

MINUTES OF REGULAR COUNCIL MEETING
June 8, 2021

The Meeting of City Council was called to order at 7:30 p.m. with Mayor Barilla presiding. The meeting was opened with the Pledge of Allegiance followed by Roll Call.

Present were Council members Dressel, Hahn, Paul, Petrella, Timmons, Villamagna, & Anyabwile.

Also present; City Manager Jim Mavromatis, Law Director Costa Mastros, Police Chief Bill McCafferty, Urban Projects Director Chris Petrossi, Engineering Director Mike Dolak, Utility Director Chuck Murphy, Parks and Recreation Director Lori Fetherolf, & Ross Gallabrese from the Herald Star.

APPROVAL/CORRECTION OF MINUTES

Minutes were approved by Mrs. Hahn for June 1, 2021. Second by Mr. Timmons. Roll Call. All Ayes. So moved minutes accepted declared Mayor Barilla.

PETITIONS/COMMUNICATIONS

Mayor Barilla – “Petitions and Communications Madame Clerk?”

Mrs. Haley – “I have four that I’ll read during the ordinances.”

Mayor Barilla – “Thank you Madam Clerk.”

ORDINANCES AND RESOLUTIONS

NO. 2021-29 – BY THE PLANNING COMMITTEE – 3rd reading

Messrs. Villamagna, Hahn, Petrella

AN ORDINANCE AMENDING ORDINANCE NO. 1992-20, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF STEUBENVILLE, OHIO, BY REZONING PROPERTY OWNED BY THE DIOCESE OF STEUBENVILLE, LOCATED AT 3100 ST. CHARLES DRIVE, STEUBENVILLE, OHIO, FROM “R-1A” LOW DENSITY RESIDENTIAL DISTRICT AND “R-2” MEDIUM DENSITY RESIDENTIAL DISTRICT TO “P” PUBLIC AND SEMI-PUBLIC DISTRICT.

Mrs. Haley – “The first one is a letter from Chris Petrossi to Teresa DiCarlantonio. Dear Ms. DiCarlantonio: I have reviewed the above referenced application for rezoning in conjunction with Section 1191.03(e) of the Zoning Code, “Guidelines for Evaluation of Application for Zoning Map Amendment”, and offer the following comments regarding same: 1. The City’s Land Use Plan, as established by the Comprehensive Plan, identifies proposed future land use in this vicinity as conservation with civic/institutional land use to the east, high density residential to the north, and low density residential land use to the west and south of the site. 2. The proposed amendment to the zoning map is being completed to correct the zoning classification of the site so that it complies with existing requirements which will enable improvements to the athletic facilities at the site to be completed. Existing land uses in the immediate area of the proposed project are residential and public/semi-public. This development has coexisted with these uses surrounding this site for an extended period of time, therefore the project appears to be compatible with adjacent uses. 3. The City has the capability of providing public services to the site, the location is served by existing public water supply and sanitary sewer facilities. 4. The proposed rezoning will not create or contribute to known unsafe or hazardous conditions. 5. The proposed rezoning will not create an isolated zoning district unrelated to adjacent districts since the “P”, Public and Semi-Public District already exists to the east of the site; therefore this could not be considered “spot zoning”.

In conclusion, based upon the above, I recommend that the Commission submit a positive recommendation to City Council regarding this application for rezoning. Sincerely, Christopher J. Petrossi. The second letter is from Teresa DiCarlantonio to City Council. It says Dear Members of City Council: At its regular meeting of June 7, 2021, a public hearing was held by the Steubenville Planning and Zoning Commission with regard to the above referenced application for rezoning. After comment and discussion, the Commission voted to send a positive recommendation to City Council with regards to the proposed rezoning. Attached for City Council’s consideration is a copy of the staff report prepared regarding the above. I request that City Council take into consideration the recommendation of the Planning and Zoning Commission with regard to the above application for rezoning. If you have any questions, please do not hesitate to contact me. Sincerely, Teresa DiCarlantonio.”

Mr. Villamagna made a motion to accept the letters and make them apart of the minutes. Second by Mr. Timmons. Roll Call. All ayes. So moved motion carried declared Mayor Barilla.

