

MANAGER’S CONFERENCE MINUTES
Portsmouth City Council Meeting on
May 24, 2021 – 7:16 p.m.

Members present:

Sean Dunne	1 st Ward
Charlotte Gordon	2 nd Ward (Absent)
Kevin E. Johnson	3 rd Ward (Absent)
Lyvette Mosley	4 th Ward
Edwin Martell	5 th Ward
Dennis Packard	6 th Ward

Also, present was City Manager Sam Sutherland, City Clerk Diana Ratliff, Solicitor John Haas and Auditor M. Trent Williams (left at 9:00 pm).

1. **VACANT BUILDING FEE** **CM-21-43**

Manager Sutherland stated that he brought this legislation back to address the vacancies around the city. Mayor Johnson had requested that it be brought back to this meeting when Councilman Martell was present. Councilman Martell asked if it could be tabled until the next meeting, because he needed to meet with Solicitor Haas to go over some of the items and work out the details and include Manager Sutherland and Engineer Prosch in that meeting.

Councilman Martell motioned to accept alternative #3 – take no action.

There were no questions or comments: **VOTE: 4 Ayes – 0 Nays**

2. **FRANKLIN FURNACE PUMPING STATION APPROPRIATION** **CM-21-44**

Manager Sutherland stated that they had been discussing the need for this pumping station for some time now for the Franklin Furnace area and order to make the funding fall into place with grants and loans that we’re looking at, the city’s match would be \$371,000. He asked Council to appropriate that so that when everything is in place, they could move forward with construction.

Councilman Martell motioned to accept alternative #1.

There were no questions or comments: **VOTE: 4 Ayes – 0 Nay**

3. **FRANKLIN FURNACE PUMPING STATION OPWC RESOLUTION** **CM-21-45**

Manager Sutherland stated that the Resolution that was passed in October of 2020 was found to have language that wasn’t needed and they asked that it be corrected.

Councilman Martell motioned to accept alternative #1.

There were no questions or comments: **VOTE: 4 Ayes – 0 Nay**

Discussion –

Friends of Greenlawn Cemetery update – Debbie Gambill – 3130 Michigan Avenue – She spoke on behalf of Friends of Greenlawn Cemetery (F.O.G.) and said that it was 4 years ago this week that she came to Council to request that they work together with the City of Portsmouth in a public/private partnership. Greenlawn Cemetery was one of the oldest working cemeteries in the Midwest, the 40-acre site and 85,000 graves was a lot for any city to take care of and believed that they could work together and with other non-profits to make the necessary improvements come to fruition. They also believed that public/private partnerships were only successful when you meet seven groups: Fair risk allocation, a strong private sector, reasonable government control, transparent and efficient procurement process, economic viability of the project and an adequate legal frame work within a stable city government. They did believe they could meet

all of those goals. They started with a physical contract in which Solicitor Haas and her son Attorney John Gambill put together a contract that outlined all of the projects, goals and how they would accomplish them. They also put together a map, the hierarchy of the map was the Greenlawn Cemetery Foundation and then the City of Portsmouth. Everything they did would come through the City Manager's office and then he would disperse it to the necessary departments, because of this system, it had always worked, it wasn't always easy, but it had worked.

