been blocking the alley with materials for over a year. He detailed how he uses the alley for deliveries due to a garage door in the back of his property and how important it is to him and his business that it remain a public alley. He stated that Filer alley that makes a T with the alley that is being considered for vacation, is often blocked with other delivery vehicles for other businesses on Broad Street.
- Mr. Dan Spatara, 124 and 128 S. Center Street, described that there are turning issues when turning from the alley onto Filer Alley that require the use of private parking areas that are owned by Ms. Sprando.
- Mr. Lee Johnson, 435 Summit Street, stated that there is an alley behind the building that would still provide access to buildings that front Broad Street and S. Center Street. He recalls that Book Davis used to own the buildings at 124 S. Center Street and 128 S. Center Street and it was always blocked.
- Mr. Willie Caldwell, 214 Franklin Place, said that he worked for Public Works for numerous years and did not know that was an alley.

**CALL TO ORDER** by Council President, Mary Kay Mattocks 7:08 pm

**PLEDGE OF ALLEGIANCE**

**PRAYER:** was offered by Ms. Amy Gallagher

**Notification that an Executive Session Meeting Was Held on 8/30/21 to Discuss a Matter of Potential Litigation by Ms. Mary Kay Mattocks**

**MEETING ATTENDANCE / ROLL CALL**

X if present	Council Member Name	X if present	Council Member Name	X if present	Other Name
X	Mattocks, Mary Kay	X	Bonner, Timothy (Solicitor)	X	Oakes, Vance (Boro Manager)
Absent	Daley, Kathleen	X	DiStasi, Vincent	X	Pokrant, Taylor (Boro Sec.)
X	Myers, Shawn	X	Riddle, Randy (Mayor)	X	Goncz, Dan (Engineer)
X	Henry, James	X	Bigley, Joel (Vice-Pres)		
X	Hodge, Jeffrey	Absent	Zimmerman, William		
X	Gallagher, Amy	X	Oakes, Alex (Jr. Council)		
X	Jaillet, Scott	X	Messer, Mac (Jr. Council)		

**REQUEST FOR CITIZENS TO BE HEARD**

- Mr. Don Huntington, 315 Lincoln Ave, reiterated his support for a change to the Borough’s existing ordinance prohibiting the keeping of chickens. Mr. Huntington stated that 4 Council Members do not have up to date contact information on the Borough Website. He said that chickens cause less diseases than

dogs or cats. He is aware of 6 families that have kept chickens in the past in the Borough without any issues. He claimed that at the Work Session regarding chickens that only Solicitor Bonner and Councilwoman Daley asked him questions. He claimed that other Council Members just relied on their personal preferences. Councilman Henry refuted these points. Mr. Huntington stated that Councilman Hodge and Bigley came to his house and were impressed with his operation. Mr. Huntington stated that the 7800-population figure includes children and Grove City College Students. So, his petition numbers should be viewed as a larger portion of voters than previously discussed. He further stated that the only reason that he has been given that his proposal was rejected was by Councilman Jaillet who said that he hates chickens. Councilman Jaillet directly refuted this claim. Mr. Huntington closed with a statement that the keeping of chickens is about freedom to do what he wants to do at his own property.

- Mr. William Caldwell, 214 Franklin Place, stated that there are winners and losers in life and that Mr. Huntington tried, but did not win. He described how he has been insulted online by supporters of Mr. Huntington and stated that he has been called worse. He said that Council gave Mr. Huntington a fair hearing and Mr. Huntington should just move on.
- Mr. Lee Johnson, 435 Summit Street, stated that Mr. Huntington came up to Summit Street and Mr. Johnson talked with individuals after he was there and they stated that they didn't care if there were chickens on Lincoln Ave, but they didn't want them on Summit Street.
- Mr. William McConnell, Court of Common Pleas Candidate, introduced himself to Council. He currently lives in the City of Hermitage and serves as a City Commissioner. He has experience as a county solicitor and over 30 years of legal experience. He served in the Marine Corp and served in the JAG Corp as well. He asked for everyone's support in November.
- Ms. Brenda Huntington, 317 Lincoln Ave, disputed the claims that Council gave them a fair hearing. She stated that no one on her page insulted Mr. Caldwell. She claimed that the numbers from her husband's petition were not insignificant when they were sufficient to seat many council members.