Mayor Barilla – “You’ve heard the third and final reading of Ordinance No. 2021-29. If you wish to speak on Ordinance No. 2021-29 please step forward and state your name and address.”

Mr. Villamagna called question. Roll Call. All ayes. So moved Ordinance No. 2021-29 is duly adopted declared Mayor Barilla. This ordinance will go into effect on July 8, 2021.

NO. 2021-30 – BY THE PLANNING COMMITTEE – 3rd reading

Messrs. Villamagna, Hahn, Petrella

AN ORDINANCE AMENDING ORDINANCE NO. 1992-20, AS AMENDED, THE ZONING

ORDINANCE OF THE CITY OF STEUBENVILLE, OHIO, BY REZONING PROPERTY OWNED BY THE DIOCESE OF STEUBENVILLE, LOCATED AT 200 ROSEMONT AVENUE AND 100 ETTA AVENUE, STEUBENVILLE, OHIO FROM “R-1” LOW DENSITY RESIDENTIAL DISTRICT TO “P” PUBLIC AND SEMI-PUBLIC DISTRICT.

Mrs. Haley – “The first letter if from Chris Petrossi to Teresa DiCarlantonio. Dear Ms. DiCarlantonio: I have reviewed the above referenced application for rezoning in conjunction with Section 1191.03(e) of the Zoning Code, “Guidelines for Evaluation of Application for Zoning Map Amendment”, and offer the following comments regarding same: 1. The City’s Land Use Plan, as established by the Comprehensive Plan, identifies proposed future land use in this vicinity as civic/institutional with similar proposed future land use to the east and low-density residential land use to the west, north and south of the site. 2. The proposed amendment to the zoning map is being completed to correct the zoning classification of the site so that it complies with existing requirements. Existing land uses in the immediate area of the proposed project are residential and public/semi-public. This development has coexisted with these uses surrounding this site for an extended period of time, therefore the project appears to be compatible with adjacent uses. 3. The City has the capability of providing public services to the site, the location is served by existing public water supply and sanitary sewer facilities. 4. The proposed rezoning will not create or contribute to known unsafe or hazardous conditions. 5. The proposed rezoning will not create an isolated zoning district unrelated to adjacent districts since the “P”, Public and Semi-Public District already exists to the east of the site; therefore this could not be considered “spot zoning”. In conclusion, based upon the above, I recommend that the Commission submit a positive recommendation to City Council regarding this application for rezoning. Sincerely, Christopher J. Petrossi. The second letter is from Teresa DiCarlantonio to City Council. It says Dear Members of City Council: At its regular meeting of June 7, 2021, a public hearing was held by the Steubenville Planning and Zoning Commission with regard to the above referenced application for rezoning. After comment and discussion, the Commission voted unanimously to send a positive recommendation to City Council with regards to the proposed rezoning. Attached for City Council’s consideration is a copy of the staff report prepared regarding the above. I request that City Council take into consideration the recommendation of the Planning and Zoning Commission with regard to the above application for rezoning. If you have any questions, please do not hesitate to contact me. Sincerely, Teresa DiCarlantonio.”

Mr. Villamagna made a motion to accept the letters and make them apart of the minutes. Second by Mr. Timmons. Roll Call. All ayes. So moved motion carried declared Mayor Barilla.

Mr. Dressel – “I have a question; on page two of the ordinance under; just up from the bottom it says Parcel No. 0711523-004 I think the second and third paragraph don’t belong in this deed or whatever this is because in the legal description of the property because it’s talking about property in Mount Pleasant.”

Mr. Paul – “I did see that.”

Mr. Dressel – “Do you think Costa they need to be stricken?”

Mr. Mastros – “Page two or three?”

Mr. Paul – “Second ordinance.”

Mr. Mastros – “Page two of that ordinance?”

Mr. Dressel – “It’s the second and third paragraphs.”

Mr. Paul – “Right where the date and the approval from the Mayor and everything. The Parcel No. 004; situated in the Village of Mount Pleasant.”

Mr. Dressel – “Then the one after that names two streets that don’t exist in Steubenville. And the one above it is talking about the property in Steubenville that we are actually discussing.”