They originally didn't know how they would pay for the projects but they came up with the idea of "The Story of Us" which was a historical reenactment that was done the first year in October and was sold out in the first two days. The money from that went towards restoring the Chapel and those estimates to restore the Chapel were between \$140,000 and \$170,000. They made roughly around \$25,000 on "The Story of Us" which was a long stretch from what they got and what was needed. They proceeded to break it down into segments and started getting contributions from other non-profits. Portsmouth Area Ladies came up with \$10,000 to fix the doors, WAI construction group partnered with them and then everything started to gel. In a period of two-years, the Chapel was finished with all new windows, all crafted exactly as they would have been in 1884 and the most recent upgrade was a partnership with Lute's Plumbing where they put in two mini split systems inside which came on the heels of the City of Portsmouth putting in a new electrical service for them. The Second Project was the serenity garden which was adjacent to the Chapel and the cost of that was around \$30,000. They raised more than 50% of the money and partnered with Southern Ohio Medical Center for the additional money. The fence around the cemetery was put in place in the 1880's by the Steward Fence Company from Cincinnati, Ohio and that company was still in operation and they're working on a new archway at a cost of \$22,000, which will be a replica of the former archway that was somehow misplaced. F.O.G. came up with 50% of the cost and they partnered with the Rotary Club (it is their 100th Anniversary) and they put up the other 50%. Their portion of the funds came from "A Story of Us – Portsmouth Goes to War" in which they had to have two performances because they sold out so rapidly and had roughly 700 people that paid \$30 a ticket to see the performance, as well as sponsorships and 100% of the money went to the cemetery. She said that if you drive through the cemetery, you will see the new information board pergola that was being erected which was a partnership with the Scioto Foundation and the benevolence of Mullins Construction Company. She added that because of COVID the estimates went from \$24,000 to \$40,000 and ended at \$50,000 because of material costs and Mullins installed it at an affordable price and it should be finished in a couple of weeks.

The Scioto Foundation was there with F.O.G. from the very start and partnered with them to digitize and organize the records and to do that, all the maps had to be reconstructed. The city had been utilizing the original maps from 1829 and in order to reconstruct the maps for 85,000 graves, they were forced to go out of the area to find a company and those were finished in the late fall. They began working on the next phase which was the GPS that was expensive and was something they didn't anticipate. They've worked with Shawnee State University and the Scioto Foundation to get a \$10,000 grant to catalog all of foliage and species in the cemetery and that will be available on an app very soon. Professor Logan Minter had sent her the spreadsheet recently and there were several grand champion trees within the cemetery which was a worthy endeavor as well. She said that because of the relationship that they have forged with the city, they would very soon cross \$332,750.00 worth of work that will be completed in Greenlawn Cemetery. She said none of these projects would have happened had they not had the support of a strong City Manager, strong Counsel from Solicitor Haas, strong Counsel from each Councilmember and she said that their success was tied to the City's success. She said the projects that have been completed she hoped were still here in 100-years because everything they're doing was for the long haul. She said today they were using plywood not OSB (Oriented Strand Board) and they've used everything as it would've been done; the oak doors on the Chapel were enormous and each one weighed hundreds of pounds and their hope was that 100-years from now, they would still be standing. She said that between City Manager Sutherland, Service Director Jack Tackett, Community Development Director Tracy Shearer, she had never done anything like this before. She ran and owned a business, Century 21 for almost 30-years and before that, she owned a book store, but when you do something like this and 100% of the money raised goes toward the project and into Greenlawn Cemetery and they keep no money. She believed that they were all on the same team and working in the right direction. She had a list of all of the projects they've completed, even the flags, but one of the most exciting things was when you drove by the cemetery and saw all kinds of groups and individuals painting the fence, it was pretty empowering and she said that was one of the most eye-opening things they had done that really made a difference. She was there to say thank you and hoped that when she comes back within the next six-month to renew their contract, she hoped that Council would consider it.

Councilman Martell expressed his gratitude toward Ms. Gambill and everyone that has helped. (Applause) Vice President Dunne stated that when doing the application for the All-American City, that was one area he had to cut back on because there was so much to cover.

Cardinal Community Coalition – Nick Goodwin – Portsmouth – He said that about two-years ago he got involved in the substance abuse, mental health area and through that he formed a relationship with Chief Brewer and Law Enforcement. In speaking with the Chief, one of the biggest issues was the homelessness and this was just a meet and greet to let Council know what their plans were and he hoped that Council supported it. He said they would be purchasing the property at 2529 17th Street by Wayne Hills (Kendall Heights) and Mabert Road and they had formed a non-profit and were fully funded. He added that at some point and time they may put in for grants and work with other non-profits within the city. This would be a place where people could go because a lot of the time the Salvation Army was overrun and this place would be a little closer and would provide a computer station where they could look for jobs, pre-packaged food and hopefully have volunteers to provide different services such as a Medicaid card, HUD and other assistance to try and help them to get off of the streets. There will be a shower station and they would be putting in several washers and dryers so they could do their laundry and when they clean up hopefully, they will fill better about themselves.

