

**CITY OF READING, OHIO
COUNCIL MEETING MINUTES – REGULAR SESSION
OCTOBER 20, 2020 - 7:30PM**

CALL TO ORDER

President of Council Cris Nesbitt called the meeting to order at 7:30PM.

INVOCATION AND PLEDGE

Mr. Nesbitt led those in attendance in a prayer and the Pledge of Allegiance.

ROLL CALL

Council Members Present: Mr. Powell, Mr. Gertz, Mr. Lynd, Mr. Albrinck, Mr. Fischesser & Mrs. Eadicicco.

Motion made by Mr. Nesbitt to excuse Mr. Lindeman. Motion carried by voice vote.

OTHER CITY OFFICIALS PRESENT:

Law Director Dave Stevenson, Auditor Sabrina Smith & Clerk of Council Carla Kacher.

APPROVAL OF MINUTES

August 18 (Regular), September 1 (Regular), September 15 (Regular), September 29 (Special), October 6 (Regular) & October 13 (Special)

SCHEDULED GUEST SPEAKERS –

(1) Mr. Jason Enix and Ms. Colett Lewis from the Reading Community City Schools

Hilltop Property - 2236 Bolser Ave

Current Status:

- Project is nearing completion
- Demo finalized and property has been seeded
- Final punch out list will be developed in the next few weeks

Athletic Complex Planning:

- 8/5/20: VSWC presented 2 options to the BOE for the baseball/softball athletic complex
- 8/19/20: The Board of Education approved Option 1
- Nov./Dec. 2020: Final version of Option 1 will be presented as a recommendation to BOE
- Spring 2022: Expected timeframe for completion of athletic fields

Finances:

- Will be paid for with funds outside of the general operating fund (COPS) & donations

Question & Answers:

Mr. Gertz asked for further details as to the financial aspects of the use of the Hilltop project.

Colett Lewis response: In January of 2012, Reading School district took out a \$2 million loan. Currently there are roughly \$950,000 left of the \$2 million loan that are planned funds to be used to support the baseball/softball complex. Funds to pay back the \$950,000 will come from the Reading Schools General Fund. It would take the Reading School district \$1.6 million to pay back that loan.

Mr. Gertz asked if there had been a meeting with the abutting property owners of the Hilltop Property to gain their feedback.

Colett Lewis response: The School Board did have a meeting with the abutting property owners of the Hilltop property and the overwhelming feedback was to leave it as greenspace.

Mrs. Eadicicco: Just to clarify, with \$950,000 left to borrow/pay back, the idea is to USE the \$950,000.00 on something instead of just paying it back right now with interest added on and nothing to show for it. If the remaining \$950,000 went unused towards a project that would benefit the school district and was only used to payback the remainder of the loan, the interest added onto the remaining total would increase the total payback amount to close to \$1.6 million. So why not take the \$950,000 and spend it on something?

Mr. Gertz asked: What is the current interest rate is on the remaining amount of the loan?

Colett Lewis response: A range between 3.0%-4.125%

Central Property - 1301 Bonnell Ave

Current Status:

- Change order completed in Fall 2020 to return property to full green space
- Co-funded by OFCC o Project is nearing completion
- Demo finalized and property has been seeded
- Final punch out list will be developed in the next few weeks

Future Planning:

- Community Conversation held on March 2, 2020
- Discussion of demo timeline and future uses of the property
- The Board of Education has not taken further action on this property.

Colett Lewis: On March 2, 2020 we had a Community Conversation and 20-30 people were there. Citizens, Council Members and Business owners were present. What came from the meeting is that time is of the essence and there is no need to rush into anything at this point. BOE has had no further action and we want to see what will happen over the next few months to see what could benefit the City and the Schools.

Questions & Answers:

Mr. Gertz asked: Is there a potential time table of when you want to include meetings with the Public?

Mr. Enix response: Central has not been the priority at this time but would like to think in the near future the buildings and grounds committee would be wanting to tackle this.

