

**MANAGER'S CONFERENCE MINUTES**  
**Portsmouth City Council Meeting on**  
**March 14, 2016 – 7:05 p.m.**

Present were all members of Council with the exception of Councilman Gene Meadows,  
Solicitor Haas, Manager Allen, and the City Clerk.

1. **GIS Update/Presentation** – Manager Allen stated the Scioto County Engineers office was present to make a presentation of the GIS system in which we partner. County Engineer Craig Opperman introduced Paul Sheets an employee of the County Engineers office and who will show us how the system operates. He stated that this was the official roll out of the GIS system and it was located on the County website [www.sciotocountyengineer.or/oneview](http://www.sciotocountyengineer.or/oneview). He would like the City Officials to begin using it as it was a tremendous asset and they have been working with Manager Allen toward getting some of the utilities placed on the site. Instructions: Bring up website and go to the maps app in the corner, there will be a little GIS map that says click here, there will be some legal information of what's acceptable. There's a note that shows utilities that are underground, but this was for record purposes only and must be verified according to Ohio Law and you must contact the Ohio Public Utilities Service. The whole County is displayed and you can search by owner name, first name, last name, street address, street, parcel number. He brought up Councilman Kevin E. Johnson's home address and clicked on the link. There is a parcel number, and routing number that the Auditor's site uses and a link to the Auditor's site. The information regarding each parcel will give a history and is listed as: the owner of the property, how many bedrooms, baths, the annual tax and the tax payer (this could be different, sometimes it's a tax service that pays the taxes). The information is available by loading it into an excel spread sheet. There are layers within the GIS program that can be turned off and on depending on how and what you want to use it for. There are some areas that still need to be cleaned up such as piping coming from the structures. If there was an area that is crowded by the layers just remove the layers that are not needed and it will be easier to read. Choose from the base map which allows you to go from 2013, 2008 to 1999 which was the black and white era. It has standard links for ESRI mapping which is just a street map and is a Nationwide if not the Worldwide standard. They purchased the process that Australia was using and it is tremendously fast. The Auditor's office has been purchasing the imagery which are 6 inch pixels, but some of the scans are really large and the internet browsers were timing out before they could be opened, they're working on that process. However, if you right click and save the link to your desk top, you would be able to bring it up there, but they are working on resizing it to eliminate that step. If someone is out there trying to sell a piece of property this would be an asset. Mr. Sheets said that if you don't want to search by parcel you can click in an area and zoom in to gain information. They brought up the City Building to show how the feature worked. They are currently working on entering the precincts countywide, but they are not there yet, however the Wards are current. Clerk Ratliff gave him the Ordinances that she found for the zoning updates, but they want to get the precinct information completed first because of the elections. Councilman Kevin W. Johnson asked how often the base mapping imagery was updated. Engineer Opperman stated that it used to be 10 years but lately it was every two to three years. He went on to give other examples of how the GIS system works and advised that it can also work on your cellular devices. Mr. Opperman thank everyone from the City and County for supporting this. *Everyone talking at once cannot decipher any conversations)*
  
2. **ABC Update -** Jason Kester stated that the America's Best Community grant was progressing. Currently they were working on what the presentation would look like by the end of April. Going West to East ODOT has the State Bike Highway which ends in the middle of the Carl Perkins Bridge, they were trying have it end at the Earl Thomas Conley Park. If it ended at ETC Park, it would tie in the improvements going on at ETC Park, tie into Connex, tie into the recreational ABC grant which was displayed in the lobby. Public partnership with the City, Connex, ODOT and the commission would be the West, the center would be Shawnee the building part being the incubator accelerator space would be used as a marketing tool and they

would be doing the investment which is part of a public/private partnership. App Wood Floors is going to be investing in the Dayton Walther site and the former Shaffer building, they have a meeting with JobsOhio and hoped to have some good news. There will be a private investment in the middle of the former Dayton Walther site and is the pivot point of the Riverfront redevelopment and then where the Water Filtration Plant is, there is the Conley Dock expansion project and possible revitalization of the Water Treatment Plant and the new road running parallel to the floodwall. That's what will be highlighted in the presentation show which is the 3<sup>rd</sup> weekend in April. They will be having a dry run with friends and family two weeks before hand, with SOPA, Main Street Portsmouth and City/County official being invited to come out. On April 21<sup>st</sup> it will be open to the public at 6:00 p.m. at the University Center; Shawnee State will advertise, it will be in the newspaper for everyone to come out.

The other big news was that the City Manager, County Commissioners, representative from the Village of New Boston, SOPA are meeting to have a blessing of going forward with the land bank. The City has the Land Reutilization Program, where they tear down houses that are abandoned or dilapidated. The Land Bank is a copy of that. He flipped a building in the downtown that a guy donated to SOPA to go tear down 4 houses for the City of Portsmouth. It is a very alternative funding method to tear down dilapidated properties, and utilizing the best resources. Currently not a very organized process, low end estimate for the land bank would be \$4,000,000 federal funds to tear down or revitalize which means acquiring through foreclosure and then building a house back, they will rebuild it and not just tear it down. Between \$4,000,000-\$8,000,000 was what was projected to be received. Columbus, Cleveland and Akron have already put in their application and we're a little late but hopefully after the meeting, the County Commissioners will vote to pass a resolution which is procedural and then we will start making application. It is statutory whose on the board; the County Treasurer is the Chairman of the Board, two County Commissioners, and a representative from the largest municipality which would be the Manager or whomever chosen.