Councilwoman Mosley stated that she went over the plans and went by the residence and it appeared that a lot of the services being offered were already being offered at the 17th Street Armory Building; the Homeless Shelter which had moved into the 17th Street Armory and was just up the street from the residence he was purchasing. Mr. Goodwin stated that at the Homeless Shelter, they have to leave during the day and at the new residence children would have a place to play. He's certain that some of the services would be duplicated but felt that they weren't all being utilized at the present time. He's lived in Portsmouth his whole life, served in the military and wanted to give back to the community. He added that this would not include sleeping quarters. Councilman Packard asked if there would be any paid employees and what would be the proposed hours and Mr. Goodwin replied that there would not be paid staff at the current time and they would be relying on volunteers; they also would be open from either 8:00 a.m. until 6:00 p.m. or 9:00 a.m. until 5:00 p.m. Some features they would like to add in the future would be: haircuts, health services and hopefully they would be able to add a swing set in the future. It would not be a group home, but a club house which was a name they got from Newark, NJ and they had done basically the same concept.

New WTP Presentation from Strand & Associates – Kris Ruggles – He presented a draft of legislation that was required by the OWDA (Ohio Water Development Authority) to enter into a contract and to take out a loan to enter the next phase of the water plant design. He requested that the three-reading rule be waived based on their time-line. Clerk Ratliff asked what the date was that he needed this legislation and he said everything had to be completed by July 1st. He did an overview of the city, county and the village and the current status. Portsmouth serves New Boston with water and treats all of the sewage from New Boston. The city and the village of New Boston had an agreement that was written 30-years ago in 1991 that Portsmouth would treat New Boston's sewage and New Boston residents would always have the same sewer rates as the Portsmouth residents. New Boston had taken on a lot of combined sewer overflow projects and had incurred some debt and the city collects a nominal fee on top of city fees that goes directly back to the village to serve their debt. The intergovernmental agreement between the city and the Village had expired and that agreement was open for renegotiation but essentially stays the same until it changes.

Portsmouth had been under an agreed order on consent with the U.S. EPA region 5 in Chicago and Portsmouth had fulfilled almost every obligation in the agreed order with US EPA and the one thing remaining in that order that hadn't been addressed was the Sanitary Sewer overflows at Munns' Run Pump Station which was a sanitary sewer pump station. It is located going West on #52 from Sciotoville, passed WalMart and across from the Marathon Station to the right behind the guardrail there was a stainless-steel box which is the pump station and what it does, is collect flow. The County flows to the city, then the City and County flow into the Village and the Village, City and County flow back into the city. There were all of these overflows coming together and ended up at the Munns' Run Pump station, which was then pumped into New Boston's system then to the West Avenue system and from there, pumped to the current Waste Water Treatment Plant. The city had a responsibility to operate and maintain these pumping stations and if they overflow, it is a violation of the clean water act; when a SSO (Sanitary Sewer Overflow) overflows it is the City's responsibility even though New Boston owns the infrastructure, they do not operate it.

Portsmouth/New Boston Munn Runs Pump Station had continued to overflow and it hasn't just been a few times but a very significant violator and is a high priority for the Ohio EPA and US EPA and the statistics from 2020 was that it overflowed 220 days last year alone which included dry weather overflows.