#### **APPROVAL OF 'BILLS PAID' REPORT**

- **Mr. Shawn Myers moved to approve the 'Bills Paid' report. Ms. Amy Gallagher seconded the motion and it carried unanimously.**

#### **APPROVAL OF 'BILLS-TO-BE-PAID' REPORT**

- **Ms. Amy Gallagher moved to approve the 'Bills to be Paid' report. Mr. Scott Jaillet seconded the motion and it carried unanimously.**

#### **APPROVAL OF MINUTES from the Regular Meeting August 16, 2021**

Mayor Riddle proposed a correction to the Minutes. Mayor Riddle asked that in regard to the volleyball courts that resident be changed to include Randy Riddle, Tony Kaper of Hall Industries and the Grove City High School Volleyball Boosters. Mayor Riddle wanted to ensure that these individuals were recognized for their donations.

- **Mr. Shawn Myers moved to approve the minutes from the Regular Meeting August 16,2021 with a correction recognizing those who donated to the Volleyball Courts. Mr. Jeff Hodge seconded the motion and it carried unanimously.**

#### **GROVE CITY LIBRARY REPORT**

Ms. Amy Gallagher reported that the annual book sale was a success. They had comparable numbers to last year. The Library is also working on a grant to provide laptops and hotspots to those in need. The Library is also planning a soup lunch as a fundraiser and will post the details on their website. The Library is also set to host their Star Wars event at the end of October.

#### **CONSIDER EVENT REQUEST: GROVE CITY HIGH SCHOOL CROSS COUNTRY INVITATIONAL**

To be held 10/2/21 from 8AM to 3PM

- **Mr. Shawn Myers moved to approve Event Request: Grove City High School Cross Country Invitational. Mr. Jeff Hodge seconded the motion and it carried unanimously.**

#### **CONSIDER EVENT REQUEST: HOPEFIELD'S HUNT THROUGH OLDE TOWN**

To be held on 11/13 from 10AM to 1PM

- **Mr. Jeff Hodge moved to approve Event Request Hopefield's Hunt Through Olde Town contingent on helpers at road crossings in the downtown area. Mr. Scott Jaillet seconded the motion and it carried unanimously.**

#### **CONSIDER SCOOTER PROPOSAL FROM GCC STUDENT JONATHAN FRENCH**

Jonathan French, a Grove City College Student, presented a proposal to Borough Council to allow scooters in Grove City. Mr. French described that these scooters would be kept at a docking station in the Downtown Business District. The range on the scooters would be limited to the Grove City College Campus and the Downtown Area. Mr. French described that scooters are not allowed on PennDOT roadways and therefore the scooters would operate on the sidewalks. The scooters would have GPS locators and he would pick them up and take them back to their docking station. Mr. Scott Jaillet asked about metering electric downtown for the scooters and what regulations exist in the Borough. Mr. Taylor Pokrant, Zoning and Code Enforcement Officer, responded that skateboards and bikes are currently prohibited in the downtown area, but scooters are not explicitly mentioned. He suggested that regulations would need to be established if Council wanted to allow scooters. Ms. Mary Kay Mattocks asked who would collect the scooters when he was away for the summer. Mr. French responded that he would have to hire someone. Ms. Mattocks recommended that this be referred to Parks and Recreation Committee for further discussion.

