

51ST GIRARD CITY COUNCIL  
 MONDAY, APRIL 10, 2023  
 REGULAR MINUTES/JOURNAL

PLEDGE

ROLL CALL

PRESIDENT OF COUNCIL	MR. REYNALD J. PAOLONE	PRESENT
FIRST WARD COUNCILMAN	MR. KEITH SCHUBERT	PRESENT
SECOND WARD COUNCILMAN	MR. MARK STANDOHAR	PRESENT
THIRD WARD COUNCILMAN	MR. JEFFREY KAY	PRESENT
FOURTH WARD COUNCILMAN	MR. THOMAS GRUMLEY	PRESENT
COUNCILMAN-AT-LARGE	MS. LILY MARTUCCIO	PRESENT
COUNCILMAN-AT-LARGE	MR. JOHN MOLITERNO	PRESENT
COUNCILMAN-AT-LARGE	MR. SAMUEL ZIRAFI	PRESENT

COMMUNICATIONS

OHIO DIVISION OF LIQUOR CONTROL NOTICE OF LEGISLATIVE  
 AUTHORITY-FAMILY DOLLAR STORE

MOTION ZIRAFI SECOND SCHUBERT TO NOT CONTEST THE OHIO  
 DIVISION OF LIQUOR CONTROL NOTICE OF LEGISLATIVE  
 AUTHORITY-FAMILY DOLLAR STORE.

SCHUBERT - 2  
 STANDOHAR  
 KAY  
 GRUMLEY  
 MARTUCCIO  
 MOLITERNO  
 ZIRAFI - 1  
 PASSED 7 YES VOTES

ADDITIONS & DELETIONS

NONE

ACCEPTANCE OF THE AGENDA

MOTION ZIRAFI SECOND SCHUBERT TO ACCEPT THE AGENDA OF  
 APRIL 10, 2023 AS WRITTEN.

SCHUBERT - 2  
 STANDOHAR  
 KAY  
 GRUMLEY

MARTUCCIO  
 MOLITERNO  
 ZIRAFI - 1  
 PASSED 7 YES VOTES

APPROVAL OF THE MINUTES

MOTION MOLITERNO SECOND STANDOHAR TO APPROVE THE MINUTES  
 OF THE REGULAR MEETING ON MARCH 27, 2023 AS WRITTEN.

SCHUBERT  
 STANDOHAR - 2  
 KAY  
 GRUMLEY  
 MARTUCCIO  
 MOLITERNO - 1  
 ZIRAFI  
 PASSED 7 YES VOTES

CITIZEN COMMENTS

**MRS. WILSON:** Fran Wilson, 117 Ella Street.

First I want to thank the fire department for coming out to my house. Thank you. Your guys are really great. All I wanted was an answer. I just called to get a question answered. The day we had the big storm everything in my house went crazy. Everything. My dog went crazy, too. All my alarms. So I just called to ask, is this normal? It's never ever happened before. They said, we'll send a truck down. I said, I just need an answer. But anyway, I got it taken care of.

But I'm just going to ask again -- I know you might be working on it and you might not. But we have some money out there. Are we ever going to get a sign where the tree is? Because someone told me there is electricity going to that tree now. Before we didn't have electricity going to the empty lot where the Christmas tree is. But if we had a sign there stating, you know, we're going to have -- whatever we're going to do in town. Because one thing we don't do a very good job, because of the way we are now in Girard -- it's a small group -- we had the Covid that came along so we were losing a lot of information. And our priest even called me in to talk to me one day about problems they were having with communication and I said, I wish I could help.

But anyway, if we had something there announcing when we were going to do something in town, you wouldn't have people after the fact telling you -- and I know it

happened with me -- how come we didn't know, Franie, that they did something down there for the kids at Christmastime? Because some of the parents are too busy. They don't pay any attention to that. And if I don't see it -- I think I'm the only one in the family that really gets the Vindicator or Tribune. No one gets the Vindicator. No one gets the Trib. I'm sure you have that in your family. You don't get all that information. And if you don't know somebody or see it somewhere, then you don't know it happened. Just a sign. Thank you.

REPORTS OF OFFICERS AND DIRECTORS OF THE CITY

MAYOR JAMES J. MELFI PRESENT  
MAYOR MELFI:

Just one item, Mr. Chairman: Today, as promised -- I did meet about a month or so ago with the owner of HHH and he said that he would begin about the middle of this month in starting to make repairs to it. And as he said, today they began. And the blue tarp is gone and some windows are in in the old Olgun's. So we'll believe that it will continue and refurbish that corner. That's it, Mr. Chairman.