He said that New Boston was eligible for a number of funds that the city was not, which was based on State Law criteria for population and since they are a Village, they qualify for a grant, where in the same program if the city applied, they would just get a 0% loan. Timing wise with the expiration of the Intergovernmental Agreement and time for renegotiation, the Village had the opportunity to submit for funding and an opportunity for collaboration. He's spoken with the Village Administrator Steve Hamilton and their proposal was that the Village would submit for the grant funding to help pay for the construction of the project but there was no guarantee that they would get it, but they have a high likelihood of success because of the population and their history. The more prepared the Village and the City of Portsmouth was with regard to design and readiness to begin construction, the higher the ranking against your competitors. New Boston is willing to move forward with submitting the grant, if the City of Portsmouth was willing to move forward with the planning and design, the permit funding application is due August 31, 2021. In return for the Village using their funding capital for pursuing these grants for the City and Village's behalf, they said that they're not getting any income out of the sewer fund to help manage that flow and they're asking for 7% of sewer bills that were paid by New Boston rate payers to come back to the Village to maintain that system. He said 7% would equal approximately \$32,000 per year and would be a good agreement between the Village and the City. He's looking for approval from Council that you're willing to move forward with that type of agreement. EPA could start fining the city for these overflows and the fines could be anywhere from \$5,000-\$15,000 per day per overflow. The \$32,000 would be a return on the investment if a \$1,000,000 grant was received, but was not contingent upon receipt of the grant, but the Village could submit for this each year whereas the City does not have that capability and it had to be fixed anyway.

CODE ENFORCEMENT PLAN – Manager Sutherland stated that he (City Manager), Engineer Prosch, Code Enforcement Gedeon and Solicitor Haas have been getting together and finally got some information reduced in writing, but one of the big things was that they do need one more person for Code Enforcement. There was an extra person budgeted in the Police Department so they will be taking that budget money and if Council was alright with it, they will hire another person to help Andy because he is basically on his own. They would also like to look into hiring another clerical person because there is a lot paperwork that goes with it; however, they may be able to try to work another route and if it goes okay, then they'll stick with it. Councilman Martell asked if CE would be moved to the Engineers office and Manager Sutherland said "yes". Engineer Prosch stated that the goal was to have CE as its own entity which was how the other communities that he had spoken with, handle that department, it won't be in Police and it won't be in Engineering. Manager Sutherland said the plan was that the CE office would be out of the Engineering office, but would be their own department and would still report to the City Manager. Solicitor Haas stated that the new positions would need to be Civil Service. Vice President Dunne asked about the Landlord Registry program and if it was included in the plan. Mr. Gedeon said "no" and didn't foresee it being very lucrative at all to fund that program in this city. Mr. Gedeon asked as an example, "If a landlord doesn't register, what's the penalty for not registering?" Mr. Dunne replied that we're at a point that if a landlord doesn't cut their lawn, there is no penalty which was what we're dealing with right now. Mr. Gedeon stated that he was responsible for every parcel in the City of Portsmouth whether it's Residential or Commercial and that he was putting in over 50 hours a week since Tiffany Hedrick resigned as Code Enforcement and this was at no extra cost to the city. Mr. Dunne said that since he's been in the 1st Ward, he knew of one landlord on average received 6 calls per summer in which there was no fine. Mr. Gedeon stated that that particular landlord was in court today with five summonses that he had issued along with 2 ½ hours that was spent in court for one landlord and that same landlord had also sold a commercial property because of the summons that he received. Mr. Dunne stated that they need to figure out a way to enforce the landlord registry program just like the city enforces high grass and weeds. Mr. Gedeon stated that his big concern was that it would be another Rental Licensing Program where the City lost in Federal Court because if the City would act against their property, he questioned whether that would be deemed as a violation or an illegal search and seizure. Solicitor Haas stated that he wasn't worried about the constitutional issues at this point, he was worried about two people doing current Code Enforcement duties and then adding a Rental Licensing Program on top of it, there would need to be more people and definitely would need a Clerk. Mr. Gedeon stated that he not only did Code Enforcement but the Land Reutilization Program as well as Parks and Recreation.