#### **CONSIDER ORDINANCE 1478 VACATING AN ALLEY BETWEEN 124 S. CENTER STREET AND 128 S. CENTER STREET**

Mr. Shawn Myers asked Solicitor Bonner what private right of way rights would be maintained if this alley was vacated. Mr. Bonner responded that those in the plan of lots would retain private right of way rights, but the public would not have a right of way right to use the alley. Mr. Pokrant stated that a plan of lots has not been located at this time for the property. Mr. Bonner stated that this would be useful to have for Council to know who would retain these rights. He also described that people often build within these private easements, but they do so with a risk of a claim against them by a property owner within the plan of lots. Solicitor Bonner was asked if renters had the same private right of way rights as owners and Solicitor Bonner stated that they do. Solicitor Bonner asked if there was opposition to the vacation since he was not present at the Public Hearing and it was affirmed that there was. Solicitor Bonner stated that historically Council has not approved vacations when there has been opposition. Mr. Vance Oakes asked if there was a dispute over blocking the alley how would that be adjudicated if the alley was vacated? Solicitor Bonner responded that it would be a civil matter. Mr. Jeff Hodge asked if the private right of way right would extend to customers of businesses? Solicitor Bonner responded that it would apply to suppliers and customers of businesses as an extension of their property rights. Mr. James Henry asked Solicitor Bonner what the advantage to the Borough would be if the alley was vacated? Solicitor Bonner said that he did not see any benefits. President Mattocks suggested that that this be tabled until a plan of lots was located.

- **Ms. Amy Gallagher moved to table the consideration of Ordinance 1478 until a Plan of Lots could be located. Mr. Scott Jaillet seconded the motion and it carried unanimously.**

#### **CONSIDER CONSIDERATION OF RESOLUTION NO. 2021-11 AUTHORIZING THE SHREDDING OF 94 BOXES OF RECORDS IN ACCORDANCE WITH ACT 428 OF 1968**

- **Mr. Shawn Myers moved to approve Resolution 2011-11. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

**CONSIDER CONSIDERATION OF ELIMINATION OF SCHOOL CROSSING GUARD ON HIGHLAND AVE AFTER COMPLETION OF SCHOOL PAVING WORK**

Mr. Vance Oakes described that the school maintenance staff had met with Chief Osborne and that due to changing traffic patterns that the crossing at Highland Ave would no longer be needed following the completion of paving work.

- **Ms. Amy Gallagher moved to approve the elimination of a school crossing guard on Highland Ave after completion of school paving work. Mr. Shawn Myers seconded the motion and it carried unanimously.**

**CONSIDER 2022 WATER TREATMENT PLANT CHEMICAL BIDS**

- **Mr. Vince DiStasi moved to approve 2022 Water Treatment Chemical Bids. Mr. Scott Jaillet seconded the motion and it carried unanimously.**

**CONSIDER 2022 Gasoline and Fuel Oil Products Bids**

- **Ms. Amy Gallagher moved to approve 2022 Gasoline and Fuel Oil Products Bids. Mr. Scott Jaillet seconded the motion and it carried unanimously.**

**CONSIDER RESOLUTION 2021-12 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR GRANT ASSISTANCE FOR THE FY2021 PENNSYLVANIA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**CONSIDER MODEL "B" AGREEMENT- COOPERATION AGREEMENT BY AND BETWEEN MERCER COUNTY AND GROVE CITY BOROUGH FOR THE FY2021 CDBG PROGRAM ADMINISTRATION**

**CONSIDER APPROVAL OF THE 2021 CITIZEN PARTICIPATION PLAN AND LANGUAGE ACCESS PLAN CERTIFICATION FOR THE 2021 CDBG APPLICATION**

**Consider Adoption of the PA DCED Housing Rehabilitation Guidebook 2020 Edition by Reference**

Mr. Vance Oakes presented all 4 agenda items regarding the 2021 CDBG allocation collectively. Mr. Oakes has named sidewalk replacements as the priority project for the 2021 CDBG allocation and included housing rehabilitation as a secondary project in case funding is not exhausted for sidewalks. Residents will make application and will be awarded funding for sidewalk work if they meet CDBG requirements. Mayor Riddle noticed a typo in the Model B Agreement where Grove City Borough was named twice. The allocation of \$97,794 should include Sharpsville Borough and not Grove City Borough.