Mr. Mastros – “Yeah I’m not how that legal description.”

Mr. Dressel – “Do you want to table this for a week or we can make a motion to get this corrected.”

Mr. Mastros – “I think that’s more appropriate.”

Mr. Dressel makes a motion that the legal description in Parcel No. 0711523-004 be corrected before the Mayor’s signature. Second by Mr. Paul. Roll Call. All ayes. So moved motion passed declared Mayor Barilla.

Mr. Mastros – “Just so everybody is aware when we typed this up I was working with Frankie in Chris’s office and these deeds were a little old and we thought we had them figured out but we’ll fix it.”

Mayor Barilla – “You’ve heard the third and final reading of Ordinance No. 2021-30. If you wish to speak on Ordinance No. 2021-30 please step forward and state your name and address.”

Mr. Villamagna called question. Roll Call. All ayes. So moved Ordinance No. 2021-30 is duly adopted declared Mayor Barilla. This ordinance will go into effect on July 8, 2021.

NO. 2021-44 – BY THE FINANCE COMMITTEE – 2nd reading

Messrs. Paul, Dressel, Timmons

AN ORDINANCE ADOPTING A TAX BUDGET FOR THE FISCAL YEAR 2022 FOR THE CITY OF STEUBENVILLE, OHIO PROVIDING FOR A PUBLIC HEARING THEREON.

REPORT OF COMMITTEES

Mr. Dressel – No Report

Mrs. Hahn – “Yes so tomorrow night here in Council Chambers at 7:00 p.m. is the Parks and Recreation Board meeting and it is opened to the public anyone is welcomed.”

Mr. Paul – No Report

Mr. Petrella – No Report

Mr. Timmons – “I just have one quick thing. I had an issue and the citizen called me Saturday morning and I just wanted to say thank you to Chuck Murphy for you know I told the citizen it might be next week before you hear anything you know because it’s a weekend but within an hour or two you know the customer was taken care of and he thanked me so I wanted to thank you. I appreciate it.”

Chuck Murphy – “I would like to recognize that (all inaudible) took care of the work as far as Jim and Jeff.”

Mr. Timmons – “Alright I appreciate that too. Thank them for me.”

Mr. Villamagna – “Yes Mayor I want to sunshine an ordinance.” Mr. Villamagna sun shined an ordinance under the Planning Committee; an ordinance declaring the buildings and structures located at 3953 Argonne Avenue, 1246 Oak Grove Avenue, 1300 Oak Grove Avenue, 1414 Pennsylvania Avenue, 1405 Pennsylvania Avenue, and 1420 Pennsylvania Avenue to be unsafe structures as defined by Section 108 of the Property Maintenance Code of the City of Steubenville, Ohio and declaring such to be a public nuisance and ordering the removal or demolition of such unsafe structures.

Mrs. Anyabwile – No Report

REPORT OF ADMINISTRATIVE OFFICERS

Mr. Mavromatis – “Thank you Mayor. I received an email from the National League of Cities and I’m going to forward this to all of Council. These are new updates on guidance on how we can spend the money once it arrives. Dave Lewis has (all inaudible) pedigree information so that they have an account set up under his name and the city’s so it’s just a matter of time until we get our money here. But the guidelines they keep changing and they keep (all inaudible) so I’m going to send this to Council you can pull up exactly what’s in there and Chuck I have one for you that I’m going to give you that deals with specifically with wastewater and water and I’ll give Jimmy Jenkins a copy tomorrow so that will give you a chance to get an idea on what our money is going to be spent on.”

Mr. Villamagna – “So it’s still a working progress?”

Mr. Mavromatis – “Absolutely. They’re just getting the money out and again the guidelines are the biggest thing. Everybody is going through the same thing; how we spend this; (all inaudible); because we’ll eventually have to do reports to the Treasury Department on how our money is spent. I talked with Lori today and it’s a little disturbing but it’s not unexpected when you have a water pump at the pool that’s so old the pump is out and we had a contractor in here trying to fix it. What parts do we need to at least get it up and running because it’ll take 72 days if we can find one and get a new pump to put in there? That would knock out our whole season then but it happens it’s an old system but at least we caught it and we have our contractors that are trying to put this back together again and see what parts that we need there. That’s where we’re at right now with that. Pool does have water correct?”

