

**Manager's Conference Minutes**  
**Portsmouth City Council**  
**May 12, 2014**  
**7:00 p.m.**

**1. Reduction of Income Tax Credit**

**CM - 14-19**

Manager Allen reviewed the analysis if the City would've reduced the income tax credit 50% prior to 2011, the city would've received an additional \$178,664 over the past 3 years.

Councilman Kalb stated that this is a matter of everyone paying their fair share. Councilman Meadows asked the Manager if this was necessary and he replied every penny is necessary, he is just trying to find every additional source of revenue possible. Councilman Kevin E. Johnson is against this. Councilman Saddler stated that we're hanging on a cliff right now and very close to falling off that cliff and if we do fall the State of Ohio will come in and control our city for us. Vice Mayor Johnson stated that in the past 6 years that he's been on Council jobs have been cut from the City, Community Development had 4 people when he started and now they are down to 1 person, but the Police and Fire continue to increase to the 44/44, we really need to look into merging with the County on the dispatch side and change the 44/44 so that the numbers can be cut and money saved.

Councilman Kalb recommended Alternative #1.

**VOTE: 4 Ayes - 2 Nays (K.W. Johnson, K.E. Johnson)**

**2. Vacation of Alley for SOMC**

**CM - 14-23**

Manager Allen explained that Beech Alley needs vacated for SOMC to proceed with their improvement as they own all the property around the alley.

Solicitor Haas stated a point of order from the City Planning Commission minutes. It shows that he moved to approve the request then it goes on to say that he seconded the motion, however Manager Allen amended the request and Mr. Haas seconded the amended request. Councilman Saddler stated that he was usually against giving these away, but that is when there are multiple owners surrounding the alley but in this case SOMC owns all properties around the alley. Vice Mayor Johnson ask Justin Clark who is the director of facility at SOMC to give a little background. He stated that it is their desire to construct a new facility over top of where the current alley is, the plans are not finalized yet and he will take in to consideration all the concerns that have been spoken about. There will be more parking once the project is completed, this will be a multi-

story outpatient facility to enhance and modernize the urgent care and occupational medicine services and an outpatient imaging center, they will also be updating their data infrastructure for the entire hospital system. Solicitor Haas about the existing building and Mr. Clark stated that Madonna Hall would be razed and the employees will be disposition to other facilities. Councilman Meadows stated that he's against giving away our property and we just had the discussion about every dollar helping, it wouldn't hurt SOMC to pay a fee for the vacation of this alleyway as they will be making a profit off of it; he also added that we may still be prematurely giving this property away as the designs are not complete. Mr. Clark stated that we're about 75% complete, it's a matter of specifics at this point. At this point they don't want to continue spending money on the design without obtaining the property. Councilman Kevin E. Johnson feels that we should do whatever it takes to work with SOMC because of the jobs they do provide to our area.

Vice Mayor Johnson recommended Alternative #1

**VOTE: 5 Ayes - 1 Nay (G. Meadows)**

### **3. Water Quality Ordinance MS4 Permit**

**CM - 14-24**

Manager Allen reviewed the EPA's request for the Water Quality SM4 Permit; Portsmouth is the last to be in compliance with the NPDES permit.

Councilman Kalb stated that that out of the 14 communities that are required to enact the MS4 program, Portsmouth is the last and that says it all, we are required to do this. Vice Mayor Johnson ask the Manager about implementing storm water fees and the Manager replied that he has not looked into it but is not opposed to it. Councilman Saddler ask the Manager if the mapping requirement will help with instituting the fees at some point, the Manager replied that the mapping has to do with storm water pipes and manholes.

Vice Mayor Johnson recommended Alternative #1

**VOTE: 6 Ayes - 0 Nays**

### **4. Salary Ordinance**

**CM - 14-25**

Manager Allen review the Salary Ordinance and the changes made from a Mayor form of Government to a City Manager form of Government and he has marked out the Assistance position in the City Manager's office as we're not planning on hiring anyway at this time. He also went over the 6% pay increase to non-union personnel in exchange for a greater contribution toward the medical insurance premiums, however after the

analysis was completed it was not a neutral exchange but it would cost the city an extra \$103,855.78 annually.

**VOTE: 6 Ayes - 0 Nays**

### **General Discussion**

#### **1. Request to Make City Slogan "Mural City USA"**

Manager Allen received a request from Bob Morton to change the city slogan. Vice Mayor Johnson ask that we wait because he would like to get feedback from Jason Kester of SOPA regarding "Ports" for the city and he would like to see the slogan possibly as something with Port in it. Councilman Kalb stated he agreed with Vice Mayor Johnson in that we should wait until we have a new city seal and new city flag.

Vice Mayor Johnson recommended #3 "take no action"

**VOTE: 6 Ayes - 0 Nays**

#### **2. Offer to Purchase Babcock Building**

Manager Allen reviewed the details from the offer to purchase the Babcock Building. Mr. Kester gave some background on the Martings Building, he's just started getting the background but he reviewed an analysis on large malls 2,000 in 2008 and only 1,500 of those remain and another 200 projected to close, so the demand for smaller facilities may be on the rise but he needs to do more research. He's not sure of the historic value but he will continue to work on this and get a report to Council. Councilman Saddler believes that we should sell this building, Dr. DiTraglia is interested and a couple of others are also interested in the building. He also believes instead of this money going into the general fund it should go into a building fund and use for future renovations of the current city building or construction of a new building. If we get this property out of our hands we will be getting money that we need. Vice Mayor Johnson stated that he does get a lot of feedback on the Martings Building, but there is not enough data points to date to make a decision but to demolish the Martings Building it would cost \$700,500.00, we need to give Mr. Kester more time on his analysis. Councilman Saddler stated that the topic at hand is not the Martings Building and we've been trying to decide what to do with the Martings Building for 12 years and still have no plans.

Councilman Saddler motioned to advertise for bid.

**VOTE: 4 Ayes - 2 Nays (J. Kalb, K.W. Johnson)**

**Motion to adjourn by Vice Mayor Johnson was accepted and the meeting adjourn at 8:00 p.m.**