- **Mr. Shawn Myers moved to approve Resolution 2011-12, the Model B Cooperation Agreement with a change to Sharpsville Borough for the \$97,794 allocation, approval of the 2021 Citizen Participation Plan, the Language Access Plan Certification and adoption of the PA DCED Housing Rehabilitation Guidebook 2020 Edition by Reference. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

**CONSIDER GROVE CITY AIRPORT PERIMETER FENCING PAYMENT REQUEST**

Mr. Vance Oakes detailed that the total for the work had met the original bided cost and that the Borough was satisfied with the work.

- **Mr. Scott Jaillet moved to approve Grove City Airport Perimeter Fencing Payment Request. Mr. Jim Henry seconded the motion and it carried unanimously.**

**CONSIDER INTENT TO ADOPT ORDINANCE 1479 ESTABLISHING PROCEDURES AND REQUIREMENTS PERTAINING TO THE IMPLEMENTATION OF ACT 50 OF 2021**

Mr. Vance Oakes described that the Ordinance is based off of a model ordinance from the Pennsylvania Municipal Electrical Association. This ordinance is in response to Act 50 of 2021 which regulates small cell wireless facilities. Mr. Oakes is asking that the model ordinance be sent to Solicitor Bonner and subsequently advertised.

- **Mr. Amy Gallagher moved to approve the Intent to Adopt Ordinance 1479 pending review by Solicitor Bonner. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

**CONSIDER PINE TOWNSHIP'S REQUEST FOR Water and SANITARY SEWER EXTENSION AT 116 Breckenridge ST, GROVE CITY, PA 16127 OWNED BY Lee McCracken**

- Mr. Daniel Goncz, Borough Engineer, confirmed that the Borough has capacity for this request.
- **Mr. Jim Henry moved to approve Pine Township's Request for Water and Sanitary Sewer Extension. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

**ENGINEER'S REPORT, by Daniel Goncz**

Water Treatment Plant

Gannet Flemming completed the Public Water Supply Permit Application and Design Engineer's report for the new water treatment plant and submitted the application to PaDEP the week of August 9, 2021. On September 1, 2021 Gannet Flemming provided PaDEP with additional information relative to the well pumps selected by Groundwater Resources. On September 2, 2021 they met with the Operations Staff and reviewed the design drawings for the water treatment plant. They anticipate the following project schedule:

Building Permit Submission December 2021  
Receipt of all Permits January 2022  
Advertisement for Bids January 2022  
Receipt of Bids February 2022  
Notice-to-Proceed April 2022  
Completion of Construction October 2023  
Water Treatment Plant Commissioning February 2024

At the June 2021 Council Meeting, the Borough authorized Groundwater Resources for the scope of work associated with developing Production Well Nos. 8, 9 and 10 for the new Water Treatment Plant. Groundwater Resources has requested additional payment for costs associated with the escalation of material costs since the Borough's authorization. The additional cost for each well is \$10,390 or a total of \$31,170. A representative was present from Groundwater Resources to discuss this additional cost. He explained that the increase in cost is due to increase across the industry due to supply issues.

- **Ms. Amy Gallagher moved to approve a cost increase not to exceed \$31,170 to Groundwater Resources. Mr. Joel Bigley seconded the motion and it carried unanimously.**

Water System Improvements

Work is complete on the waterline with the exception of a connection at the Park Pool and road restoration in the park. A paving walkthrough was conducted on September 14, 2021. Mr. Goncz recommended approval of Payment Request No. 4 for Advanced Contracting in the amount of \$75,777.70.

