

December 17, 2024

Council of the City of Wheeling met, on the above date, at 5:30pm, at 1500 Chapline Street Wheeling, WV with Mayor Magruder presiding.

On roll call, the following were present:

Present: Assaro, Cain, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7
Absent: -0

Mr. Palmer moved, seconded by Mr. Thorngate that the minutes of December 3, 2024 meeting be accepted as received. All in favor. Motion Carried.

MAYOR'S REPORT

Mayor Magruder wished everyone a happy holiday season.

Mr. Sklavounakis, seconded by Mr. Seidler moved to exit the regular order of business to a public hearing on enacting Article 927 Sewer Use. All in favor. Motion Carried. Time 5:32pm No one signed up to speak at the hearing. Mr. Sklavounakis, seconded by Mr. Seidler moved to resume the regular order of business. All in favor. Motion Carried. Time 5:32pm

UNFINISHED BUSINESS

REAL Builders LLC-Storage Building-Water

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS IN THE AMOUNT OF \$29,000.00 WITH REAL BUILDERS LLC OF SALESVILLE, OH FOR CONSTRUCTION OF POLE BARN STORAGE BUILDING TO BE CHARGED TO WATER

The ordinance was read a second time by title. Mr. Assaro, seconded by Mr. Seidler, moved that the ordinance be adopted.

The vote on the motion resulted as follows

AYES: Cain, Assaro, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7

NOES: -0

A majority of those elected to Council having voted in favor, the mayor thereupon declared the ordinance adopted.

OVADC- Economic Development Transfer- 2022 TIF Bond Fund

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO TRANSFER FUNDS IN THE AMOUNT OF \$1,350,000.00 TO OHIO VALLEY AREA DEVELOPMENT CORPORATION (OVADC) FOR TIF DISTRICT ECONOMIC DEVELOPMENT PURPOSES TO BE CHARGED TO 2022 TIF BOND FUND

The ordinance was read a second time by title. Mr. Sklavounakis seconded by Ms. Cain, moved that the ordinance be adopted.

The vote on the motion resulted as follows

AYES: Cain, Assaro, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7

NOES: -0

A majority of those elected to Council having voted in favor, the mayor thereupon declared the ordinance adopted.

Amending and Reenacting Article 927- Sewer Use

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The following was then read by title:

AN ORDINANCE OF THE COUNCIL OF THE CITY OF WHEELING AMENDING AND REENACTING ARTICLE 935 OF THE CODIFIED ORDINANCES OF THE CITY OF WHEELING, ENTLITLED "SEWER USE"

The ordinance was read a second time by title. Mr. Palmer, seconded by Mr. Seidler, moved that the ordinance be adopted.

The vote on the motion resulted as follows

AYES: Cain, Assaro, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7

NOES: -0

A majority of those elected to Council having voted in favor, the mayor thereupon declared the ordinance adopted.

Transfer 1107 Main Street-OVADC

The following was then read by title:

AN ORDINANCE OF THE COUNCIL OF THE CITY OF WHEELING AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY LOCATED AT 1101 - 1107 MAIN STREET TO THE OHIO VALLEY ADC AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER SUCH DEEDS AND OTHER DOCUMENTS TO EFFECTUATE THIS CONVEYANCE.

The ordinance was read a second time by title. Mr. Thorngate, seconded by Mr. Sklavounakis, moved that the ordinance be adopted.

The vote on the motion resulted as follows

AYES: Cain, Assaro, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7

NOES: -0

A majority of those elected to Council having voted in favor, the mayor thereupon declared the ordinance adopted.

Safehold USI Insurance- Insurance Premiums- WPCD

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS IN THE AMOUNT OF \$27,907.00 WITH SAFEHOLD USI INSURANCE SERVICES LLC, OF WHEELING, WV FOR FY 2024-2025 FLOOD INSURANCE PREMIUMS, TO BE CHARGED TO WATER POLLUTION CONTROL DIVISION

The ordinance was read a second time by title. Mr. Palmer, seconded by Mr. Seidler, moved that the ordinance be adopted.

The vote on the motion resulted as follows

AYES: Cain, Assaro, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7

NOES: -0

A majority of those elected to Council having voted in favor, the mayor thereupon declared the ordinance adopted.

Mr. Thorngate, seconded by Mr. Sklavounakis moved to accept the Greater Wheeling Sports & Entertainment Authority minutes from October 29, 2024 and the Board of Zoning Appeal Minutes from October 17, 2024. All in favor. Motion Carried.

REMARKS FROM MEMBERS OF COUNCIL

Mr. Assaro invited Karen Cox chair of the Tree Board to give a presentation and present the city with their Tree City USA plaque.

REPORT OF COMMITTEES

Mr. Palmer, seconded by Mr. Assaro moved to accept the minutes from the Development Committee minutes from December 3, 2024. All in favor. Motion Carried.