Lori Fetherolf – “It’s already to go. He did tell me before I talked to you that hopefully by the weekend.”

Mr. Mavromatis – “Okay.”

Mr. Timmons – “Can I ask a question? Is that something you know after the season is over that we can look at maybe replacing so it doesn’t happen again?”

Lori Fetherolf – “I’m going to put it in the budget so we can get one the first of the year.”

Mr. Mavromatis – “I already talked to our accountants in there Jeff, and I told him to look to see where we could get the money. If we can get it ordered and it’s going (all inaudible) I would rather if we have the money to get it ordered or to get it in so we don’t have to worry to try and order it next year and then wait and we can’t get it. But I’ll keep Council appraised on that so it’s going to be somewhere between five and seven thousand dollars for it. All of you I’ve passed out tonight by Mr. Murphy he’s our superintendent of wastewater; he has a presentation that he would like you to look at so I’d like him at this time Mayor to fill the rest of my time but all of you should have a copy of this. This is a project on Lincoln Blvd. sanitary sewer emergency sewer repair. Chuck if you would.”

Chuck Murphy – “Ladies and gentlemen what we have is if you follow with me or to some degree (all inaudible) of our emergency sewer repair project. We’re going to be moving forward with ordinances for them to go ahead to authorize the City Manager to go ahead and to get this project constructed as well as dealing with the (inaudible) loans and things of that nature. It is an emergency project because the line is in very seriously bad condition. I don’t know how much longer it’ll hold off and you only got one way on and off that hill so of course it is a very important matter to get this nailed down as quickly as possible. On that end I have with me here Meredith Welle from HDR Engineering and she’s going to give you folks the Council here a presentation to fill you in on how we plan on proceeding.”

Meredith Welle – “So a sink had opened up on that slopped grassy area between Lincoln Blvd. and Lincoln Ave. probably about a year and a half ago. Right in the area where those concrete steps go up to Lincoln Blvd. the sink hole was repaired pretty quickly but we did some investigation to figure out what caused the sink hole in the first place and as it turns out the sewer line that runs under that area between Lincoln Blvd. and Lincoln Ave. well collapsed. This picture here which was taken using CCTV shows that there is a large void in the pipe. We also went a little bit up stream and looked at other sections of the pipe and it looks like an elephant sat on it so it’s in very poor shape and unfortunately needs to be replaced in order to prevent any future sink holes from developing. So we’ve been working on putting together a set of plans to replace about 675 linear feet of 12 inch PVC sewer pipe that runs along Lincoln Blvd. and between Lincoln Blvd. and Lincoln Ave. So the plan is to

abandon the existing sewer line which runs more or less in the middle of the road along Lincoln Blvd. and down to Lincoln Ave.; along the middle center line of the road and what we're going to do is we're going to replace it with new pipe over here at Lincoln Ave. all the way up to Lincoln Blvd. There will need to be some level of maintenance of traffic in this area during construction. We'll need to shut down one lane at a time. We plan to have flaggers both down here at the intersection of Lincoln Blvd. and Lincoln Ave. and up here towards the top of construction on Lincoln Blvd. to help slow down traffic or (all inaudible) it wouldn't be enough to have like a stop light it's too risky with the curves in the road. We were there recently and there was a lot of school buses and other residential traffic go up and down this road on a regular basis. So we are wrapping up the plans now on the design on the sewer line replacement. We do plan to solicit bids in July. We will be reaching out to the Ohio EPA for loans so and we will need to obtain a permit to install the sewer line from them as well. We hope all of that will be wrapped up towards the end of September hopefully sooner since it is an emergency sewer line replacement and hopefully the contractors will get started at the beginning of October. Our hope is that not a lot of the asphalt plants are shut down at the time and we can adequately close up everything at the end of every day. We plan to do the construction in small segments and have everything buttoned up when they leave for the day. The project will only take a few months and we expect it to be done at the end of spring end of April of 2022. We are estimating the cost to be around \$526,000 obviously there's a little bit of a plus or minus here; construction costs have gone up recently due to material costs so it can be anywhere between \$500,000 - \$579,000 is our estimate. Are there any questions?"

