

**BOROUGH OF GROVE CITY COUNCIL  
PUBLIC HEARING AND REGULAR MEETING MINUTES  
January 20<sup>th</sup>, 2022**

**PUBLIC HEARING ORDINANCE 1483 ZONING TEXT AND MAP AMENDMENT- 6:00PM**

- Mr. Taylor Pokrant, Borough Secretary/Zoning and Code Enforcement Officer entered the proof of publication for the hearing as Exhibit A and verified that all Municipal Planning Code criteria had been met to hold the hearing and amend the Zoning Ordinance. Mr. Pokrant explained that this ordinance would shift the Residential Limited Commercial District to include 4 parcels in the 200 block of Blair Street. Additionally, it would modify the electronic sign regulations to allow monument style electronic signs by conditional use in the Residential Limited Commercial District and the Highway Commercial Light Industrial District. Finally, it would clean up an error within the C-1 Central Commercial District Use Table that has Indoor Commercial Recreation listed as both a permitted and conditional use, it would classify this use as a conditional use only.
- President Mattocks asked if there were any questions of Mr. Pokrant from the audience or Council. Hearing none, President Mattocks asked if there was anyone else that wished to testify. Hearing none, President Mattocks closed testimony and adjourned the hearing at 6:12PM.

**CALL TO ORDER** by Council President, Mary Kay Mattocks 7:00 pm

**PLEDGE OF ALLEGIANCE**

**PRAYER:** was offered by **Mayor Riddle**

**MEETING ATTENDANCE / ROLL CALL**

<b>X if present</b>	<b>Council Member Name</b>	<b>X if present</b>	<b>Council Member Name</b>	<b>X if present</b>	<b>Other Name</b>
X	Mattocks, Mary Kay	X	Bonner, Timothy (Solicitor)	X	Oakes, Vance (Boro Manager)
X	Morley, Shawn	X	DiStasi, Vincent	X	Pokrant, Taylor (Boro Sec.)
X	Myers, Shawn	X	Riddle, Randy (Mayor)	Absent	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	Absent	Messer, Mac (Jr. Council)		

**REQUEST FOR CITIZENS TO BE HEARD**

- Mr. Alex Holmes, Boy Scout Troop 76, explained that he had met with the Parks and Recreation Committee and was planning to build horseshoe pits in Memorial Park. Mr. Holmes explained that Mayor Riddle had asked him to attend and introduce the project to Council as not all members were able to be present at the Parks and Recreation Committee meeting. Mayor Riddle commended Mr. Holmes on taking on this project and for his excellent presentation at the Parks and Recreation Committee meeting. Councilman Jaillet asked Mr. Holmes if he had received approval from the Boy Scouts to use this as his eagle scout project. Mr. Holmes stated that he had not approached them yet because he wanted to make sure that he had the Borough’s approval first.

**CONSIDERATION OF ANY REQUESTS TO ADD ITEMS TO TONIGHT'S AGENDA**

- None

**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**

➤ **Mr. Scott Jaillet moved to approve the 'Bills to be Paid' report. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

**APPROVAL OF MINUTES FROM WORK SESSION AND REGULAR MEETING DECEMBER 20, 2021, REORGANIZATION MEETING JANUARY 4, 2022 AND PARKS AND RECREATION COMMITTEE MEETING JANUARY 11, 2022**

Mr. Vance Oakes, Borough Manager, noted a correction to the January 11, 2022 Parks and Recreation Committee Meeting minutes. Mr. Oakes stated that it should read horseshoe instead of horse pit within the second agenda item.

➤ **Mr. Vince DiStasi moved to approve the minutes from Work Session and Regular Meeting December 20, 2021, Reorganization Meeting January 4, 2022 and Parks and Recreation Committee Meeting January 11, 2022 with the change noted by Mr. Oakes. Mr. Shawn Myers seconded the motion and it carried unanimously.**

**GROVE CITY LIBRARY REPORT**

Ms. Heather Baker explained that due to the success of the previous soup sale the Grove City Library will be holding another soup sale on February 18<sup>th</sup> from 10AM until they are sold-out. Ms. Baker described that the Library is continuing with their winter programming. They had Marry Poppins at the library last week for an event and plan to have additional character visits in February. The Library also has been hosting a Winter Reading Program to encourage reading during the holidays/winter break. The Library is also actively planning for their Harry Potter event in March. Finally, Ms. Baker noted that the Library now has board games that are available to check out. The Library received donations to purchase about 100 board games and has been renting them out since the end of December. Councilman Henry inquired if the Library was accepting board game donations. Ms. Baker confirmed that they were accepting donations that were in good condition.