COMMENTS: No comments.

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SAFETY/SERVICE DIRECTOR JERRY LAMBERT PRESENT  
MR. LAMBERT:

I have no report tonight.

COMMENTS: No comments.

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LAW DIRECTOR BRIAN KREN, ESQ. PRESENT  
MR. KREN:

Thank you. The city received another almost \$1,400.00 check for the opioid class-action lawsuit. And I'm just now turning it over to the auditor.

Council may remember at the end of last year I did the ordinance for the public defender's office and I mentioned, as council may recall, that the county is delayed in sending that contract that was for 2022 and as anticipated they now sent the one for 2023. The same price and everything. So we would need another legislation that I would ask for next meeting to enter into a contract for the public defender with the county.

And last, I meant to pass this out. I don't know if anybody realizes but we have an election coming up and we have the recreation ballot, levy. But the state had changed the ballot language. So this will be our first levy election with the new language, and I'm sure some of you may get questions or notice it. So I will pass this

out after the meeting so you'll see what the new language will look like. And that's all I have.

COMMENTS: No comments.

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AUDITOR JULIE COLEMAN PRESENT

MS. COLEMAN:

No report this evening.

COMMENTS: No comments.

- - -

TREASURER MARK ZUPPO PRESENT

MR. ZUPPO:

No report, Mr. Chairman.

COMMENTS: No comments.

- - -

FIRE CHIEF JAMES PETRUZZI PRESENT

MR. PETRUZZI:

Thank you. Calls to date, 650. And Dustin Beauchene was appointed to the fire department last week. He has replaced Jim Quinn who is retired, and we're back to full staff. That's all. Thank you.

COMMENTS: No comments.

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POLICE CHIEF JOHN NORMAN ABSENT

COMMENTS: No comments.

#### COMMITTEE REPORTS

##### FINANCES - MOLITERNO-GRUMLEY-ZIRAFI

MR. MOLITERNO:

The only thing I would like to do is ask for a caucus time for the Finance Committee meeting at 6:30 on the 24th, which is our next regularly scheduled meeting.

COMMENTS: No comments.

##### ECONOMIC DEVELOPMENT - KAY-MARTUCCIO-MOLITERNO

MR. KAY:

We had a short meeting about Yellowstone Industrials tax abatement request and got some numbers from Nic and we were going to schedule another meeting at 6:15 on the 24th before the finance meeting.

MR. PAOLONE: 6:15 or 6:00 o'clock?

MR. KAY: 6:15 should be fine. And while we're on the subject of economic development, with the theater, I just had a couple of questions. I just wonder if it's ever been inspected by a professional inspector. I took the liberty of calling an inspector today to get prices on how much it would cost to do a once-over. I mean, I know I walked through it but I don't know what I'm looking at.

MAYOR MELFI: We had a team of architects -- a pair of

architects were in there. And they put forth an estimate along with the work for them that needs to be done. So as far as an inspection, the plumbing?

**MR. KAY:** No, we haven't had that at all?

**MAYOR MELFI:** No.

**MR. KAY:** And the architect report?

**MAYOR MELFI:** I don't have it with me. It's downstairs.

**MR. KAY:** That was what we were going to do to it?

**MAYOR MELFI:** Yes. What the assessment was and what needed to be done. And there is an estimate -- an architect's estimate, I believe, at 42,000.

**MR. KAY:** For?

**MAYOR MELFI:** For their work.

**MR. KAY:** Of just drawing plans?

**MAYOR MELFI:** Well, no, they don't draw plans. They are just going to assess everything -- direct us on what needs to be done as far as the construction phase.

**MR. KAY:** I'm not sure what our plans exactly were for the building. I mean, I know it was a movie theater before. Are we making it a movie theater? I just wanted to hear. I haven't heard everything.

**MAYOR MELFI:** Sure. First of all, this is something I've been talking about for four or five years with the owner and some other folks in town. There is no question that when available that that building could be pivotal in turning around our downtown. It's not a first. It's not unique. If you look, a lot of communities have community owned -- Maumee, Ohio has a very successful city-owned community theater. So it's not for movies. Obviously we all know about the Robins Theatre in Warren and how successful that has been.

It has been something that surprisingly has been excited -- people are excited about it. I've received numerous calls. I have, own my phone, calls from Mark Marvin from Warren. I have them from a community theater group from YSU. The Wellman family. Three generations of the Wellman family have called. So it is a centerpiece. And it's pivotal in our community. So I think at the price at \$72,900.00, I think it is reasonably priced where the city can get involved in a very slow way. But I think it's important to note that now that we own it, we now can receive grant money for this.

