

**MANAGER'S CONFERENCE MINUTES**  
**Portsmouth City Council Meeting on**  
**August 14, 2017 7:10 p.m.**

**1. Commercial Building Inventory Presentation**

**CM-17-54**

Manager Allen stated that there had been three or four projects that the Port Authority had been helping and working with the city on. The city will be applying for grant money to help clean up some abandoned gas stations in town and get the properties back to where they could be utilized. There were four (4) Downtown Re-Development District's that were being developed and the Port Authority was helping with those. He said one of the project from last year that the city had asked SOPA to do was Commercial properties being mapped, and a commercial property inventory to tell us how many properties were on the tax rolls versus how many were exempt such as the Non-Profits, Government owned and not paying property tax, also what was the condition of the properties and if they were owner occupied or rentals. Mr. Leeth said there were 510 commercial structures with a total Market Value of \$195,000,000 and total annual tax was approximately \$1,470,422.36. The annual tax paid on the properties was \$1,345,034.72 and the tax delinquency was \$127,000. He said the total exemptions and abatements were \$115,911,250 which was about 58% of the downtown area. He said they surveyed from Alexandria Point east to Harmon and north to the Viaduct. Mr. Leeth added that they used software called Tableau which was a powerful analytical software that was used by Shawnee State University and that they compiled data that enabled them to make discoveries of correlations between tax delinquency and poor building conditions. The building conditions they used were: Very Poor, Poor, Fair, Good and Very Good. He said that after doing the conditions aspect of the program, that most of the commercial structures were fair or good with about 205 structures being good and 175 Fair. There were 80 very good structures, 36 poor structures and 8 very poor structures which could almost be deemed as a public safety hazard but SOPA doesn't have that authority to make that kind of judgement. The market total of buildings in good condition was approximately \$63,000,000 and fair condition would be approximately \$24,000,000 which was also the highest tax delinquent. He said that Portsmouth Metropolitan Housing was exempt but that most exempt buildings should be Government buildings. The approximate value of all of the commercial buildings in the four DRD's were valued at \$94,000,000. He added that one of the reasons why the abatements and exemptions was so high in the downtown was because of the City government, the County government, the University, multiple churches and charitable exemptions such as the Counseling Center properties. The abatements were low at about \$11,000,000 with 58% of the commercial property downtown that doesn't pay property taxes. The Tableau system would be a good tool for the Community Development Director to gain access to downtown properties for grant writing purposes. Solicitor Haas asked if the public would have access and Mr. Leeth said no, with this particular program if the City was to pursue the license they would build a network of stakeholders and builders such as SOPA or MSP. There was further discussion but all were in agreement that Mr. Leeth did a fine job.

## **2. Police Department MOU**

**CM-17-55**

Manager Allen said at the end of the negotiations with the FOP an issue came that the Police Department was currently very understaffed which was separate from the contract negotiations and there was a concern of our ability to attract candidates. They've had a hard time covering shifts and because of the mandatory overtime to cover shifts, a lot of officers weren't signing up for the special duties which the city gets compensated. There was a discussion of ways to enact measure so that other people could take the test. There's been talk about the County's financial difficulties particularly the Sheriff's office due to the loss of the sales tax revenue off of the MCO. They believe that there were people in other departments that would be willing to take our exam and do a lateral transfer if it wasn't going to reduce their pay. The Civil Service commission had no problem with what was being offered and the MOU was signed after the negotiations had concluded. There were currently five (5) openings with two (2) Officers on extended medical injuries for a total of seven (7) Officers positions open. The old Civil Service list had thirty (30) names on it, six (6) had been hired and they were down to one last person and all others had been eliminated. There was a new list out in which twenty-one (21) people signed up to take the test, nineteen (19) took the exam and only thirteen (13) passed it. He said of those thirteen (13) at least half of those do not have their Peace Officer's certificate and would have to be sent off to get their certificate which was why they were trying to attract people that have already been trained. Chief Ware spoke about the issue and said that once the contract was ratified, they had exhausted the current list and hired what they could but only six (6) of the thirty (30) were able to be hired from the exam, then by the time the drug screen, polygraph, interview or the physical fitness portion was done, it was difficult to find adequate employees. He said a lot of the bigger agencies were suffering with the same issues and they are using what is called the "Lateral Transfer" to fill their ranks and he felt it necessary to support this agreement if we were going to be able to retain the number of quality Officers that make up our force. Councilman Meadows asked Chief Ware if the readings needed to be waived and Chief Ware said that he felt that it needed to be expedited. Mayor Kalb said the new hires should be covered retroactively back to January 1, 2017 and Chief Ware responded by saying that it was not in the agreement, it was separate from the Labor Agreement because it was done after the ratification. Councilwoman Aeh said that by starting them out at a higher wage scale, she felt it was a good idea if they had the experience, but she wouldn't want someone hired and given more vacation than what we currently have scheduled. She questioned the longevity because she believed longevity was how long you've been with the city and not some other agency. Chief Ware said on a pay scale it made no different because a 5 year patrolman or 10 year patrolman were at the top step and make the same amount of money. Mrs. Aeh said they would get longevity based on the number of years of service with the City of Portsmouth not with anyone else. Chief Ware said that if there was a hang up on the verbiage that could be worked out and if the language needed tweaked, the Union would be agreeable so long as the heart and soul of the MOU was kept, but they looked at seniority as time with the department. Solicitor Haas asked Officer Hedrick what was the difference between seniority and longevity. He said seniority in their contract was time with the department, that you can pick