District Updates:

- First quarter ends October 30
- Grade cards available/sent home first week of November
- Current student learning options:
 - ~65% in person learning - hybrid model
 - ~35% remote learning only
- District COVID-19 data (as of 10/14):
 - 0 current student cases;
 - 1 cumulative case in first quarter
 - 9 current student quarantines
 - 0 current staff cases
 - 3 current staff quarantines
- Current data and information being provided for BOE in October/November
- Determination made for second semester by December 1

Athletic News

- Football - lost in the playoffs to Mariemont last week;
- Finish the season at Cincinnati College Prep Academy (10/23) and home with Norwood (10/30)
- Volleyball - opens tournament Saturday at home vs Seven Hills/Norwood
- Girls Soccer - opens tournament tonight vs Felicity Franklin
- Boys Soccer - lost in the tournament to Georgetown on Monday
- Golf - completed season at CHL Championship Sept. 21

Upcoming Community Chats

- Oct. 22 @ 9:00 a.m. - Haffey Fieldhouse
- Oct. 27 @ 2:30 p.m. - Benson's Tavern
- Oct. 28 @ 7:00 p.m. - Virtual Google Meet
- Nov. 4 @ 2:00 p.m. - Strong's Brick Oven Pizzeria
- Nov. 5 @ 5:30 p.m. - Virtual Google Meet

Next Board meeting - Wednesday, October 21 at 5:30 p.m.

SCHEDULED GUEST SPEAKERS –

(2) Mrs. Linda Fitzgerald, Reading Economic Development Director introduced Ms. Melissa Johnson, Executive Vice President at Cincinnati Port and Mr. Jeff Chamot, Development Dir at Neyer Properties.

Neyer Properties: Reading Riesenberg Avenue Site

- **ABOUT NEYER:** Full service real estate company with in-house financing, development, asset management, leasing, and construction management. Major holdings in Cincinnati, Columbus, and Indianapolis. Largest office & industrial developer in the Cincinnati region with total portfolio of about 6M square feet.

- **NEYER PASSION:** Transforming communities to ensure economic vibrancy for generations to come. Willing to take on a challenge – and tackle projects others will not. Creative, out of the box thinking. Most projects are done in partnership with local municipalities & other stakeholders in public private partnerships.

- FORMER DOW CHEMICAL (2000 West Street):

	CURRENT ECONOMIC PROFILE	INDUSTRIAL STRATEGY ROI METRICS
Job Creation (16 jobs per developable acre)	0	440
Wages (\$65,000 average annual)	0	\$28 million
Income Tax Generation (annual)	0	\$578,000
Real Property Valuation	\$274,900	\$29 million
Real Property Tax Generation (annual)	\$8,694	\$923,000

- **What is Tax Increment Financing (TIF)?:** TIFs are used to finance infrastructure costs by leveraging the anticipation of future tax revenue resulting from future development. When the development occurs, the property value rises and these increases in tax revenues are used to pay bonds which funded the initial infrastructure costs. The lifespan of most TIFs is for a period of 30 years and typical annual payment to schools is 25% of increases in property tax. TIF is a critical component of this project's success in order to help fill a large economic gap related to environmental remediation and associated infrastructure.

- Sources and Uses:

SOURCES	
Patient Capital Fund	\$690,000
TIF Bond Proceeds – Phase 1	\$3,300,000
Hamilton County Redevelopment Grant	\$200,000

JobsOhio OSIP Grant	\$2,000,000
JobsOhio OSIP Loan or Phase 2 TIF	\$2,000,000
Commercial Loan to Developer	\$21,000,000
Developer Equity	\$9,000,000
TOTAL	\$38,190,000

ANTICIPATED SCHEDULE:

- **November 2019** – Property acquired by The Port
- **June – September 2020** – The Port and Neyer Properties execute a project Development Memorandum of Understanding & finalize Development Agreement
- **August – December 2020** – The Port and Neyer Properties to finalize TIF agreements with the City of Reading and Reading Local Schools
- **March/April 2021** – The Port issues TIF bonds for Environmental Remediation and Infrastructure Scopes of Work
- **May 2021** – Start Environmental Remediation and Infrastructure Site Work
- **January – June 2021** – Preparation of detailed plans & specifications for development of Phase 1 Building, secure commercial loan for project, etc.
- **July 2021** – Start of Phase I Building Construction (175,000 sq. ft.)
- **May 2022** – Completion of Phase I construction
- **September 2022** – Start of Phase II Building Construction (175,000 sq. ft.)
- **July 2023** – Completion of Phase II construction

AUDIENCE PARTICIPATION – None.

COMMUNICATIONS

Dear Mr. Nesbitt,

I am VERY concerned that Mr. Gertz is using his public position as a council member to campaign against a public school levy here in our very own community. On MULTIPLE occasions he has referred to a levy that has not yet been voted on by the school board and he is making false statements as if they are facts to persuade council meeting viewers to vote against the schools. Is this something we should expect to see and hear from city council members during public meetings?