Is Nic still here somewhere? No. I spoke with Julie Green, the technical assistance grant that you just received with Youngstown and Liberty triggers bike trail and theater dollars. So you can't get it -- Mr. Sobnosky can't get it. It has to be owned by the community in order to trigger the grant dollars. So right away -- right out of the gate, even before we own it, we have the

ability to receive grant dollars or apply for grant dollars. Everything is competitive. There is no magic wand when you use the word grant. They have to be specific grant applications. In this case, it's the Appalachian Technical Assistance Grant. That's what triggers it. And you may or may not know but there is going to be a bundle of money brought to the Mahoning Valley with the Appalachian Grant dollars. We're looking at about \$50 million. Eastgate will be handling this. This is the pot of money that will improve downtowns, will improve all qualities of life, bike trails, parks associated with downtowns, rivers, boat launches, all the same. So that is the big money that is coming down the line for all of the Mahoning Valley. I am the chairman of the Mahoning River Mayors Association. I've been part of this discussion for about a year now. It's been part of our group's discussion. So that's what we have.

If we are going to make a move to make an improvement as a group, as a city, this is a perfect example. Right away out of the gate we have -- I spoke with Julie Green last week. She's going to do the application for us. We shoot out of the gate with an application that has possibilities.

**MR. KAY:** So the only thing I'm asking is I would like to see it inspected. I have no idea what kind of shape that building is in. To spend \$500.00 on somebody inspecting it to look at the plumbing and all that stuff, I don't think that's a lot to ask to do before we purchase it. That's all I'm looking at. I don't think it's going anywhere if we waited a couple of weeks. So I'm going to ask for that. I just wanted to ask the questions now while I had the floor. That's all I have, Mr. Chairman.

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**BUILDINGS & GROUNDS - SCHUBERT-STANDOHAR-KAY**

**MR. SCHUBERT:**

No report.

**COMMENTS:** No comments.

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**HEALTH & SAFETY - GRUMLEY-MOLITERNO-MARTUCCIO**

**MR. GRUMLEY:**

No report.

**COMMENTS:** No comments.

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**STREETS, SIDEWALKS & EMPLOYEE WELFARE - STANDOHAR-KAY-GRUMLEY**

**MR. STANDOHAR:**

I just wanted to thank the director of public services. I recently spoke with him about an issue that was brought to my attention on Park Avenue at the base heading towards Gary. There was some excess collection of water that was collecting on that street and Jerry has

already met with the property owners and discussed. It is going to be remedied and things will be leveled off where the water can get over to the catch basin on the other side of the street. So I just wanted to thank Jerry for addressing that quickly. And when I talked to him he had already addressed it, so I appreciate it.

**COMMENTS:**

**MR. GRUMLEY:** Mayor, I know you took a call from one of my constituents today about the issues with the traffic control and so forth with this pipeline. I mean, it's horrendous.

**MAYOR MELFI:** Right.

**MR. GRUMLEY:** They are the worst. They'll block off the middle of the street after you turn off of 422 and then turn you around to go down one more street and then get turned around to go halfway up that street. I mean, it's ridiculous. If they are going to block off a section of road coming off of 422, they need to block it off at 422. And they need to access to -- you know, they can't block off three sections across St. Clair. They can't block off Crumlin, Howard and Second Street all at one time. And then their vehicles, they don't care. They are like a bunch of hippies. They just don't care. I mean, I've argued with them enough. And I know you took a call from somebody that argues with me everyday about it. And I appreciate that. But we got to reel them in somehow, because they are just getting started. They told me they are going to be here another two months.

**MAYOR MELFI:** As we all know this is a subcontractor for Dominion. This is not Dominion. But my contact is with Dominion. So I did speak with him right away after the constituent called. I did go up there and she was accurate. Because when they had the line laid out it literally went from the old Moliterno house on St. Clair -- the middle of it -- all the way -- you have to be from that side of town to know that. So the old Moliterno house on St. Clair, all the way almost to the corner of Morris Avenue. So the constituent was absolutely accurate. They should have blocked it off at the bottom and I did tell the supervisor that. He said he would adhere to that in the future. So we'll go out there again tomorrow to see what the layout looks like.

**MR. GRUMLEY:** Thanks.

**UTILITIES - ZIRAFI-SCHUBERT-STANDOHAR**

**MR. ZIRAFI:**

No report.