- **Mr. Scott Jaillet moved to approve Payment Request No. 4 for Advanced Contracting in the amount of \$75,777.70. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

Mr. Goncz discussed the materials that Groundwater Resources has purchased to complete the water treatment plant after it was brought to his attention by Mr. Oakes. Mr. Goncz recommended that Council approve the invoice as billed in the amount of \$187, 425.00

- **Mr. Scott Jaillet moved to approve payment to Groundwater Resources in the amount of \$87,425.00. Ms. Amy Gallagher seconded the motion and it carried unanimously.**

**BOROUGH MANAGER'S REPORT presented by Borough Manager, Vance Oakes**

- Mr. Oakes informed Council that the Electric Department has ordered materials for underground electric to the well sites and the decorative street lights for the new water treatment plant and just the materials were around \$250,000. This represents a significant increase due to supply issues that are being faced everywhere.
- Mr. Oakes noted a copy of an Environmental Remediation Report from work done by Hall Industries that had been included for Council's information. Hall Industries is continuing to make improvements at the site.
- Mr. Oakes noted a copy of a request from LCB that included the transfer of a brewery license where the former Voodoo Brewery was located. The new brewery is Trails to Ales and is from Franklin.
- Mr. Oakes updated Council on the current progress with the hiring of a new police officer. Chief Osborne has the list down to two candidates and is currently working through the background check progress. It is anticipated that there will be a recommendation for Council's approval at the October meeting.
- Mr. Oakes's hearing regarding a disability dispute with a former employee has been postponed.
- Mr. Oakes detailed that he is waiting to hear back from the GCYSA regarding their response to a cost estimate for water and sewer service at a proposed building out at the Grove City Soccer Fields. Once he hears back from them, he will get in touch with Councilman Myers to schedule a Parks and Recreation meeting. Mr. Oakes noted that the Committee has many other items to discuss, but he was hoping to group everything in to one night.
- Mr. Oakes asked the Zoning and Code Enforcement Officer, Mr. Taylor Pokrant, to inform Council of the upcoming Zoning Hearing Board Meeting. Mr. Pokrant detailed that the meeting is scheduled for 10/13 at 6PM for a variance request for 1207 W. Main Street. The owner is requesting relief from the side yard and rear yard setbacks for the installation of a retail building.

#### **JUNIOR COUNCIL REPORT – Junior Council Member, Alex Oakes**

- Mr. Alex Oakes invited the community to the 10/2/21 John Sample Memorial Invitational. This event has been going on for 20 years in memory of the late John Sample.
- Mr. Alex Oakes informed Council that the Grove City Cross Country Team is seeded first in the state right now.

#### **MAYORS REPORT presented by Mayor Randy Riddle**

- Mayor Riddle attended the annual Chamber of Commerce Dinner where David Knopp Jr. was honored.
- He attended a meeting on 8/19/21 regarding partnership opportunities with AHN.
- He attended the COG meeting on 9/15/21. The COG recycling event that was held on 9/11/21 was successful with about 125 residents dropping off e-waste. The Tri-County Landfill Appeal was discussed. Pine Township is working to be added back on the Appeal after they were removed without a vote by the Township Supervisors. The Borough of Grove City is waiting to see if Pine Township is added to the Appeal before any action is taken.
- He attended a PSAB Trustee Conference Call on 9/13/21.
- He reminded Council that GCHS Homecoming is on 9/24/21 and GCC Homecoming is on 10/9/21.
- He detailed that the Grove City Police Department had a DUI Checkpoint last Friday Night and issued one DUI citation and multiple traffic violations.

#### **OTHER BUSINESS**

- President Mattocks shared a thank you note from Community Food Warehouse for use of Memorial Park for their meal program.
- President Mattocks announced that there will not be a Grove Fest this year, but there will still be scarecrows in Memorial Park.

#### **NEWS MEDIA**

Council was available to answer questions from the media.

**ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 8:49 pm.

Respectfully,

Taylor G. Pokrant  
Borough Secretary/Zoning and Code Enforcement Officer