

**JEFFERSON BELMONT REGIONAL SOLID WASTE AUTHORITY
MINUTES FROM REGULAR MEETING OF MAY 13, 2019**

ROLL CALL:

PRESENT: Mike Bianconi, Jerry Echemann, Barbara Godwin, John Goosman, Tony Kolanski, Robert Krajnyak, Joe Luckino, James Mavromatis, Mark McVey, Domenick Mucci

ABSENT: Chuck Dawson, Scott Fabian, George Irvin Jr, Frank Petrola, Rob Sproul

OTHERS: Anita Petrella, Dave Hays, Natalie Lysle, Louise Holliday, Gus Kayafas, Terry Bell

A quorum being present, Vice Chair Mark McVey called to order the regular meeting of the Jefferson Belmont Regional Solid Waste Authority Board at the Steubenville City Hall Pugliese Room, 115 S Third Street, Steubenville, Ohio at 5:30PM on, Monday, May 13, 2019.

MINUTES: A motion to approve the April 15, 2019 regular monthly meeting minutes was made by Mr. Mucci and seconded by Mr. Echemann. **Vote: All said Aye, with Mr. Goosman abstaining. Motion passed.**

STAFF REPORTS:

Fiscal Report: Anita Petrella

With Mr. Hays on vacation, Anita Petrella reported Apex Report showed totals of Out-of-District \$23,320, Out-of-State \$73,180, Out of State with .50 cent Contract Fee \$36,590, with a total of \$137,758.02.

Non-Payroll Expenditures were provided with no questions. Ms. Petrella stated the school paper payments and Comprehensive Insurance were two of the larger payouts. Infinite Electronics were paid for the two Electronic Collections held, \$18,868.19 for Jefferson and \$16,377.16 for Belmont's. Adding that the cost of the CRT type TV's recently increased to 75 cents a pound, instead of the \$23 each, so the Board may wish to discuss increasing the \$10 shared cost for next years Collections. Mr. Mavromatis asked if the amount included the deduction of the money collected? Ms. Petrella stated it did not, about \$3,000 was collected for the TV's at the Jefferson site, making the approximate cost for the Authority a little over \$15,800 for that Collection day.

Mr. Krajnyak entered the meeting.

Statement of Revenue and Expenditures for April were quickly reviewed with bottom line equivalence of \$4,286,197.64 by Anita Petrella.

A motion to accept the fiscal officer's report and approve Expenditures for April 2019 was made by Mr. Mavromatis and seconded by Ms. Godwin. **VOTE: Unanimous, Yea, by roll call. Motion passed.**

Director's Report: Anita Petrella

Ms. Petrella asked the Board to approve the replacement of the 2005 F550 Dump truck that is mainly used in Belmont County. With 164,854 miles, it is not repairable and unsafe according to a written summary from Steubenville Truck. She obtained an estimate for a new one with a dump for \$59,764 from Team using the State Purchasing discount, and asked the Board for \$60,000 to purchase it. She has spoken to Mr. Hays about it and he stated the Authority does have the funds available in Capital Equipment. She would trade in the old one if they would take it to go towards the new truck. She explained Team Ford can't order in any more trucks, they

have balanced out, but they did find this one in Columbus for the Authority and could possibly have it here this week if approved. What the truck is used for was explained by Ms. Petrella.

Mr. Luckino made a motion to approve the purchase of the new dump truck from Team Ford using the State Purchasing for up to \$60,000; trading in the old one if able to do so. Mr. Kolanski seconded. **VOTE: Unanimous, Yea, by roll call. Motion passed.**

Ms. Petrella discussed the condition of the cement at the Cell in Wintersville, explaining it was put in over 12 years ago and is now deteriorated and needing replaced. Reminding the Board the green tarp was replaced a year or so ago. She presented two options, one being asphalt. She has an estimate for \$13,636.14 for the 34X61 area. Concrete would be the second option but would cost more and take weeks to cure. She checked with Mr. Hays and he stated they have plenty in the general fund to cover the costs for either. Mr. Kolanski stated by figuring he estimated the concrete would cost around \$25,000 without labor or form, concrete is currently about \$115 a yard.