In Columbus, each Code Enforcement Officer was responsible for just 10 city blocks, they have 25 Code Enforcement Officers, 2 Prosecutors, an Environmental Board, 1 Judge and 1 Magistrate to handle Environmental Court. Mr. Dunne believed that implementing the Landlord registry program would help to support additional employees. Mr. Dunne asked if there had been exploration of getting an outside consultant to meet with us about Code Enforcement, anyone that the city could contact to review our plan and possibly make suggestions based on what they did in their city or helped other cities implement. Mr. Gedeon replied that Mr. Prosch had spoken with leaders from the City of Lima and that he (Mr. Gedeon) had research the City of Lima's Ordinances as well as the City of Columbus. Mr. Prosch asked Council to look at the bid award on page 28 as well as the summary on pages 29 and 30. The City of Lima's Code Enforcement have a specified list of parcels that they knew they would have to maintain every year and know that the property owner was either out-of-town, delinquent or flat out does not maintain their property and they were aware of that every year. The City of Lima put those property owners on what was called "Specified Parcel List" and they actually break their specified parcel list into two lists as Option B1 and B2. They then bid out the property maintenance work which included: grass cutting, trash removal, boarding up, excavation and remediation. In Option A it was broken down into categories and pricing as follows:

Weed cutting	\$0.0190 sq. ft.
Trash removal	\$40.00 cu. Yd.
Auto Tire removal	\$9.00 each
Other Tire removal	\$13.00 each
Appliance removal	\$15.00 each
Board-Up	\$3.85 sq. ft.
Excavation remediation	\$45.00 per ton

Weed/grass cutting, trash removal

- *Square Foot price instead of hourly rate so that the contractors aren't lollygagging around and milking the time.
- *All services are directed to be cut to two-inches unless otherwise stated by Code Enforcement.
- *Grass/weed clippings removed from public right-of-way.
- *All incidental trash (bottles, cans etc.) removal is the responsibility of the contractor
- *Trash removal is cubic yard price instead of hourly rate (min. of 1 CY)
- *Contractor to supply all labor and necessary equipment for removal and transportation
- *Contractor accepts responsibility of dump site.

Board -Up

- *Cost includes all labor, material, equipment to secure windows, doors or other openings
- *Charged based on actual size of opening
- *Specifies type and color of boards to be used.

Excavation Remediation

- *Cost includes all labor, material, equipment to fill in wells and cisterns.

Mr. Prosch stated that in Lima Ohio, the contractor billed the City, and then the City would assess it to the taxes and they don't worry about billing the property owner and that was how they recovered the costs.

Councilman Martell said that was great, but there's a huge problem with people not paying their property taxes. If the City paid the contractor, we may never recover the money. Mr. Gedeon stated that he had done 18 high grass and weed complaints on half of 6th Street and ¼ of 8th Street and Scioto Trail, which were either out-of-town property owners, out of State, 3 on Jackson Street were located in California, Tennessee and Florida that were not paying their taxes. We can't issue them a fine because it's a non-extraditable offense and the City had to eat the costs and hope to recover it once the property becomes three-year certified tax delinquent. Of those 18 none of them were occupied and none of them were in-town property owners, which was the issue that they were facing and it was going to cost money to address the high grass and weed problems. The City could go after the in-town property, but they would need to tweak the grass and weeds ordinance. The in-town property owners only make up around 20% of the negligent properties and 80-85% were out-of-town property owners.

Councilman Martell ask if there were a way to assess the fee to their water bill, Mr. Sutherland stated that it had been discussed but cannot legally be done. Solicitor Haas stated that a lot of the water bills end up on their tax bill when they don't pay their water bills. Mr. Gedeon stated that he would have to do a cost methodology for the Land Reutilization Program because by law the city can only keep what money they have in each property. For example, we sell a property for \$5,000 and the city only spent \$1,000, \$4,000 would go to the County. If it would cost \$500 to cut the grass, that would be additional money the city could keep once they take possession of the property and that's how we would hope to recover some funds. Manager Sutherland stated that Mr. Gedeon used the amount \$5,000 but that was not the amount that we were getting, it was more like \$250.00 to \$750.00 for the property. Councilman Packard ask if the current law was waiting three-years on these properties. Mr. Gedeon stated that it had to be 3-years certified tax delinquent and vacant. If someone was living in the home and haven't paid their taxes, we can't touch it. There's a piece of property in town that was occupied and hasn't paid their taxes in 20 years. Mr. Packard asked if someone was three-year tax delinquent and comes in and pays a little bit, does that start the process all over again? Mr. Gedeon said yes that would start the whole three-year process again.