**CONSIDER ORDINANCE 1483 ZONING ORDINANCE MAP AND TEXT AMENDMENT**

Mr. Vance Oakes explained that this ordinance was the topic of our Public Hearing prior to the regular meeting. Mr. Oakes explained that this ordinance would shift the Residential Limited Commercial District to include 4 parcels in the 200 block of Blair Street. Additionally, it would modify the electronic sign regulations to allow monument style electronic signs by conditional use in the Residential Limited Commercial District and the Highway Commercial Light Industrial District. Finally, it would clean up an error within the C-1 Central Commercial District Use Table that has Indoor Commercial Recreation listed as both a permitted and conditional use, it would classify this use as a conditional use only. He asked Mr. Pokrant to provide any further detail. Mr. Pokrant confirmed the three modifications that this ordinance would make and noted the recommendation letters that were received from the Borough Planning Commission and Mercer County Regional Planning recommending the adoption of this ordinance. Mr. Pokrant also noted that the notification request from Borough Planning Commission of all property owners within the Residential Limited Commercial District had been completed.

➤ **Mr. Joel Bigley moved to adopt Ordinance 1483. Mr. Jim Henry seconded the motion and it carried unanimously.**

**AUTHORIZE THE ORDERING OF A LASER Z DIESEL EXMARK MOWER**

Mr. Vance Oakes noted that this mower had been included in the 2022 Budget. He further explained that this mower would be purchased through the state contract system, which resulted in several thousands of dollars in savings for the Borough of Grove City from the list price of the mower.

➤ **Ms. Amy Gallagher moved to authorize the ordering of a Laser Z Diesel Exmark Mower. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

**CONSIDER EVENT REQUEST: TRANSFORMATION CHURCH FOOD DISTRIBUTION ON 2/19/22 FROM 9:00AM TO 1:00PM AT MEMORIAL PARK**

➤ **Mr. Shawn Myers moved to approve the Transformation Church Food Distribution Event. Mr. Jeff Hodge seconded the motion and it carried unanimously.**

**CONSIDER EVENT REQUEST: GRATEFUL GALLOP 5K TO BE HELD ON 11/24/22 FROM 9:00AM TO 11:00AM ALONG GREENWOOD DRIVE**

Mr. Vance Oakes explained that this event would be held along Greenwood Drive on Thanksgiving and would follow the same route as previous years. Councilman Jaillet asked if the organizers were aware of the \$100 fee that would be charged to close Greenwood Drive. Mr. Oakes confirmed that they were and will be paying it.

➤ **Ms. Amy Gallagher moved to approve the Grateful Gallop 5k. Mr. Scott Jaillet seconded the motion and it carried unanimously.**

**CONSIDER Grove City Pony League Lease Renewal**

Mr. Vance Oakes explained that Mr. Jim Miller had been present at the Parks and Recreation Committee Meeting and had discussed renewing his lease with the Borough of Grove City and improvements that the association plans to make to the baseball fields. Mr. Oakes explained that the attachment within the Board Packet was last year's lease and this would be a motion to approve a lease renewal and direct Solicitor Bonner to draft the lease renewal. Solicitor Bonner confirmed that he would draft a new lease with the discussed improvements.

➤ **Mr. Shawn Myers moved to approve a lease renewal with the Grove City Pony League and direct Solicitor Bonner to draft and have this lease executed. Mr. Jeff Hodge seconded the motion and it carried unanimously.**

**CONSIDER RESOLUTION 2022-03 PROCUREMENT POLICY**

**CONSIDER RESOLUTION 2022-04 BANK SIGNATORIES UPDATE**

**CONSIDER RESOLUTION 2022-05 GRANT OVERSIGHT POLICY**

Mr. Vance Oakes explained that resolution 2022-03 and 2022-05 were policies that needed to be adopted as requirements of the Borough's FAA Grant. The Borough has deferred to the Borough Code in regard to its procurement policies, but the FAA Grant requires a codified policy. In regard to the grant oversight policy, resolution 2022-05 mirrors the FAA requirements. The procurement policy and grant oversight policy retain approval authority with Borough Council. Mr. Oakes also noted that resolution 2022-04 updates the bank signatories due to the change in the executive committee. President Mattocks requested that all three resolutions be taken as one motion.