After you have read and responded, please forward to Carla to have read at the next meeting. I am wondering if this is some kind of violation. Thanks.

Sincerely, Patty Piron, 1198 Oldwick Dr, Cincinnati, OH 45215

COUNCIL COMMITTEE REPORTS

FINANCE: Anthony Gertz

- Wished a happy birthday to Lois Petronio turning 99 years old
- Thank former Councilman Bob Ashbrock for his continued involvement in the Finance Committee.
- Condolences to the family of his sister-in-law Virginia Gertz
- Collection is down a total of 7% down from the projected 4% increase
- Is very concerned we're going to lose the \$150,000.00 CDBG if we don't have scheduled projects

- We've not been successful in some litigation and we're not in a position to make large payments.
- \$575,000 in the Sewer Service Fee Fund.

UTILITIES, LANDS & BUILDINGS: Don Lindeman

- No Report (Absent). Patrick Ross mentioned the Aggregation Opt Out letter that has been sent to Reading Residents. Since Jan 2018 - June 2020 a total of 2.1% less than Duke's price for the aggregation. This has kept \$78,000+ cumulatively in the resident's pockets. We receive nothing out of this. This is to help keep a fixed price for the residents. If you do not want to be a part of it, call the number and opt out.

ZONING, PLANNING & ENVIRONMENT: Dave Powell

- The Planning, Zoning and Environment Committee met yesterday evening to discuss the proposed changes to the zoning code. Today I sent to the Safety Service Direct our questions and comments. He has answered a few of them already and is looking into the others. Once the Planning Commission has met again and their recommendations forwarded to Council I will schedule another Committee meeting to discuss.

LAWS AND CONTRACTS: Katie Eadicicco

- I don't have a lot for tonight, but I did want to mention something. After our Zoning Committee meeting last night, Mr. Powell brought up a good point about the Central property, wondering if because there's no longer a school there if will that remove a buffer allowing sex offenders to move nearby. I have to say, I have thought about this myself and I know that's also a concern of others in the area. We did have a situation years ago where an offender rented a house about a block away from Central and it was a tedious process to go through to have them move even though they were in violation.

I also want to some research on the laws regarding this issue. I'd like to see if it makes a difference if the property is still owned by the school and what we can do as a city if the school would happen to sell the property in the future. Without Central school and without St. Pete's, it could open up the area for offenders to move in.

I also want to research some clarification on the offenses and terminology and get that information out to the public so when someone looks up offenders in our zip code, we have a better understanding of what the record means. I've seen a few people posts about these reports on the block watch and community Facebook pages and I know some people have questions about this.

If anyone has input, that would be great. Otherwise, that's all I have for tonight.

PUBLIC HEALTH AND SAFETY: Randy Fischesser

Police Operations for the past two weeks include:

- 10/08/2020, Business on E. Galbraith Rd. had a theft of catalytic converters. Ongoing investigation, other cities have same pending investigations.
- 10/09/2020, North Reading Rd. Domestic Violence complaint. Suspect fled on foot and had to be tased, arrested and transported to HCJC.
- 10/10/2020, Call for shots fired area of W. Mechanic and Reading Rd. Officers located one shell casing. Witness reported an unknown person had fired several shots into the air. Investigation continues.
- 10/12/2020, W. Benson St. business had customer leave the business with a painting. Suspect identified with criminal charges pending.
- 10/16/2020, Theft reported at Standard Textile on a fraudulent account, over \$94,000 worth of supplies.
- 10/18/2020, Hunt Rd. Vehicle was found in the creek, unable to locate the owner at time of incident. Investigation continues.
- 10/15/2020, Detective was able to serve a search warrant for DNA on suspect from the Lounge Shooting.
- Extra patrols in the Bridal District due to problems with a known subject. Subject has been cited in the past two weeks for trespassing and open container.

Also with the police department:

- Interviews for new police officer completed on 10/16/2020. Decision will be made by 10/20/2020.
- Lt. Darin Lunsford announced his retirement effective 12/21/2020. He will be on vacation and sick leave until then.
- Lt. Dan Bressert has been named the new Lt. Commander for the police department. He will assume the duties in December.
- PO Dan Flottesmesch will be promoted to the position of lieutenant after 12/21/2020.

Finally, this Saturday, October 24th, is National Take Back Drug Day. Information is available on RPD Facebook page and handouts in city office or dispatch office. If anyone needs to dispose of unused prescription drugs, there is a drop box in the police department lobby.