Mr. Sutherland said that Mr. Dunne had asked him to look at a piece of property on Scioto Trail and they owed \$78,000 in back taxes and the owners had entered into a treasurer's contract and the city had to wait for him to default before anything could be done. Mr. Gedeon said he would organize the Code Enforcement Department; he had spoken with Chad Wamsley who was the new Environmental Health Director who said they would basically start doing the small trash complaints, which had been flooded with calls. Currently, he was handling a mattress by a fence in an alley and loose trash in the alley, the Health Department could handle those issues and he would handle anything structural, such as vacant and dilapidated houses, sidewalks that were torn up or garages that need torn down. The next Code Enforcement Officer would be grass and weeds and it would be their sole job to maintain contact with the contractor on the lots that need cut. They would handle the paperwork to fill out and take to the County Auditor to have their taxes assessed. He had all intentions of patrolling each Ward, he did the 1st Ward 3 weeks ago and was trying to concentrate on the 4th Ward, he had 4 phone calls from the 6th Ward and his opinion was that if someone took the time to call in a complaint, it should be addressed first and spent all morning in Court and couldn't address the 4th Ward. The extra CE would free him up to address the issue of vacant houses. He also would like Council to let him know how to handle the vacant houses, currently he had 30 vacant houses that had gone through the process and Officer Hedrick had sent letters and the out-of-town property owners have ignored everything and these homes need torn down and the cost was approximately \$8,000-\$15,000 per tear down, these houses were used as flop houses for illegal activity. Councilwoman Mosley viewed a house on Center Street which was owned by an out-of-town property owner who had ignored all of the letters and the house needed torn down at a cost of \$12,000. He said that with the passages of the CIP, they have all intentions, if possible, of the city tearing down houses, but the problem was with houses that were side by side, it was a huge liability issue and better handled by a contractor to tear those down. He said that they would be asking for \$100,000-\$150,000 for the next 8-years to handle these vacant houses that need to be torn down that were used for illegal activity. He said that it was not cheap if they are cited under the city code because to house a male was \$60.00 per day and \$80.00 for a female if they were jailed. Solicitor Haas said that the main goal was to get the properties cleaned up and if someone was showing that they're cleaning up their properties, the Judge would not be inclined to penalize them because they've done what we've asked them to do, but this would not raise any revenue. Mr. Gedeon said that his work with Judge Mowery on solid waste, so far, their batting 1,000 with the ones that had been brought to court. If they plead no contest, he continues the case and gives them time to clean it up and come back to court and if it was cleaned up, they would only be assessed the court costs.

Mr. Gedeon stated that he would rather sell the houses and have someone renovate than to tear down a home. He said in Detroit they've been doing a lot of recycling of wood etc. and some of these homes have beautiful woodwork in them that he would love to see restored. Councilman Packard stated that repurpose companies had been very successful lately and some will tear the place down, if they can keep all of the salvage. Mr. Sutherland said that with the current price of building materials, that may be a very good idea to look at. Some contractors will tear down a Commercial Building just for the scraps.