He received emails on the dilapidated gas station revitalization program. The City paid for an environmental wand on the gas station at 8<sup>th</sup> and Campbell. They ran that through the attorneys and were told they had to foreclose on an abandoned gas station and environmental law attorneys (*that charge \$7,000 per 1 1/2 hour meeting*), said not to foreclose on the gas station until you do an environmental wand so that you know what you're getting into and there's reasons for that. The environmental wand was done on that location and he spoke with Chris Smith who said it would be the 1<sup>st</sup> commercial property that will be foreclosed. They will be doing an environmental wand on Dillow's gas station on Scioto Trail which will cost about \$3,500. The foreclosure process takes a while.

3. **Chapter 771 & 773 Pawnbrokers & Second Hand** **CM-16-06**  
Was discussed at the public hearing during the City Council meeting.

4. **Hotel/Motel Tax Distribution** **CM-16-20**

Manager Allen said the new amounts were distributed and Clerk Ratliff requested that Council waive the readings on this legislation. Councilman Kevin W. Johnson stated that his concern was the process on how the distributed money was spent, he's not seeing it in the community. Councilman Lowe said when he was on the committee, he requested to know how the distributed money was being spent.

Councilman Kevin E. Johnson motioned to accept Alternative #1 to authorize the request along with suspending the reading rules.

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

5. **Appalachian Regional Commission Grant Application** **CM-16-21**

Manager Allen said that we could only have one application at a time. Application was made back in 2014 for the rapid mix (lots of coughing could not hear), they received approval to submit an application and were looking at the waterline replacement and applying for \$250,000 instead of the usual \$75,000. Councilman Kevin W. Johnson responded to the Manager's question of whether he needed to come to them to apply for a

grant and he ask if the Resolution would assist him in moving forward with the application. Manager Allen stated that “yes” the Resolution had to be obtained prior to making an application.

Councilman Kevin E. Johnson motioned to accept Alternative #1 to authorize the request.

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

**6. Anchor Pad Lease Agreement**

**CM-16-22**

Councilman Kevin W. Johnson requested that CM-16-22, CM-16-23 and CM-16-24 all be reviewed at the same time as they are all renewals of lease agreement. Manager Allen said the last time (*coughing*) was in 2005, Council gave Mayor Kalb permission to enter into lease agreement with the Boat Clubs and he was authorized to make two year renewals up to December 31, 2015 and the leases have expired. They have been paying their rent, but we need them to provide proof of liability insurance naming the City as an additional insurer for \$1,000,000. There had been alterations made to the property without the City’s knowledge. The Anchor pad had buildings built down there and they had started to push them into the river but were stopped because they didn’t have the H&H study from the Army Corp of Engineers for the flood plain and it became an eye-sore because it was all piled up. They do now have the proper documentation, but the City would still like to be notified before they fill the river with old buildings. Shawnee Boat Club has been a good tenant with the exception of a concrete pad that was pour without notification to the City. Manager Allen stated that they were trying to make sure all the agreements were up to date. Councilman Lowe stated that he thought we should take a look at all three of the lease agreements because it was a “Good ole Boys Club” and he believed it was time that it be broke up. He had people in Sciotoville complaining to him about the Sciotoville Boat Club because they’ve applied and never been accepted because it’s a selected group. There’s people out there that want to bid on the clubs and he believed that we should give them an equal opportunity (*Lots of people speaking all at once, could not decipher what was being said*). Councilwoman Aeh said that it had been tried a number of years ago and they couldn’t get anyone to bid on them that was willing to go in there and spend the time and money for the upkeep. Councilman Kevin W. Johnson stated that he would like to delay the legislation until the next meeting because Council should be made aware if people are submitting applications and having a hard time utilizing the docks. He would like the City Manager to find out what the membership requirements are and if it a closed club. Manager Allen stated that he could have them come to the next meeting. (*Lots of talking at once*)

Councilman Kevin W. Johnson motioned to accept Alternative #3 take no action on all three boat club agreements.

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

**7. Shawnee Boat Club Lease Agreement**

**CM-16-23**

See above

**8. Sciotoville Boat Club Lease Agreement**

**CM-16-24**

See above

Councilman Kevin W. Johnson brought up the State legislation on Pawnbrokers proposals and he requested that Solicitor Haas draft a Resolution reflecting our opposition to the proposed at the State level Pawnbrokers legislation.

Councilman Kevin E. Johnson motioned to accept Alternative #1 to authorize the request.

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

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Councilman Kevin W. Johnson said to hold off on until next Manager's meeting but he would like Council to look at the Water/Sewer rate increase. Manager Allen said the Water didn't get increase and Mr. Johnson said just the Sewer. Manager Allen said let's play a game of where we want to "stick it" to the high end users and he asked if Council knew who the high end users were. Councilman Kevin E. Johnson said the Hospitals and College and Manager Allen read the list of high end users: SOMC, SSU, Hillview Retirement Center, Scioto Valley Apartments (low income), OSCO, Scioto County Jail, PGS Kent Street Apartments, Golden Years Retirement Center, SOMC Cancer Center, The Holiday Inn, Hempstead Manor Retirement Center, Crum Trailer Park, Portsmouth City High School, The Dialysis Center, PMHA Facilities, Buckeye Towers, Heritage Square, Offnere Street Car Wash. So two businesses OSCO and the Car Wash, the rest are nursing homes and retirement homes. Most places don't have a scale that goes up, it's either flat in which everyone would pay one rate or the more you use the less you pay and there's reasons behind that. He said he would look more into it.

The meeting adjourned at 9:15 p.m. on a motion by Councilman Kevin W. Johnson.

Submitted by: *Diana Ratliff* – City Clerk