SERVICE: Dennis Albrinck

- Now that it's Autumn and the leaves are falling, just a safety reminder to not put your raked leaves in the gutter – kids may play in them and get run over by cars and cars could park on piles of leaves and start a fire. Leaves in the gutter can also clog up the street sewer. Please place fallen, raked leaves for pick-up between the sidewalk and the curb.
- Asks that consideration be given to hire a mechanic for the Service Department.

RECREATION: Tom Lynd

- The parks are starting to winterize some of the park restrooms today.
- The new Turf Tiger mower is in use and I would like to thank council for approving the purchase.

NEW BUSINESS – None.

REPORTS OF OFFICIALS

MAYOR: Robert “Bo” Bemmes

- No Report (Absent)

SAFETY SERVICE DIRECTOR: Patrick Ross

- Duke Energy representatives will be joining next meeting to answer any questions regarding easements related to Pipeline. Dave Stevenson & I have reviewed and are comfortable with easements despite still being opposed to Pipeline project.
- Sent over legal description and map for ROW vacation at south end of Jefferson. Please review and will prepare proper legislation for next meeting.
- Lois Petronio 99 birthday is this Friday... she has lived all 99 years in the City of Reading, lifelong OLSH member, married to late Felix Petronio, mother of Phyllis, Mary Jane, and late Marcia. Grandmother to 6, great grandmother to 12. Starting Saturday will begin to prepare for her 100th Birthday party. I'm blessed to be close to her and help care for her at this point in her life as she and my grandfather were very helpful to my mom, and my siblings and I when we moved to Reading from New York in 1985 following the death of my father. If you know her, please send her a card or note, I know she will appreciate that.

LAW DIRECTOR: Dave Stevenson

- No Report.

TREASURER: Mel Gertz

- No Report (Absent).

AUDITOR: Sabrina Smith

- No Report.

READING OF RESOLUTIONS

(1) A RESOLUTION AUTHORIZING THE CITY OF READING TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY.

Motion made by Mr. Fischesser, seconded by Mrs. Eadicicco to suspend the second and third reading. Motion carried by a 6-0 roll call vote. Motion made by Mr. Lynd, seconded by Mr. Powell to adopt the ordinance. Motion passed by a 6-0 roll call vote.

RESOLUTION ADOPTED

RESOLUTION NO. 2020-41R

READING OF ORDINANCES

(1) AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO ENGAGE WITH DINSMORE AND SHOHL LLP FOR THE PURPOSES OF SPECIAL COUNSEL WITH REGARD TO PENDING FUTURE TAX INCREMENT FINANCING(TIF) LEGISLATION AND DECLARING AN EMERGENCY. (Second Reading)

Motion made by Mr. Powell, seconded by Mr. Albrinck to suspend the third reading. Motion carried by a 6-0 roll call vote.
Motion made by Mr. Eadicicco, seconded by Mr. Fischesser to adopt the ordinance. Motion passed by a 6-0 roll call vote.

ORDINANCE ADOPTED

ORDINANCE NO. 2020-42

Motion made by Mr. Gertz to add the ordinance to the agenda. Motion carried by roll call vote.

(2) AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO AWARD A CONTRACT TO LARRY SMITH INC. FOR THE HUNT ROAD BOX CULVERT REPLACEMENT PROJECT FOR \$822,830.00 AND TO AUTHORIZE CONSTRUCTION MANAGEMENT AND ENGINEERING EXPENSES FOR JMA CONSULTANTS IN THE AMOUNT OF \$30,000.00 AND DECLARING AN EMERGENCY.

Motion made by Mr. Albrinck, seconded by Mr. Powell to suspend the second and third reading. Motion carried by a 6-0 roll call vote. Motion made by Mr. Fischesser, seconded by Mr. Albrinck to adopt the ordinance. Motion passed by a 6-0 roll call vote.

ORDINANCE ADOPTED

ORDINANCE NO. 2020-43

OTHER BUSINESS

Ms. Smith – Reading Farmer's Market: Friday, October 23 and Friday, October 30th from 4:00 – 6:00 pm.
October 30th – treats for the kids.

Mr. Gertz – Congratulations to Sandy and Tom Harsch and Bonnie Rack on opening a new Arts center.
Would like to get back into Council Chambers.

Mr. Powell - Wishes his mother a Happy Birthday.

ADJOURNMENT

There being no further business, the meeting was declared adjourned at 9:54 pm.

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X Carla Kacher
CARLA KACHER
Clerk of Council

X Cris Nesbitt
CRIS NESBITT
President of Council