Vice President Dunne ask if any of the COVID relief fund could be used in tearing down houses. Manager Sutherland stated that it was his understanding that the next big round was to be used for water, sewer and broadband. Solicitor Haas stated that back in 2008 - 2011, they used CIP money to tear down houses that lead to the gateway of Portsmouth, it was decided at that time that it was a priority to make improvements to the entrances of the city. Councilman Martell said that we need to develop a plan that makes Code

Enforcement work in our city and he agreed that Code Enforcement needs another person but right now, the city is bleeding money (Water Plant). He said that he had heard that the process was super long when it comes to the Land Reutilization program. Mr. Gedeon said that it was long and was strictly governed by the Ohio Revised Code and the Governor had put a stay on any seizing of properties during the pandemic. Councilwoman Mosley stated that she had gone on a ride along with Mr. Gedeon and she commended him for what he does and what Tiffany had done, she had seen the files and it was crazy. She had called Mr. Gedeon about a lady on her street that continually did the same thing after being told not to do it. Another lady called her and explained that she was moving into an apartment and moving out of her house and didn't care what happened to her house. Mr. Gedeon stated that if the city were to take that property, the city would be responsible for any liens against that house, the same as if someone donated a piece of property to the city, we would be responsible for any taxes or liens against the property. Mr. Gedeon said that he would continue to look at other avenues to increase funding and felt that the city should give the vacant property a shot to see if it works. Recycling program for materials and selling materials and hope that it worked, but it would cost a lot of money to get it started and Mr. Martell said as long as we're making progress.

Mr. Prosch said that with weeds & grass, there was nothing in place to take care of the issue. He said Mr. Sutherland had gone out and cut grass and the Service Director's workers cut the grass when they can but that's taking them away from their jobs. He said that they need something in place to take care of the issues and it would be more efficient using a contractor. Mr. Sutherland said that years ago, there was a weed abatement program in place and one Union personnel would oversee the seasonal employees, but the current issue was struggling to find seasonal employees because no one wants to work. Mr. Packard would like to see the list of properties that were ready to abate and possibly a sub-list that a repurpose company might be interested in.

City Liquor License – Councilman Martell stated that he needed to get with the City Manager to map out the 15 acres. He said that it would need to be mapped out to include some of the businesses on Chillicothe Street.

Martings Building for Pop-Up Businesses – Manager Sutherland stated that they had been exploring the options and found out that the city's insurance would be increasing if we decided to have these pop-up businesses in the Martings Building because it would change our liabilities. The insurance agent advised him that if there were going to be people in there, it would need to be brought up to code. He contacted a couple of Contractor's that wouldn't even give a price without drawings and plans, but was able to obtain a price from a local company that does a design/build process and to get that building to where it needed to be, was as follows: There was only one restroom on the 1st floor and to be compliant, there needed to be two restrooms to be ADA compliant. The lighting, HVAC, sealing off the 1st Floor so when the HVAC was installed, it would only cover the 1st floor, and some removal of lead paint and painting would be approximately \$265,000. He also got a price for just a men's restroom for about \$25,000 and it would still not be an ADA compliant facility. Councilman Martell stated that gave him an idea of what was needed and would see what was needed to make that investment.

200 Acres Dorman Drive and Scherer Hollow Road – Councilman Martell stated that there was 200 acres of land that was up for sale and there were grants to help purchase the 200 acres. It was a big hill with tons of forest. He said that Ms. Shearer said that the grant would be a 25% match and 75% of the grant would cover the cost. It was currently being appraised and if we add another \$10,000-\$12,000 on top of the 25% match, there was a company that would come in an assess all of the forestry, animals etc. and then design and plan hiking and biking paths and possibly 4-wheelers. He felt that it would be an awesome opportunity and our citizens would not have to drive all the way to Shawnee State Forest to go hiking, they could do it right in the city. SOMBA did some hiking trails in Shawnee State Forest and have had so much success with people traveling from all over to go mountain biking. He said that from what he's been told it was a beautiful sight at the top which overlooks the city and the river.

The meeting adjourned at 9:26 p.m. on a motion by Councilman Martell.

Submitted by: *Diana Ratliff* – City Clerk

For the full audio version of the Manager's Meeting, please go to www.portsmouthoh.org under City Manager 2021 "Audio".

