

**BOROUGH OF GROVE CITY COUNCIL
PUBLIC HEARING/REGULAR MEETING
August 19, 2024 at 6PM**

CALL TO ORDER CONDITIONAL USE PUBLIC HEARING by Council President, Mary K. Mattocks at 6:13PM

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	Morley, Shawn	X	DiStasi, Vincent	X	Pokrant, Taylor (Asst. Man)
X	Eakin, Patrick	X	Riddle, Randy (Mayor)	Absent	Goncz, Dan (Engineer)
X	Henry, James	Absent	Bigley, Joel (Vice-Pres)		
X	Hodge, Jeffrey	X	Zimmerman, William		
X	Hoffman, Jared	Absent	Myford, Elle (Jr. Council)		
X	Jaillet, Scott	Absent	Smith, Alex (Jr. Council)		

CONDITIONAL USE HEARING FOR BEVAN FAMILY PARTNERSHIP FOR A DAY CARE CENTER AT 112 SOUTH BROAD STREET

- Mr. Taylor Pokrant, Zoning Officer, provided proof of publication, posting proof and introduced the applicant. Mr. Pokrant explained that the zoning ordinance required conditional use approval within the C-1 Central Commercial District. Mr. Pokrant also detailed that the Borough Planning Commission had reviewed the application and that they recommend it be approved with the conditions as detailed within the Borough of Grove City Zoning Ordinance. Mr. Pokrant recommended that the Borough adopt the following conditions:
 - All commonwealth of Pennsylvania licensing requirements be followed at all times.
 - Adherence to the parking/traffic plan and restrictions as detailed within the plan as submitted by the applicant.
 - Installation of an electronic locking system or alarm on the South Broad Street entrance to prevent or alert staff if an unsupervised child tries to access this entrance. This system shall not prevent exit in the case of an emergency.
- Ms. Caitlin Robbins, 112 S. Broad Street, was present as an authorized agent for Bevan Family Limited Partnership and briefly detailed her planned day care center and stated that she did not object to any of the proposed conditions.
- Ms. Mattocks requested public comments and there were none.
- **Mr. Jared Hoffman moved to recommend approval of the conditional use with the conditions as detailed by Mr. Pokrant. Mr. Vince DiStasi seconded the motion and it carried unanimously.**
- Solicitor Bonner detailed that formal approval would be completed at the upcoming regular meeting at 7PM.

ADJOURNMENT

- Ms. Mattocks asked if there was any additional comment, hearing none, the public hearing stood adjourned at 6:25PM.

CALL TO ORDER COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING by Council President, Mary K. Mattocks at 6:45PM

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	Morley, Shawn	X	DiStasi, Vincent	X	Pokrant, Taylor (Asst. Man)
X	Eakin, Patrick	X	Riddle, Randy (Mayor)	Absent	Goncz, Dan (Engineer)
X	Henry, James	X	Bigley, Joel (Vice-Pres)		
X	Hodge, Jeffrey	X	Zimmerman, William		
X	Hoffman, Jared	Absent	Myford, Elle (Jr. Council)		
X	Jaillet, Scott	Absent	Smith, Alex (Jr. Council)		

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING

- Mr. Chris Conti, Mercer County Regional Planning, began the hearing by explaining that the Borough receives this allocation on a yearly basis with the funds earmarked to assist low-moderate income persons through various projects. Mr. Conti detailed some past projects that the Borough has completed and explained that the purpose of this hearing is to solicit comments for the 2024 allocation. Mr. Conti also shared with Borough Council updated census tract data for the Borough, identifying areas that qualify as low-moderate income.
- Mr. Jaillet questioned Mr. Conti regarding the use of funds for sidewalk projects and asked Mr. Conti to provide a list of questions for a meeting that Mr. Jaillet is scheduling with the Deputy Secretary of DCED. Mr. Conti confirmed that he would work on this and detail the responses that he has received from DCED staff in the past.
- Ms. Mattocks requested public comments and there were none.

ADJOURNMENT

- Ms. Mattocks asked if there was any additional comment, hearing none, the public hearing stood adjourned at 6:58PM.