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REPORT OF CITY MANAGER

Mr. Herron noted the completion of the demolition of the Centre Wheeling Parking Structure which was completed way before deadline of May 2025. Chapline Street will be reopening to traffic this Friday. The demo of the school building located at 4414 wood street is roughly 75% complete. Mr. Herron respectfully asked for two readings on original propositions 1 and 4 to expediate payments. Mr. Herron presented council handouts of areas of concerns with road slips and approximate costs for each project. Two out of the four previously purchased dump trucks for the operations department have been delivered with the remaining two to be coming soon, this helps the operations be in a solid position with equipment. Valley View sewer projects are coming to completion.

REPORT OF OTHER OFFICERS

Ms. Cain, seconded by Mr. Sklavounakis, moved to Hold Over the Planning Commission minutes from November 12, 2024. All in Favor. Motion Carried.

ORIGINAL PROPOSITIONS

**Tyler Technologies- Annual Subscription and Maintenance-
Water/UAR/General Fund**

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS IN THE AMOUNT OF \$78,180.18 WITH TYLER TECHNOLOGIES OF DALLAS, TX FOR THE PURCHASE OF ANNUAL SYSTEM SOFTWARE MAINTENANCE TO BE CHARGED AS FOLLOWS: \$27,712.86 CHARGED TO WATER/UAR AND \$50,467.32 TO GENERAL FUND

Mr. Thorngate, seconded by Mr. Sklavounakis moved for a second reading to expediate payment. All in favor Motion carried.

The ordinance was read a second time by title. Mr. Thorngate, seconded by Mr. Sklavounakis, moved that the ordinance be adopted.

The vote on the motion resulted as follows

AYES: Cain, Assaro, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7

NOES: -0

A majority of those elected to Council having voted in favor, the mayor thereupon declared the ordinance adopted.

ERB Elecrite- Replacement Flood Damaged Pole WPCD

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS IN THE AMOUNT OF \$18,501.31 WITH ERB ELECTRIC COMPANY OF WHEELING, WV, FOR REPLACEMENT AND INSTALLATION OF FLOOD DAMAGED POWER POLE TO BE CHARGED TO WATER POLLUTION CONTROL DIVISION

Comprehensive Plan- Wheeling Forward 2034

The following was then read by title:

AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE PHYSICAL DEVELOPMENT OF TERRITORY WITHIN THE CITY OF WHEELING, WEST VIRGINIA.

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Lashley Tractor Sales- Snow Plow and Broom-IntermodalR&R

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS IN THE AMOUNT OF \$45,326.64 WITH LASHLEY TRACTOR SALES OF ST. CLAIRSVILLE OH FOR KUBOTA SNOW REMOVAL PLOW AND BROOM TO BE CHARGED TO INTERMODAL PARKING GARAGE R&R FUND

Mr. Palmer, seconded by Mr. Seidler moved for a second reading to expediate payment. All in favor Motion carried.

The ordinance was read a second time by title. Mr. Palmer, seconded by Mr. Seidler, moved that the ordinance be adopted.

The vote on the motion resulted as follows

AYES: Cain, Assaro, Palmer, Magruder, Sklavounakis, Seidler, Thorngate -7

NOES: -0

A majority of those elected to Council having voted in favor, the mayor thereupon declared the ordinance adopted.

Century Realty LLC- Market Street Garage- Renewal

Agreement

The following was then read by title:

AN ORDINANCE AUTHORIZING A RENEWAL AGREEMENT WITH CENTURY REALTY LLC TO PROVIDE LEASING SERVICES FOR MARKET STREET PARKING GARAGE COMMERCIAL SPACES AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS, AGREEMENTS, ETC. BETWEEN THE CITY OF WHEELING AND CENTURY REALTY LLC REGARDING THE MARKETING OF THE COMMERCIAL SPACE TO BE CREATED IN THE MARKET STREET PARKING STUCTURE

Verdantas- Engineering Services- WPCD- Reg. RCIP- FEMA

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS IN THE AMOUNT OF \$418,000 WITH VERDANTAS OF WHEELING WV FOR ENGINEERING SERVICES FOR WASTEWATER TREATMENT PLANT AND ROAD SLIP DAMAGES RELATED TO FLOOD EVENTS TO BE CHARGED TO WATER POLLUTION CONTROL DIVISION AND REGULAR RCIP TO BE REIMBURSED BY FEMA

Aster- Abatement and Demolition Contract 8- WV DLAPGrant

The following was then read by title:

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS IN THE AMOUNT OF \$138,100.00 WITH ASTER OILFIELD SERVICES, OF BELLAIRE, OH FOR ABATEMENT AND DEMOLITION, TO BE CHARGED TO GENERAL FUND TO BE REIMBURSED BY WV DEP DLAP GRANT

THOSE WISHING TO BE HEARD

No one signed up to speak.

There being no further business to discuss Mr. Thorngate, seconded by Mr. Sklavounakis, moved to adjourn. Time: 6:02pm.