**COMMENTS:** No comments.

**ZONING - MARTUCCIO-ZIRAFI-SCHUBERT**

**MS. MARTUCCIO:**

Just a reminder: On April 20 is a block watch meeting at the Girard Library at 6:00 p.m. April 22, Saturday, is Earth Day. It's our citywide cleanup. And just want to remind everybody, first ward Keith will be at Tod Park. Second and third ward will be at the Girard Library. Fourth ward Tom will be at Stambaugh Park. And if Sam, John and I could take each of those places. Sam could take the first ward, John could take the second ward and I'll go to the fourth ward. And we can keep in touch via cell phone if we need more volunteers. If too many people show up at Tod Park, maybe we can send some to the second ward. I know the city is helping each of the areas, also.

**COMMENTS:**

**MR. KAY:** Thanks, Lily. I got some fliers I'm passing out to the businesses as well downtown. I'm passing them out tomorrow, actually. And I'll walk the streets and make sure they have their information to have them help out as well. Their own properties downtown.

**ORDINANCES**

**51-57** **MOLITERNO** **THIRD READING**  
 AN ORDINANCE AMENDING CODIFIED ORDINANCE 765.02  
 ESTABLISHING THE LICENSE REQUIREMENTS FOR TRANSIENT  
 VENDORS OPERATING WITHIN THE CITY OF GIRARD, OHIO.  
**MOTION MOLITERNO SECOND ZIRAFI FOR PASSAGE OF ORDINANCE**  
**51-57.**  
 SCHUBERT  
 STANDOHAR  
 KAY  
 GRUMLEY  
 MARTUCCIO  
 MOLITERNO - 1  
 ZIRAFI - 2  
 PASSED 7 YES VOTES

**51-58** **MOLITERNO** **THIRD READING**  
 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE  
 TO ENTER INTO A CONTRACT FOR THE PURCHASE OF REAL ESTATE  
 FOR A PRICE NOT TO EXCEED \$72,900.00 PLUS CLOSING COSTS.

**MR. MOLITERNO:** Mr. Chairman, I am very supportive of our purchase of this theater. I think it's a great first step in what we can do for downtown. But I do think Mr. Kay's thoughts about getting an inspection for at



least the plumbing and electrical side are a good one.  
If we can table this for two weeks.

**MR. PAOLONE:** Postpone.

**MR. MOLITERNO:** Postpone for two weeks and just ask the administration -- Jerry, just have someone go through it. Not with anything exact but some sort of a ballpark for us. We would appreciate it. I happen to think that we should move forward as a city. It's not in competition with the schools. It's a much smaller venue to be used for different things. But I think it would be great for our downtown if we are able to control that piece of property, if we are able to bring it back to life and attract people from other communities to ours. It benefits not only our own citizens but the restaurants and the bars and the other entities that are downtown as we move forward. So my asking for postponement is simply to get some basic testing done on that property.

**MR. PAOLONE:** Your motion is to postpone 51-58 until April 24?

**MR. MOLITERNO:** Yes, sir.

**MOTION MOLITERNO SECOND KAY TO POSTPONE ORDINANCE 51-58 UNTIL MONDAY, APRIL 24, 2023.**

SCHUBERT  
STANDOHAR

KAY - 2

GRUMLEY

MARTUCCIO

MOLITERNO - 1

ZIRAFI

PASSED 7 YES VOTES

**MAYOR MELFI:** Mr. Chairman, it's going to be hard to get estimates.

**MR. MOLITERNO:** And I understand. Jeff?

**MR. KAY:** I have a name. I talked to a general contractor. He gave me a name of someone who would be able to inspect. His purview is all of those. He's not necessarily an electrician but he's an inspector. Not just home but commercial businesses.

**MAYOR MELFI:** That's a general term. What are we inspecting? Electrical? Plumbing? We know it's a vintage building. We know there is a lot of work to do. Let's not kid each other here. There is work to do.

**MR. KAY:** Yeah, absolutely. We know that.

**MAYOR MELFI:** That's why you hire architects so they can do that. So to throw somebody in there to inspect electrical that we know is going to be old and going to need upgraded, what are you looking for? A ballpark

price?

**MR. KAY:** I'm just looking for more of, I don't want to be surprised by, is there asbestos there? Do we know things -- surprising costs that might come up that this guy might catch. And for \$500.00 is the number he threw out at me.