➤ **Mr. Scott Jaillet moved to approve Resolution 2022-03, Resolution 2022-04 and Resolution 2022-05. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

**CONSIDER PINE TOWNSHIP'S REQUEST FOR WATER AND SANITARY SEWER EXTENSION AT 632 N MADISON AVE, GROVE CITY, PA 16127 OWNED BY TRACIE AND TOM NICHOLUDIS**

Mr. Vance Oakes confirmed that he had spoken with Dan Goncz, Borough Engineer, and there is capacity for these connections.

➤ **Mr. Shawn Myers moved to approve Pine Township's request for water and sanitary sewer extension at 632 N Madison Ave. Mr. Jim Henry seconded the motion and it carried unanimously.**

**ENGINEER'S REPORT, by Mr. Vance Oakes,**

Mr. Vance Oakes explained that Mr. Goncz was not able to make the meeting, but that he had spoken with him earlier in the day. He said that cost estimates had been included for the Water Treatment Plant in his

written report. Additionally, the Borough has not received all of its permits yet for the water treatment plant, but was continuing to work through them. Mr. Oakes stated that they would need to schedule an infrastructure committee meeting to go over the cost estimates that Mr. Goncz had submitted.

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

- Mr. Oakes noted that he had attached a copy of the delinquent tax list for informational purposes.
- Mr. Oakes noted at the COG meeting on January 19<sup>th</sup> that there was discussion amongst its members regarding the County-wide seal-coating program. Mr. Barry Spiker, Public Works Supervisor, has been attending meetings regarding this program and hopes to use this program to sealcoat Greenwood Drive and a portion of Madison Ave. Mr. Oakes explained that the Borough is also owed services from PennDOT from the Borough's agility agreement and this work may be eligible under that agreement as well. Mr. Oakes noted that other areas that could benefit from seal-coating would be Ballpark Drive and Memorial Park Drive.
- Mr. Oakes commended the efforts of the Borough Public Works Crew during the most recent winter storm.
- Mr. Oakes informed council that the Pennsylvania Municipal Electric Association has approved the Borough of Grove City as a training location and that the Borough will host transformer training in March, OSHA training in May and crew leadership training in October.
- Mr. Oakes described that also at the COG Meeting on the 19<sup>th</sup>, Mayor Gary Hughes of Harrisville had mentioned that the Cozy Rest Campground in Marion Township wanted to connect to the sewer system within Mercer Township. Mayor Hughes had informed Mr. Oakes that a developer's agreement had been approved to connect to the Mercer Township system. The estimated gallons per day was estimated at three thousand per day, but this needed further confirmation with the Borough Engineer. Solicitor Bonner stated that the Borough would need to execute an inter-municipal agreement with Marion Township and stated that it would not be a problem, but that they would first want confirmation from the Borough Engineer that capacity existed to support this connection. Solicitor Bonner recommended that a meeting be scheduled between all the parties involved.
- Mr. Oakes reminded Borough Council that there would be a special meeting on 1/26/22 at 6PM to consider the bids for the Fire Department's squad truck. Mr. Oakes confirmed that the Borough has received a sealed bid from an out of state party. Councilwoman Gallagher asked if there was a finder's fee for the company that helped locate the buyer. Mr. Oakes confirmed that there would be a fee of 10% of the sale price.

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

- Mr. Alex Oakes informed Council that Winterfest had been canceled for the second year in a row due to concerns regarding COVID.
- Mr. Alex Oakes noted that Grove City High School Winter Sports are having successful seasons, but the Indoor Track Team has had numerous cancelations of meets and has only had one so far this year.