Mr. Bianconi made a motion to approve the new asphalt at the Cell, Mr. Luckino seconded. **VOTE: Unanimous, Yea, by roll call. Motion passed.**

Ms. Petrella welcomed and introduced the new Board member John Goosman. Ms. Petrella then presented former Board member Terry Bell a plaque and a cake in appreciation for his years of service on the Board. Mr. Bell told the Board he had enjoyed the time he spent on the Board.

JEFFERSON PROPERTY/BUILDING: Gus Kayafas

Mr. Kayafas stated he was in attendance to answer questions Board members had in regards to the new building plans, he really had nothing new to report other than he was contacted by another business out of Pittsburgh who is interested in bidding on the building next time they are accepted, they come recommended by an associate of his. The time table was discussed; he explained that the Ratification will take 60-90 days; then put out to bid soon after. He stated one advantage to the project delay is that they may get better pricing for fall/winter because contractors are very busy in the spring which drives up the cost.

Ms. Petrella stated Mr. Kayafas was asked to be present for some members who had questions at the last meeting, explaining if they decide to proceed, then next month Resolutions would be passed, followed by 90 days for Ratification of the Budget. If they decide not to proceed, the project will need to be scrapped, members could now ask questions.

Mr. Mucci asked how the bids got so far off from the estimate he had provided. Mr. Kayafas explained that his spreadsheet presented at the March 25th meeting showed a breakdown of costs by bidders. The major differences were the Site Work, which had a big spread due to the discovery of the condition of the soil at the site, also the Retention Basin that was thought to be already in place on the Riley property, as they were told by the Jefferson County Port Authority and others, was not in place and would now need to be added and paid for by the Authority. Then the addition of the prevailing wage just before putting out the bid, which was not previously thought to be required or included in his estimate, was then included in the bids. He had presented an alternative design for the Board to consider with cheaper options at a previous meeting for the building; which included reducing square footage, making rear entrances instead of drive through design (but that required more paved area outside), eliminating masonry around the base of the building; eliminating some windows, eliminating the work for future loading

dock, lowering building elevation, and eliminating some heating elements in the building. These changes would have had a net savings of about \$186,000. For each of those he had noted a “No” next to them as he reviewed them with the Board members as per their wishes, because members felt they wanted to include all of those elements leaving the building as it was as those savings weren’t worth the cuts.

Metal buildings versus pole barns were discussed. Mr. Kayafas explaining the metal buildings last longer. Mr. Kolanski spoke about working with Mark Stiles and his recent conversation with him about using a pole barn to save costs, and that Mr. Stiles told him he felt this was not a prevailing wage job. Mr. Luckino stated the County Commissioners had informed the Authority it was a prevailing wage job, Anita Petrella added that the Attorney Albin Bauer also said it was a prevailing wage job. Mr. Kolanski stated that Mr. Stiles does commercial buildings and estimated he could build it for about \$40 per square foot which without concrete is about \$600,000, but if he did do the job, he requests Mr. Kolanski oversee it. Mr. Kolanski said he feels the pole barn is the better way to go.

