

# Bob Mollette

## 3<sup>rd</sup> Ward Councilman

1705 Franklin Blvd.  
Portsmouth, Ohio 45662

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website: [www.mollette.info](http://www.mollette.info)

Correspondence#: 08-024

June 11, 2008

Jim Kalb, Mayor  
Honorable Council Members  
Michael Jones, Solicitor  
728 Second Street  
Portsmouth, Ohio 45662

### **Re: Paradigm Shift to Represent Citizens**

During the June 9, 2008 Regular City Council Meeting citizens requested answers to their questions pertaining to recent flooding of residential homes, McKinley Pool not opening to the public until mid-July or longer, and additional information on the proposed City government office spaces. If the City received a report card on handling these issues, I believe it would not receive a passing grade. The Mayor offered no report or even a comment on the flooded residential homes or the McKinley Pool issue. I am requesting the support of Council members in encouraging the Mayor to ensure adequate information is disseminated to the citizens. I am documenting my thoughts as a public servant with a desire to modify the way we do public business.

The City Charter describes the duties of the Mayor in Section 34. "Except as provided in Section 5 of this Charter it shall be the duty of the Mayor to act as chief conservator of the peace within the City; to supervise the administration of the affairs of the City; to see that the ordinances of the City and the laws of the state are enforced; to make such recommendations to the Council concerning the affairs of the City as may seem desirable; to keep the Council advised of the financial condition and future needs of the City; to prepare and submit to Council the necessary budgets; to attend all meetings of the Council, but shall have no vote therein; *to prepare and submit to Council such reports as may be required by that body; and to perform such duties as may be prescribed by this Charter or required of him by ordinance or resolution of Council.*"

I have enclosed a City Organizational Chart as a reminder that the top management position is held by the citizens. At the Council meeting several citizens mentioned the City suffers from a lack of two-way conversation between the legislative body representative's (Council) and the citizens. I have suggested in the past a format change to the Work Conference Sessions. This change would provide the public the opportunity to testify in favor of or opposition to the proposed legislation. It provides an avenue for Council to better communicate and represent their constituents, and allow citizens to feel like a part of the solution instead of a victim of the system. I am again requesting support for change.

During the Council meeting many citizens gave emotional heartfelt testimony on how the recent flooding of their residence with raw sewage from existing combined storm/sanitary sewers has changed their lives forever and their perception of City government. The Second Ward Councilman was quoted in the *Portsmouth Daily Times* on June 10, 2008 that "he had sympathy for the residents whose homes were flooded with sewage, but said council was helpless to do anything about it because the issue is currently in litigation." I strongly disagree and feel these words may be perceived as punitive. The City's goal must be to solve this problem and end the ongoing tragedy. I am seeking solutions to resolve this issue in the short and long term, an update on any actions taken or planned with timeline, and information on the City's Long Term Control Plan for Combined Sewer Overflows with timeline.

During the Council meeting citizens expressed frustration with the delayed opening of the McKinley Pool as a result of a renovation project. Due to the lack of communication the citizens identify this delay as poor planning and just not caring about our most valuable resource, our children. I am requesting an update and timeline on the City's plans for renovation with available options and projected opening dates for the pool.

During the Council meeting previous questions went unanswered and additional questions arose concerning the proposed City government building and ordinance. I have enclosed a copy of correspondence #08-023 dated June 3, 2008 requesting information to better understand the consequence of our actions or inactions. I am also requesting any and all correspondence between the City and Tanner Stone Holsinger Donges Architects to become an informed decision maker. Citizens have also expressed anxiety that the proposed ordinance does not have a spending cap. Retail business has expressed concern over the number of available parking spaces. I am requesting an estimate of the number of parking spaces at both building sites (City Center & Justice Center).

If you should have any questions contact me.