your shift, your days off, and your vacation. Their intent with the longevity was to attract law enforcement officers, he cannot reiterate enough how hard it was to recruit certified law enforcement officers who want to come to Portsmouth. He said it was not like it used to be, because people used to want to work in law enforcement as it was an honorable job, but you turn on the television today and the tides have changed with law enforcement, people do not want to be in this profession because they were chastised and scrutinized in public and it doesn't have the novelty that it used to. All agreed that it was an honorable job. Councilman Kevin W. Johnson asked him how they wanted to utilize longevity, Officer Hedrick said that he wanted to give credit to that candidate who had longevity in law enforcement field and that would be bringing years of experience, training and knowledge and the City of Portsmouth would be benefiting with the impact being that with each 5 year period, a person would be given one additional longevity day which equaled 5 days if you've been there for at least 25 years. Mrs. Aeh asked how much 5 day's pay would be and the response would be around \$800.00 and she said her concern would be that for instance if Solicitor's Haas' secretary's longevity would be based on her previous years working as a legal secretary before she came to work for the City of Portsmouth. Officer Hedrick said this would pertain only to law enforcement, they would still have to go through the Civil Service process and would be a topic of negotiation at the next contract.

Councilman Kevin W. Johnson motioned to accept Alternative #2 modifying it to make it an emergency.

There were no further questions or comments: **VOTE: 5 Ayes – 0 Nays**

### **3. Publically Raised CIP Funding**

**CM-17-56**

Councilman Kevin W. Johnson thanked Solicitor Haas for doing the research and writing this up. There were a couple of fundraisers going on facebook, one was for the McKinley Pool and the other for Greenlawn Cemetery. Greenlawn was not an issue because they had set themselves up as a 501c3 and have a contract with the City of Portsmouth which was not the case with the people raising money for McKinley Pool and we do not know how the monies were being used at all. The public and the people who contribute don't know how the money was being used. He said there was another issue with the grant that was received for Spartan Municipal Stadium in which \$25,000 was awarded for the stadium and we do not know how that money was being used because none of that has come through the city. Chapter 179 that he was proposing would be to capture those monies and if they were going to raise money on behalf of the city, then the money needed to be turned over to the city and as an inducement to do so, the city would match the amount up to a maximum of \$50,000 and it would be utilized as a C.I.P. expenditure. Right now there was no methodology for capturing that money, but we also want to encourage people to continue to raise funds or apply for grants but it needed to be under the City of Portsmouth's recording structures, our bidding methodologies and under city control. Solicitor Haas said that he did not understand how people could raise money on City owned property and do improvements on property they don't own. He said this was

an incentive to those raising the money to give it to the city so that the money could be doubled and the City would have control over it. Councilman Kevin W. Johnson said that the people contributing to the McKinley pool weren't getting the tax deduction as it could not be tax deductible until that group made an arrangement with the City of Portsmouth in which they turn the money over to the city. The match money would have to be approved by City Council, and Manager Allen said that it should be handled the way the Pickle Ball League was handled which was with an agreement. Manager Allen said a prime example of the McKinley Pool situation was that he thought they were buying the paint but then the city got the bill for the paint, so he doesn't know how the money that was raised was spent. He also said that he thought the \$25,000 from the State Farm competition was going to be turned over to the city but it wasn't, he had heard that it had been turned over to the Scioto Foundation but wasn't sure. Councilman Kevin W. Johnson said that this would provide a transparent methodology for participation by people who want to contribute but it also would give Council control.

Councilman Kevin E. Johnson motioned to accept Alternative #1.

There were no further questions or comments: **VOTE: 5 Ayes – 0 Nays**

The meeting adjourned at 8:15 p.m. on a motion by Councilman Kevin W. Johnson

Submitted by: *Diana Ratliff* – City Clerk