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

- Mayor Riddle submitted his wedding intention report and his fourth quarter wedding report to Borough Council.
- Mayor Riddle inquired as to whether there was an updated lease for the Grove City Girls Fast Pitch Softball team. Mr. Taylor Pokrant confirmed that a lease renewal had been approved at a previous meeting and the Borough was just waiting on the draft from Solicitor Bonner. Solicitor Bonner stated that he would coordinate with Mr. Pokrant to get the lease completed.
- On 1/4/22, Mayor Riddle was sworn in as Mayor by Douglas Straub, District Magistrate. He then was able to swear in the newly elected Council Members at the Reorganization Meeting.
- On 1/6/22, Mayor Riddle administered the Oath of Office to Officer Cooke.

- On 1/19/22, Mayor Riddle attended the COG meeting.
- On 1/27/22, Mayor Riddle plans to attend a Boy Scout Troop meeting with the Borough's Junior Council Members to discuss local government with the scouts.
- ON 1/28/22, Mayor Riddle plans to attend the PSAB Newly Elected Officials Bootcamp. Mayor Riddle asked Councilman DiStasi about the same bootcamp that he attended in Pittsburgh on January 14<sup>th</sup> and 15<sup>th</sup>. Councilman DiStasi stated that the bootcamp was well-attended and the he learned a lot from the two-day event. He said that 10 topics were covered and that it was very helpful. Mayor Riddle also noted that this bootcamp would also be offered in Erie on February 4<sup>th</sup>.
- Mayor Riddle noted that Chief Osborne had submitted his annual report for 2021. He also stated that Chief Osborne wanted to remind residents and business owners of the need to shovel their sidewalks and to shovel around fire hydrants.
- Mayor Riddle recognized that Mr. Alex Oakes, Junior Council Member, has been nominated for the Naval Academy by Congressman Mike Kelly and Senator Bob Casey.

#### **REPORT FROM PARKS AND RECREATION COMMITTEE**

- Mr. Shawn Myers, Committee Chairman, reported that students from Grove City High School had been present at the Parks and Recreation meeting and presented a proposal to build a walkway from Grove City High School to Memorial Park. This project is in its preliminary stages and the committee requested that the students come back to the committee with more concrete details. Additionally, the Borough's Junior Council Members are planning on assisting the students with this project.
- Mr. Myers explained that Mr. Alex Holmes who had spoke earlier was also present at the meeting to present his proposal to build horseshoe pits. Mayor Riddle asked if Borough Council needed to approve these pits. Council President Mattocks confirmed that they should.  
**Mr. Shawn Myers moved to approve the construction of horseshoe pits by Mr. Alex Holmes in Memorial Park. Mr. Scott Jaillet seconded the motion and it carried unanimously**
- Mr. Myers explained that Mr. Jim Miller was also present at the meeting and discussed the Pony League Baseball Lease Renewal and improvements that had been approved earlier in the meeting.
- Mr. Myers informed Council that the Park signage had also been discussed with Chief Osborne. Previously, Council had approved Ordinance 1480 and a subsequent resolution setting the park hours from 5AM-11PM. There had been some discussion regarding if this prohibited individuals from passing through the park or not. After discussion with Chief Osborne, it was decided that all persons and vehicles would be prohibited in the parks while they are closed.
- Mr. Myers stated that the installation of restrooms at the new water treatment plant and the Grove City Youth Soccer Association concession stand/restroom project had been discussed. Mr. Myers noted that funds were not provided in the 2022 Budget for either project and that the funds for either project would have to come from borrowing that was planned for the new water treatment plant. The committee had questions regarding the quality of the concession stand/restroom that the Soccer Association plans to build before they make a funding decision. The Committee plans to set a meeting with the Association to go over these details. Mr. Oakes also informed Council that the Borough needs to draft a lease with the association since the Borough does not have one and will want to include any new structures within the lease. Mr. Oakes asked if the association had reached out to Councilman Myers to schedule a meeting. Councilman Myers said that they hadn't, but that he would reach out to them.

#### **ANNOUNCEMENT OF COUNCIL COMMITTEE ASSIGNMENTS**

Council President Mattocks announced that Council Committee Assignments had been placed at each member's seat and that she looked forward to working with everyone in the coming year.

#### **OTHER BUSINESS**

Council President Mattocks officially welcomed Mr. Shawn Morley to Borough Council as this was his first regular meeting.

**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 7:52PM.

Respectfully,

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