CALL TO ORDER REGULAR MEETING by Council President, Mary K. Mattocks at 7:04 pm

PLEDGE OF ALLEGIANCE

PRAYER: was offered by **Mr. Jared Hoffman**

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	Morley, Shawn	X	DiStasi, Vincent	X	Pokrant, Taylor (Secretary)
X	Eakin, Patrick	X	Riddle, Randy (Mayor)	X	Goncz, Dan (Engineer)
X	Henry, James	X	Bigley, Joel (Vice-Pres)		
X	Hodge, Jeffrey	X	Zimmerman, William		
X	Hoffman, Jared	X	Myford, Elle (Jr. Council)		
X	Jaillet, Scott	X	Smith, Alex (Jr. Council)		

REQUEST FOR CITIZENS TO BE HEARD

- Mr. Carl Bubenheim, Troop 76, presented his flag recycling box that he had completed for his eagle scout project. Ms. Mattocks, Mr. Jaillet and Mayor Riddle expressed their appreciation for the project. Mr. Jaillet expressed that as a veteran, he wanted to voice his personal appreciation for the project.

REQUEST TO ADD ITEMS TO THE AGENDA

- None

SWEARING-IN OF NEVAN VODZAK AS A PATROLMAN

- Mayor Riddle swore in Mr. Nevan Vodzak.

APPROVAL OF 'BILLS PAID' REPORT

- **Mr. Scott Jaillet moved to approve the 'Bills Paid' report. Mr. Jared Hoffman seconded the motion and it carried unanimously.**

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

- **Mr. Vince DiStasi moved to approve the 'Bills to be Paid' report. Mr. William Zimmerman seconded the motion and it carried unanimously.**

APPROVAL OF MINUTES FROM REGULAR MEETING ON JULY 15, 2024

- **Mr. Patrick Eakin moved to approve the minutes. Mr. Scott Jaillet seconded the motion and it carried unanimously.**

GROVE CITY LIBRARY REPORT

- Ms. Heather Baker presented the Library Report. Ms. Baker reported that the Grove City College Orientation Board will be doing a landscaping project for the Library. Ms. Baker thanked the Borough for providing the mulch for the project. Ms. Baker detailed that the Library had a successful summer reading program with over 406 children participating. Ms. Baker detailed that the Library has their annual Used Book Sale coming up on September 14th from 9AM-3PM.

CONSIDER CONDITIONAL USE APPROVAL FOR BEVAN FAMILY LIMITED PARTNERSHIP

- Mr. Pokrant detailed that the conditional use was the subject of the public hearing prior to the meeting and explained that at the hearing Borough Council recommended that the conditional use be approved with the following conditions:
 - All commonwealth of Pennsylvania licensing requirements be followed at all times.
 - Adherence to the parking/traffic plan and restrictions as detailed within the plan as submitted by the applicant.
 - Installation of an electronic locking system or alarm on the South Broad Street entrance to prevent or alert staff if an unsupervised child tries to access this entrance. This system shall not prevent exit in the case of an emergency.
- **Mr. Patrick Eakin moved to approve the conditional use with the conditions as stated by Mr. Pokrant. Mr. Jared Hoffman seconded the motion and it carried by majority with Mr. Joel Bigley abstaining due to not attending the public hearing.**

GROVE CITY YOUTH SOCCER ASSOCIATION BUILDING UPDATE

- Mr. Jamie Stucchio and Mr. CJ Morgante spoke on behalf of the Grove City Youth Soccer Association with several other members of the association present as well. Mr. Stucchio reported to Council that they are about 80% complete with the concession stand/restroom project and thanked the community for all of their support. Mr. Morgante expressed his thanks as well and reported that the initial cost estimate was about \$397,000, with \$260,000 spent thus far and about \$160,000 received in the form of in-kind donations. Mr. Morgante estimated that it will take about \$40,000-\$50,000 to complete the building. Mr. Morgante stated that he is hoping to have the bathroom open within the next few weeks. Mr. Morgante also expressed his thanks to the Health and Community foundations for their donations. Mr. Morgante explained that they want to keep the bathrooms open year-round due to the number of walkers that use the bike trail and he would like to discuss with the Borough how the utilities will be paid for. Mr. Stucchio stated that the other issue that they would like to discuss is security and the installation of cameras. Ms. Mattocks recommended that these items be referred to the Parks and Recreation Committee for further

discussion. Ms. Mattocks thanked the association for their work and stated that it is a very nice project. Mr. Morgante also asked about key fobs for the bathrooms and Ms. Mattocks stated that could be discussed at the committee meeting as well. Mr. Morgante thanked Council and stated that they are not done at Hunter Farm and would one day like to see an exercise and special needs playground.