Respectfully,



Bob Mollette, 3<sup>rd</sup> Ward Advocate and Representative on City Council

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Enclosure

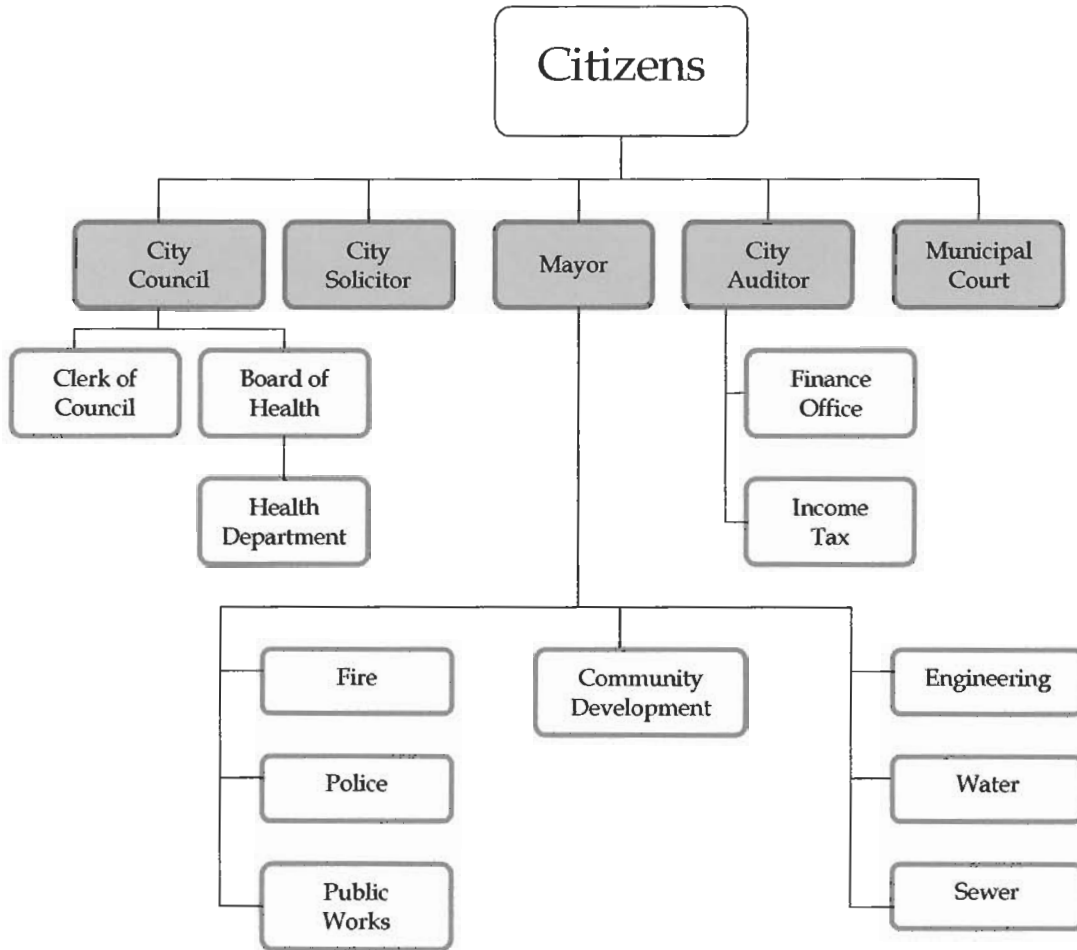
cc: Trent Williams, Auditor  
Jo Ann Aeh, Clerk (Record)

**CITY OF PORTSMOUTH, OHIO**

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**City Organizational Chart  
For the Year Ended December 31, 2006**

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 Elected

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Correspondence#: 08-023

June 3, 2008

Jim Kalb, Mayor  
Trent Williams, Auditor  
Honorable Council Members  
728 Second Street  
Portsmouth, Ohio 45662

### **Re: Fact Finding for City Government Office Space**

I reviewed the information provided on the proposed City government office space and developed a list of comments, questions, and requests for additional information to better understand the consequence of our actions or inactions.

At the May 27, 2008, Work Conference Session, a presentation was given by Tanner Stone Holsinger Donges Architects of Portsmouth, Ohio for the conceptual design and costs for new City government offices. The conceptual design involved a new Justice Center at the former Adelphia Building site and City Center from renovated offices at the former Marting Building. This concept was recommended by the Advisory Building Committee and supported by a majority of City Council members with passage of Ordinance #15-08 on March 24, 2008. This presentation included an estimated total cost of approximately \$12,000,000 which includes a return of \$1,400,000 from the Richard D. Marting Foundation.

On May 30, 2008, I requested additional data to better understand the basis for the conceptual design and cost. I enclosed the information I received dated May 6, 2008. It appears the Justice Center concept has approximately 30,000 square feet (sf) with a projected cost of \$6,689,500. The City Center concept has approximately 19,000 sf of City government office space and approximately 19,000 sf retail spaces for \$5,167,667 which includes \$1,400,000 rebate from Marting Foundation. It was suggested at the May 27<sup>th</sup> Council meeting the 2<sup>nd</sup> floor (19,000 sf) may be renovated at a later time for retail space and the basement may also be renovated at a later date for City storage space. The former Marting Building has approximately 75,000 sf of total available space.

After listening to the May 27<sup>th</sup> presentation and reviewing the enclosed cost data I feel the best way to accurately solve a problem is by making informed decisions by knowing the alternatives. The City Center concept relies on the taxpayers supporting the idea of providing retail space (up to approximately 35,000 square feet) within the former Marting Building (1<sup>st</sup> and 2<sup>nd</sup> floors) and believing this retail space will energize a downtown revitalization. The City Center concept requires a significant investment over and above providing clean and safe office space for our City government. It involves the use of renovation construction which is often difficult to determine the total cost until the construction is complete. Also, an older building is generally less energy efficient with a higher cost to maintain.

To better understand the actual cost of the above concepts I am requesting additional conceptual costs to provide all City government offices at one location under one roof. The Health Department offices will remain in the current Municipal Building Annex.