Mr. Kayafas explained that the soil conditions at the site may cause problems with a pole barn in the near future with cracks in the footers, cracked floors and slabs, etc. He could redesign the building for a pole barn but they have already paid engineers to recommend a footing for the building, he would have to have them do it for a pole barn if the Board wishes. The span of the building and fire proof materials were discussed. Mr. Kolanski suggested not heating the garage and making it a cold storage and not working on the trucks, eliminating the need for the exhaust system, which can be put in later. Mr. Kayafas stated if it is going to be submitted to the state as a cold storage then it can be an agricultural building, but that was not what he was asked to do. If it is to be heated it has to be insulated, if it is insulated it’s a condition and they do have to get rid of the carbon dioxide and have the detectors. A pole barn is not as long lasting as a Metal building, and that actually the building portion is only about 10-12% of the overall cost. The metal building is only \$215,000 of the costs. Mr. Kolanski discussed comparisons between tin and block for the building, and asked if there were guarantees for the block, adding he has seen the face fall off of brick in 25 years, he’s seen the same for concrete block, but tin has a 40 year warrantee. Mr. Kayafas stated the buildings in the spec did have similar warrantees. Mr. Luckino stated he thought they had decided they wanted condition space in the building, other members stated yes. Mr. Bianconi stated the items in the plan were what they wanted, and discussed another building with similar costs in Belmont. The Board discussed the issue further, Mr. Bianconi recommended rebidding the job as it already is and see if they are lower for a fall/winter project. Mr. McVey asked if there were any others opinions, with none he asked for a decision by the Board. Members agreed they can move forward with the Ratification if either type of building being discussed comes in under the amount.

A motion was made to move forward on the Budget Ratification process since either type of building will exceed what is already in the Budget by Mr. Mucci. Mr. Luckino seconded.

Discussion: Ms. Godwin asked if the amount for the Budget Ratification is \$2,000,000. Ms. Petrella answered yes it is, there are Resolutions with the amount to be passed next month. Lester buildings were discussed by Mr. Kolanski. Mr. Kayafas said he can contact Mark Stiles and do a comparison of the two types of buildings, the current plan at highest bid received is \$27 per sq. foot, and \$14 per sq. foot at the lowest bid. He will do a comparison of costs and bring them to the next Board meeting. The Board should also keep in mind the resale value of their investment. Mr. Kayafas will email Mr. Stiles the

Plans, then Mr. Kolanski will meet with them to review. With no further questions Mr. McVey asked for a vote on the motion.

ROLL CALL VOTE: All said Yes. Motion passed.

Mr. Kayafas will give the entire building plans to Mr. Stiles so he can do an estimate with the pole building as he is recommending to Mr. Kolanski, he believes that once he has all the information he will see it is not as he is estimating.

EXECUTIVE COMMITTEE REPORT:

None.

FINANCE COMMITTEE REPORT:

None.

PERSONNEL COMMITTEE REPORT: Mark McVey

None.

PLANNING COMMITTEE REPORT: Jim Mavromatis

None.

Ms. Petrella explained that a Planning Committee meeting will need to be held after the Regular Board Meeting in June for the Resolution for the Ratification. With this in mind the meeting should be held at 5 instead of 5:30 to allow time after. Members were confused about the Committee doing a resolution after the full Boards Resolution, the ORC with the order will be sent to members so they can better understand it.

A motion was made to move the June Meeting time to 5PM by Mr. Mucci and seconded by Mr. Echemann. **VOTE: All said Aye. Motion passed.**

GRANTS/SPECIAL EVENTS COMMITTEE REPORT: Barbara Godwin

None.

SEARCH COMMITTEE REPORT: Terry Bell

Mr. Luckino stated the current office building on Canton road is pending sale, and the new owner has plans for it and would like a timeline of when we will be out of it, the new owner wants to work the JBGT but cannot extend past the agreed date, Mr. Luckino asked Ms. Petrella if she knew what that date was. She stated they expect to be out by July 2020 but an agreement wasn't signed.

LANDFILL REPORT:

None.

OLD BUSINESS:

Ms. Petrella explained that if the Resolutions are passed next month the Ratification Process will begin immediately, she has a very reasonable estimate from Jamie Zawilla to do the Ratification Process for \$2,700, and believes it is well worth it to ensure there are no issues that cause further delay.

NEW BUSINESS:

Next meeting set for Monday, June 10, 2019 at the Bellaire Public Library at 5PM.

ADJOURNMENT: With no further business to come before the board, the meeting was adjourned at 6:25 pm. with a motion by Mr. Mucci, seconded by Ms. Godwin. **VOTE: All Said Aye.**

ATTEST:

Mark McVey, Vice Chair

Mike Bianconi, Secretary