CONSIDER EVENT REQUEST: GROVE CITY DISC GOLF CLUB 2024 GOLF IN THE GROVE TO BE HELD ON 11/2/2024 AT MEMORIAL PARK AND HUNTER FARM PARK

- **Mr. Jeffrey Hodge moved to approve the event request. Mr. William Zimmerman seconded the motion and it carried unanimously.**

CONSIDER EVENT REQUEST: GROVE CITY CHAMBER OF COMMERCE OKTOBERFEST TO BE HELD ON 10//11/2024 IN DOWNTOWN GROVE CITY

- Mr. Oakes reported that he had spoken with Ms. Heather Blanchard, the requestor, and that she would be discussing the event with the Chamber and would provide insurance either through the Chamber or a special event insurance policy.
- **Mr. Jared Hoffman moved to approve the event request contingent upon receipt of a certificate of insurance. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

PRESENTATION OF THE 2025 MMO FOR UNIFORM AND NON-UNIFORM PENSION PLANS

- Mr. Oakes presented the Minimum Municipal Obligation for the uniform and non-uniform pension plans. Mr. Oakes reported that it will be \$160,659 for the non-uniform plan and \$225,152 for the uniform plan, noting that both are increases from this year.

CONSIDER EVENT REQUEST: TOUCH A TRUCK TO BE HELD ON 10/12/2024 AT MEMORIAL PARK

- Mr. Hoffman discussed that this is the same day as Grove City College Homecoming and that many police/fire departments may be busy with the parade. Mr. Oakes stated that he would let All Good Things know that they may want to consider another day due to Homecoming.
- **Mr. Jeff Hodge moved to approve the event request. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

CONSIDER BID FROM MAKER CONSTRUCTION CORP. FOR CONTRACT 24-SW1 2024 SUPERIOR STREET ADA IMPROVEMENTS

- Mr. Oakes reported that two bids were received for the project with Maker Construction Corp. of Grove City being the lowest bid at \$80,615.00. The other bid of Avelli Construction was \$152,325. Council discussed the disparity between the bids and received comment from the representatives of the Grove City Youth Soccer Association in attendance about their experience with the low bidder. It was decided that the bids will be held until the next meeting in order to allow the Borough's engineer an opportunity to further review the bids and evaluate the experience of the bidders before an award is made.
- **Mr. Joel Bigley moved to table the bid award. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

CONSIDER MUNICIBID ONLINE AUCTION RESULTS

- Mr. Oakes stated that a 2014 Dodge Charger, New Holland Tractor and concrete blocks had been auctioned. Mr. Oakes recommended that the items be sold to the highest bidder.
- **Mr. Scott Jaillet moved to approve the sale of the auctioned items. Mr. Jim Henry seconded the motion and it carried unanimously.**

ENGINEER'S REPORT, PRESENTED BY DANIEL GONCZ

- Mr. Goncz reported that work at the Water Treatment Plant continues with the siding being installed currently. Mr. Goncz reported that a progress meeting is scheduled for August 22nd and after that meeting,

he will have a better timeline for completion of the project. However, the project is approximately four months behind schedule with part of that due to the difficulty with finding masons. Mr. Goncz reported that he expects to do some asphalt work in the fall with final asphalt work being completed in the spring. Mr. Goncz recommended that the attached payment requests be approved.