First, consider the former Adelpia Building site as previously adopted by Council and recommended by the City Building Committee Final Report dated December 11, 2006. Second, consider the current Municipal Building site based on the fact the property is twice the size of the Adelpia site. Third, keep in mind the renovation of the existing municipal building may be the only option available if the electorates do not support the concept of new facilities. I believe it would be prudent and appropriate to provide the above alternatives to the electorate for the best decision. I have listed the following alternatives to summarize my request:

1. Provide a conceptual cost for a new Municipal Building at former Adelpia Building Site.
2. Provide a conceptual cost for a new Municipal Building at existing Municipal Building Site.
3. Provide a conceptual cost for renovation of the existing Municipal Building.

I believe citizens want to be knowledgeable and well informed decision makers. To provide an overall plan the City will have to be clear on the financing. The City Auditor revealed nine (9) sources of revenue in a letter dated May 20, 2008. An article published in the Portsmouth Daily Times (PDT) on May 25, 2008 quoted the City Auditor stating he was going to primarily look at two of them. "An increase in the City Income Tax and/or an increase in the property tax based on real value, not the assessed value." I have three (3) concerns which require additional information to resolve. First, it was stated in the May 20<sup>th</sup> letter the suggested City Income Tax rate increase would be six tenths of a percent (.6%) with two tenths of a percent (.2%) being dedicated to financing the building project. The remaining four tenths of a percent (.4%) would be dedicated to providing many services and improvements to the City that has long been forgotten. I consider it risky to mix objectives unless adequate information is provided to justify them. Provide the proper documentation on the many services and improvements proposed for the four tenths of a percent (.4%) rate increase. Second, explain the use of the proposed property tax based on the real value instead of the assessed value. The assessed value is thirty five percent (35%) of the appraised value. It appears the real value has the potential for much higher property taxes. Provide additional information for justification to seek property taxes based on real value versus the assessed value. Third, the cost estimate information enclosed indicates a zero (\$0) amount for furniture and states it will be provided by the owners. Provide an estimate for the cost of furniture. I have listed the following requests:

1. Provide the proper documentation on the many City services and improvements proposed for the four tenths of a percent (.4%) City Income Tax rate increase.
2. Provide additional information for justification to seek property taxes based on real value versus the assessed value.
3. Provide a cost estimate for the projected furniture needs.

If you have any questions or comments contact me.

Respectfully,

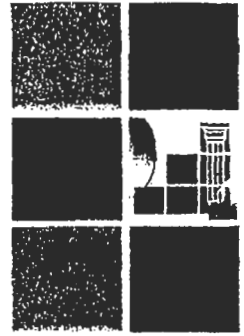


Bob Mollette, 3<sup>rd</sup> Ward Advocate and Representative on City Council

rwm

Enclosure

cc: Michael Jones, Solicitor  
Tanner Stone Holsinger Donges Architects  
Jo Ann Aeh, Clerk (Record)



**NEW JUSTICE CENTER AT FORMER ADELPHIA SITE**

**May 6, 2008**

Property Acquisition	\$250,000	
Demolition	\$100,000	
Site Preparation/Development	\$250,000	
Furniture (By Owner)	<u>\$0</u>	\$600,000
* Police Department	12,000 sf	
* Municipal Court	12,000 sf	
* Legal Department	1,200 sf	
* Common Area	<u>5,000</u> sf	
	30,200 sf	
	Use 30,000 sf @ \$175 sf =	<u>\$5,250,000</u>
	Total Construction Cost	\$5,850,000
Architect/Engineering Fee @ 7%		\$409,500
Miscellaneous Costs (Survey, test borings, approval fees, reproduction of drawings, etc.)		\$30,000
Contingency		<u>\$400,000</u>
<b>TOTAL PROJECT COST</b>		<b>\$6,689,500</b>

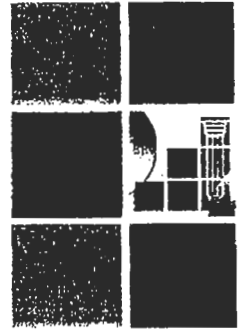
**TANNER STONE  
HOLSINGER  
DONGES**

Architecture  
Planning  
Interior Design

1010 Coles Blvd.  
Portsmouth, Ohio  
45662

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f. 740.353.4322

Mark E. Tanner AIA  
David F. Stone AIA  
Mark Holsinger AIA  
Kirk R. Donges AIA



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**OFFICES AT MARTINGS BUILDING**

May 6, 2008

Property Acquisition	\$0
Furniture (By Owner)	\$0
Site Prep/Development	\$150,000

1st Floor	19,300 sf @	\$78 sf =	\$1,505,400
3rd Floor	18,935 sf @	<u>\$175</u> sf =	\$3,313,625

Building Façade Upgrade	\$500,000
Elevators	\$250,000
Fire Protection	<u>\$175,000</u>

Total Construction Cost \$5,894,025

Architect/Engineering Fee @ 6% \$353,642

Miscellaneous Costs  
(Survey, test borings, approval fees, reproduction of drawings, etc.) \$20,000

Contingency \$300,000

**TOTAL PROJECT COST \$6,567,667**

Rebate from Marting's Foundation \$1,500,000

**NET PROJECT COST \$5,067,667**

Mark E. Tanner AIA  
David F. Stone AIA  
Mark Holsinger AIA  
Kirk R. Donges AIA