

**JEFFERSON BELMONT REGIONAL SOLID WASTE AUTHORITY  
MINUTES FROM SPECIAL MEETING OF MARCH 25, 2019**

**ROLL CALL:**

**PRESENT:** Terry Bell, Chuck Dawson, Jerry Echemann, Scott Fabian, Barbara Godwin, George Irvin Jr, Tony Kolanski, Robert Krajnyak, Joe Luckino, James Mavromatis, Mark McVey, Domenick Mucci, Frank Petrola, Rob Sproul

**ABSENT:** Mike Bianconi,

**OTHERS:** Anita Petrella, Dave Hays, Natalie Lysle, Gus Kayafas

A quorum being present, Chair Scott Fabian called to order the special meeting of the Jefferson Belmont Regional Solid Waste Authority Board at the Steubenville City Hall Pugliese Room, 115 S Third Street, Steubenville, Ohio at 5:00PM on, Monday, March 25, 2019.

**GUEST SPEAKER: Gus Kayafas – Bid Openings**

Mr. Kayafas provided handouts to the Board of the Bid results on a summary sheet, explaining there were four (4) bidders on the March 15<sup>th</sup> 10AM public opening. They were Lombardi Development, Vendrick Construction, Ft. Steuben Maintenance and Grae-Con. The bidders were asked to include one (1) add alternate, to line the interior of the truck storage area with a metal panel on the walls and the ceiling.

Mr. Kayafas reviewed the Summary Sheet with the Board. Of the four (4), Ft. Steuben Maintenance was the lowest bidder; however they were all more than 10% above the estimated amount. The bidders were asked to break down the Non-binding Budget schedule of values on their bid forms to enable his firm to look at the differences in the electrical work, plumbing, site work and mechanical work expenses. He reviewed the differences with the Board and then explained that a big change was the need for a retention basin for storm water.

Dr. Petrola entered the meeting.

Mr. Kayafas stated it had turned out there was no retention basin as previously told, but a temporary silt pond to collect the runoff from the construction. A retention basin is required by Department of Natural Resources, County Storm water management, and the EPA, which increased the costs. The basin will take up space requiring the building to be pushed back on the property also increasing costs. Mr. Kayafas continued to explain the different costs provided in the bids, his discussion with the lowest bidder on ways to reduce costs, and ideas for changes, cuts or redesign. He passed out a scaled back Site Plan for a smaller garage with 7 (seven) overhead garage doors, less heat, insulation. This design could save approximately \$180,000.

Board Members took turns asking questions and sharing their thoughts. The location of the retention basin was discussed, the area thought to be the retention basin would be the best option but it is located on another property. Storm water is currently not being retained at the Industrial Park and the improvement costs should fall to the Port Authority by rights. The project has to be re-bid due to the 10% difference regardless.

Mr. Mucci made a motion to reject all the bids, Mr. Mavromatis seconded.

**VOTE BY ROLL CALL: All said Yes. Motion passed.**

Mr. Fabian opened the floor for the Board to discuss the direction they wished to go. Mr. Mucci then asked the Fiscal officer about financial status of the Authority. Mr. Hays stated according to the Budget Appropriations passed we are spending more than bringing in, but already have a healthy carryover of about 3.5 million dollars. The EPA doesn't like the Authority to carry a large balance. We have 1.1 million set aside already for the construction, which did not include the prevailing wages which are required. Mr. Mavromatis asked Mr. Hays how much in funding is left per year after expenses, Mr. Hays stated about \$800,000-\$900,000. Mr. Mavromatis discussed the long term of the Authority, benefits of building now and the time period of 20 years down the road.

Director Anita Petrella was asked to weigh in on the scale down options, she explained her reasons for not doing so which included the original plans for heating the building to enable staff to do maintenance on the trucks, no windows requiring more electricity use in the long run, the loss of the block to protect the bottom of the building from rust, dents and holes over time, just to name a few.

Mr. Mavromatis stated to the Board they need to decide if they want the building or not; he then spoke on the current conditions of the location in Jefferson, that the Belmont location is already taken care of. Mr. Dawson, Mr. Krajnyak, Mr. Bell, Mr. Luckino, Mr. Kolanski, Mr. Irvin, each spoke about their reasons for not delaying, cutting back or scaling back on different areas for construction of the building. Mr. Fabian stated it sounds like the Board is in consensus in sending out an adjustment and rebidding the original design. Mr. Dawson addressed the water retention area costs again, members discussed briefly. Mr. Kayafas stated the Authority cannot get a permit to building without having our calculations and retention in place for construction. How others property owners were able to do so was questioned.

Mr. Kayafas stated he could adjust the estimate and send out a rebid on the original design if the Board so wishes. Mr. Hays spoke about the Solid Waste Plan which is approved by the Ohio EPA. The budget in the Plan does not include a building; however there is a narrative that says we reserve the right to. Director Anita Petrella had spoken to the consultant, Jamie Zawila about it, who didn't think it would be an issue with the EPA. Attorney Albin Bauer was contacted with the amount of \$1 million, and he said it shouldn't be a problem, but now the amount is much higher. Members agreed the EPA should be contacted to be sure.

The Timeline for the building project was discussed. Mr. Kayafas stated he would like to make some changes when putting it out to bid again. Rebidding dates were discussed.

Mr. Krajnyak made a motion to re-advertise for new bids for the building with modifications, alternates and new estimate. Mr. Mucci seconded. **VOTE BY ROLL CALL: All voted Yes. Motion approved.**

**ADJOURNMENT:** A motion was made by Mr. Mucci to adjourn at 6:04PM, seconded by Mr. Sproul. **Vote: All said Aye. Motion passed.**

**ATTEST:** \_\_\_\_\_  
Scott Fabian, Chair

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Mark McVey, Vice Chair