- **Mr. Jared Hoffman moved to approve payment requests from Gannet Fleming for construction observation and management in the amounts of \$13,455 and \$9,772.50, from Global Heavy Corporation in the amount of \$55,860 and from McCurley-Houston in the amount of \$49,275. Mr. Vince DiStasi seconded the motion and it carried unanimously.**

BOROUGH MANAGER'S REPORT PRESENTED BY BOROUGH MANAGER, VANCE OAKES

- Mr. Oakes reported that the grant application with the Mercer County Conservation District to remove the multiflora rose has been funded and work should begin this fall.
- Mr. Oakes noted that a press release went out regarding the detection of West Nile Virus in Grove City and encouraged residents to take precautions.
- Mr. Oakes reported that the tornado siren test that occurred earlier this month was unsuccessful. Mr. Oakes explained that the sirens are being tested and the transmission from the 911 Center is also being examined and a retest will be scheduled.
- Mr. Oakes detailed that the Air Force String Band will be performing at Grove City College on September 30th at 8PM.
- Mr. Oakes reported that the Commonwealth Financing Authority is scheduled to meet on September 17th to review LSA applications and the Borough is hopeful that the Ward 4 Stormwater project will be funded.
- Mr. Oakes detailed that LSSE is working on the contract documents for the Black Run Lift Station Project and that he is hopeful that a preconstruction meeting will be scheduled within the next few weeks.
- Mayor Riddle asked about the status of this year's street paving. Mr. Oakes stated that Shields has completed all paving work.

JR. COUNCIL REPORT PRESENTED BY JUNIOR COUNCILPERSON, Elle Myford

- Ms. Myford reported that the first day of school is on August 26th and that tomorrow is Meet the Eagles at Forker Field for fall sports.
- Ms. Myford shared that the High School has updated their phone policy to prohibit phones during class and only allow them in hallways and during lunch and learn.
- Ms. Myford reported that homecoming is scheduled for September 21st, with the parade on September 20th.
- Mr. Alex Smith reported that a foreign exchange student from Spain will be attending Grove City High School this year and is playing on the soccer team.

MAYORS REPORT PRESENTED BY MAYOR RANDY RIDDLE

- Mayor Riddle shared that over the last month he attended the following events:
 - Several PSAB conference calls
 - 7/25/24- Speaker event with Valvoline Express Care and Car Wash of Grove City
 - 7/27/24- Valvoline Express Care and Car Wash of Grove City Fundraiser for Grove City Volunteer Fire Department. Mayor Riddle asked Mr. Hoffman to share some information regarding the event.
 - Mr. Hoffman shared that the event was successful with \$5,608.77 raised from the proceeds of oil changes that day. Mr. Hoffman stated that this was from 62 oil changes, and he looks forward to the event next year and appreciates Valvoline's gift to the Department.
 - 8/1/24- Ribbon cutting at Wendall August Forge at the Grove City Outlet Mall
 - 8/7/24- VFW Veterans Day Parade Committee meeting:
 - Mr. Riddle stated that he was unable to attend the event, and that Mr. Bigley had attended in his place. Mr. Bigley reported that 34 units are signed up for the parade and that the route has been discussed with Chief Allias, who they will be meeting with next month. Mr. Bigley also

detailed that they are looking for volunteers to assist at stopping traffic at intersections and water donations. Mr. Bigley stated that the VFW is looking for veterans that may want to ride in the parade and to contact them if they know of anyone.

- 8/8 and 8/9/24- PSAB Board of Directors and Trustees meeting
- 8/10/24- Proclamation for Jace Gorrell for achieving the rank of Eagle Scout
- Mayor Riddle reported that he has the following events upcoming:
 - 8/20/24- Meet with Moxietec to tour the plant and meet the new owners
 - 9/20/24- GCHS Homecoming Parade
- Mayor Riddle reported that Chief Allias reported that the new records management software will be fully implemented in September. The police department has also taken delivery on their new live scan equipment and expects that to be operational within 2 months, a DUI checkpoint will be occurring in the Borough next month and the Chief is very pleased with Mr. Vodzak and thinks he will make a good officer.

OTHER BUSINESS

- None

NEWS MEDIA

- There were no questions from any media representatives.

ANNOUNCEMENT THAT AN EXECUTIVE SESSION WILL BE HELD FOLLOWING ADJOURNMENT

- Councilwoman Mattocks announced that an executive session will be held following adjournment of the regular meeting to discuss a matter of potential litigation.

ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 8:33PM.

Respectfully,

Taylor G. Pokrant, Assistant Borough Manager