Mr. Paul – "If it needs to be done it needs to be done. We'll do it."

Mrs. Hahn – "Can I ask one question but it's really for the City Manager. Is there a chance that this particular project can fall under any of those funds coming to us?"

Mr. Mavromatis – "It's possible the question is just when the money is released. This is going to be shovel ready at some point. It just depends on what the guidelines are and when we get the money. So I'll be able to answer that once I have those questions there. Absolutely whatever we can legally do we're going to try to use our money to save what we have already but again we have several different things that we lost revenue on so we're going to have to look at everything and bring it to Council so you have an idea what we're doing. Thank you. Yes sir."

Mr. Mastros – "Meredith and Chuck just for the emergency aspect what do we risk if we wait or if we do nothing just so I can prepare?"

Chuck Murphy – "If we wait what needs to be understood is with this particular project is we actually did video inspection when we first became aware of this about a year and a half ago and the thing is we were trying to hold off if we could because sometimes these things you can get away with that and that way we're not tying up funds too early too soon and then make it difficult to get other projects where they have to get done or taken care of. Unfortunately yeah when we really inspected the damage was even significantly worse. It deteriorated a lot more rapidly than what we normally see under these types of conditions which means the risk is significant."

Mr. Paul – "The date on here is 9-21-2020 so I agree we need to move forward with this because you took those pictures then and I don't know what this hole is going to look like; your sink hole and I can see (all inaudible) so the longer we wait the worse it's going to be and who knows what else will happen. So I'd rather sooner than later to get this fixed and that's why our water rates you know we didn't like doing it but we had to raise the rates and I think that's exactly what we need to do to move this project forward."

Mr. Villamagna – "Chuck that portion of Lincoln Blvd. comes down right above that little piece of pie that we're talking about because if this would collapse all together and wash out that's the danger of collapsing that road am I correct?"

Chuck Murphy – "I'll be honest with you I can't say for sure. It all depends."

Mr. Villamagna – "I know but it could possibly collapsed that road?"

Mr. Paul – "Well Meredith said it's in the center of the road so if we have that problem..."

Mr. Dressel – "Yeah if it collapses now you'll have to replace it now."

Mr. Paul – "And there's only one way up and down that hill."

Chuck Murphy – "Exactly. The thing is we'll have to go look at emergency services in that nature which we did to make sure that there is an ability to get on and off the hill as quickly as possible (all inaudible) is going to be taking care of part of this project."

Mr. Mastros – "Chuck you're requesting Council to pass this not only as an emergency piece of legislation but as an emergency action under, I can't remember the code section which will allow us to move forward immediately, no bid, get everything in line and go do it."

Chuck Murphy – "Correct. We were looking to go ahead and do this as similar as we did to 6th Ave. where we went ahead and got three or four qualified contractors and they went ahead and returned a number on the project and then we selected the lowest most qualified bidder."

Mr. Mastros – "I can do that."

Mr. Petrella – "I got a question. Chris is there any money available out of your department for this?"

Chris Petrossi – "No not right now. Everything has been allocated."

Mr. Mastros – "You're Honor I have no report however I'm going to ask as I referenced last week for us to go into executive session briefly as the City Engineer wants to brief you all on a possible purchase of property regarding to our Phase 3 Lovers Lane Project. So we'll need a motion for that."

Mr. Paul made a motion to go into executive session following public forum to discuss the possible purchase of property for the Phase 3 Lovers Lane Project. Second by Mr. Dressel. Roll Call. All ayes. So moved motion carried declared Mayor Barilla.

MISCELLANEOUS REPORTS

PUBLIC FORUM

Council Chambers were cleared for Executive Session.
Council Chambers were reopened for adjournment.

Mr. Paul moved to adjourn. Second by Mr. Timmons. Roll call. All ayes. So moved; meeting adjourned declared Mayor Barilla.

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____
MAYOR