**MAYOR MELFI:** This is your guy? Who is this guy?

**MR. KAY:** This is a name that I got.

**MAYOR MELFI:** A name that you got? What is his name?

**MR. PAOLONE:** I've been letting it go. Raise your hand if you want to speak. You're not going to yell back and forth. We don't do things that way. Mayor, you were talking. You have the floor. Jeff, you can talk when he's done.

**MAYOR MELFI:** You have a guy. You know how many times I've heard about a guy? That's why you hire architects. They make the judgment. Not a guy. Not a contractor that you know. That's not how we do business. That's not how anyone does business when it comes to a building.

**MR. KAY:** If I had this gentleman come down and talk to you would that be the better way to do it? To talk to you to ask if he could get in to inspect? His business. It's his inspection business. If he came to you.

**MAYOR MELFI:** Mr. Chairman, we are not going to entertain bringing people in. Who I will bring in, Mr. Chairman, I will bring in Trumbull County Health and their plumbing inspector. I will bring in an electrical inspector from the county. I'm not bringing in private inspection contractors whom we have no knowledge of before we even have an architect review. I will bring in government entities who have the experience of looking at old buildings. Plumbing and electrical. That's who I will bring in. I'm not going to listen about a contractor or a friend of a friend and bring this guy down. That's not how it works. That's what we're going to do: Trumbull County electrical and Trumbull County plumbing.

**MR. KREN:** I just wanted to point out -- it's too late now -- but the agreement itself, after it's entered into, the city does have 60 days to do its due diligence. So whether it's done by the next meeting or not, the Mayor can have whoever look at it. Even after we sign it, if we discover something, we have the ability to back out if that's a concern.

**MR. GRUMLEY:** Just have the county inspectors come in. I think everybody that walks through it realizes that there is work that needs to be done. It's a 19 --

**MAYOR MELFI:** '30s.

**MR. GRUMLEY:** -- 30 building, so we know that the possibility of asbestos is there. We are well aware of

all of that. So let's just get the inspection that he's asked for and bring it forward at the next meeting and we can move forward.

**MAYOR MELFI:** Mr. Chairman?

**MR. PAOLONE:** Yes, sir, you have the floor.

**MAYOR MELFI:** This is just the start of the process. I even want to bring in a competitive architectural bid. I just don't want to accept one bid at one price. I want to see both. This is just the start of the project. I'm not going to bring in scattered folks here and there. I will bring in Trumbull County plumbing and Trumbull County electrical. That's it. We don't have an architect in place yet.

**MR. KAY:** That's exactly what I was asking for so thank you for that.

**MAYOR MELFI:** No, that's not what you were asking for. You were asking about bringing a contractor in. That's not Trumbull County plumbing or Trumbull County electrical.

**MR. KAY:** Okay.

**MR. PAOLONE:** The vote has been made to postpone for two weeks.

51-61

MOLITERNO

FIRST READING

A RESOLUTION APPOINTING A REPRESENTATIVE TO THE MAHONING VALLEY SANITARY DISTRICT ADVISORY COUNCIL.

**MOTION MOLITERNO SECOND ZIRAFI TO SUSPEND THE SECOND AND THIRD READINGS OF ORDINANCE 51-61.**

SCHUBERT

STANDOHAR

KAY

GRUMLEY

MARTUCCIO

MOLITERNO - 1

ZIRAFI - 2

PASSED 7 YES VOTES

**MOTION MOLITERNO SECOND ZIRAFI FOR PASSAGE OF ORDINANCE 51-61.**

SCHUBERT

STANDOHAR

KAY

GRUMLEY

MARTUCCIO

MOLITERNO - 1

ZIRAFI - 2

PASSED 7 YES VOTES

NEW LEGISLATION

MOTION MOLITERNO SECOND ZIRAFI TO DRAW UP AN ORDINANCE TO RENEW THE 2023 CONTRACT FOR THE TRUMBULL COUNTY PUBLIC DEFENDER'S OFFICE.

SCHUBERT  
STANDOHAR  
KAY  
GRUMLEY  
MARTUCCIO  
MOLITERNO - 1  
ZIRAFI - 2  
PASSED 7 YES VOTES

ADJOURNMENT

MOTION MARTUCCIO SECOND ZIRAFI TO ADJOURN THE APRIL 10, 2023 REGULAR MEETING.

SCHUBERT  
STANDOHAR  
KAY  
GRUMLEY  
MARTUCCIO - 1  
MOLITERNO  
ZIRAFI - 2  
PASSED 7 YES VOTES

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REYNALD J. PAOLONE,  
PRESIDENT OF COUNCIL

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KELLY HAASE,  
ALTERNATE CLERK OF COUNCIL