

**CITY OF READING, OHIO
COUNCIL MEETING MINUTES – REGULAR SESSION
NOVEMBER 03, 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. Lindeman, Mr. Fischesser & Mrs. Eadicicco.

OTHER CITY OFFICIALS PRESENT: Safety Service Director Patrick Ross, Auditor Sabrina Smith & Clerk of Council Carla Kacher.

APPROVAL OF MINUTES

October 20 (Regular)

SCHEDULED GUEST SPEAKERS –

Patrick Ross introduced **representatives from Duke Energy:** Gary Hebbeler, Jamie Olberding, Chad Shaffer, Dale Liggett & Ryan Battle to answer questions about Duke easements.

3 easements being requested: (1) West of the Public works garage, (2) in the roadway on west street right in front of the Gertz monument and the stadium & (3) the Nivison site.

Mr. Gertz went on record to say we are not happy about the route coming through Reading.

Mr. Albrinck - What happens if we don't approve any or all of these easements? Does Duke have any recourse legally?

Mr. Ross responded: Because it was granted by the siting board they (Duke) can go to Court to have the easements granted with or without Council's action. Mr. Ross would rather work with them as opposed to against them.

Mr. Lindeman – Are the cost for easements negotiable or set? Answer Gary Hebbeler: Yes.

Linda Fitzgerald: We have invested \$3.2 million into the 14 acre Nivison site to make it job ready for a life science site. She would like reassurances that this pipeline is not going to jeopardize that site for future Economic development.

Gary Hebbeler response: They've minimize any impact. No buildings can be put on the easement, but utilities can be put in the corridor.

Linda Fitzgerald: Have you (Duke) been in close communication with the Port Authority and are you familiar with their plans?

Gary Hebbeler response: Yes. We are working with them to get the easement on the West street site.

Linda Fitzgerald: We NEED these jobs – it is critical to our operation.

Brenda Wehmer:

Tax Increment Financing is a statutorily permissible financing tool, which is used to assist political subdivisions with the construction of public infrastructure improvements. Under the statutes an exemption is granted for real property taxes on any increased value in the property resulting from improvements to the property after the exemption is granted ("improvement" is defined by the statute as any increase in value, including increases in land value); such taxes are usually replaced with service payments, which are redirected, from all overlapping subdivisions who may be collecting real property taxes on a piece of property, to the single subdivision which established the tax increment exemption for the property. The money is then available to the subdivision to use to construct or acquire public infrastructure improvements, which will benefit the properties within the tax increment area.

Tax Increment Basics

All affected school districts must receive formal written notice of the intent to create a TIF exemption. Schools are entitled to 14 days' notice if the exemption will be 10 years or less and 75% or less. School Districts are entitled to 45 business days' notice if the exemption exceeds 10 years and/or 75%. Joint Vocational Schools are also entitled to receive the same notice.

A subdivision must get school district approval in order to exempt taxes for more than 10 years or to exempt more than 75% of the value unless the school is automatically compensated for 100% of its lost property taxes. School approval usually involves an agreement to compensate the school for a portion of the potential lost revenues. If the school is not compensated then there is a provision for the sharing of income taxes which may apply to municipal TIFs. Joint Vocational School Districts do not have any approval rights, but if a compensation agreement is entered into with the School District, then the Joint Vocational School must be compensated at the same rate and terms.

City Council must then adopt an ordinance declaring the improvements to be a public purpose and exempting them from real property taxes. A Department of Taxation and Equalization exemption application (DTE Form 24) must be filed with the County and approved by the State Tax Commissioner before the exemption is actually effective. City ordinance will also define public infrastructure improvements that are eligible for TIF financing (within statutory parameters.)

Reading Project Specifics:

Request is for a 30 year 100% commercial only (ORC 5709.40(B) TIF. TIF to be used to finance environmental remediation, which is a permitted TIF eligible infrastructure improvement.

45 Business days' notice will be required to the Reading City School District and Great Oaks JVS. Only Reading City Schools needs to approve the TIF exemption. Compensation will probably be required. City can negotiate directly with School or require that the Port and/or Developer negotiate with School for compensation. City will enter into a Compensation Agreement with the School District.

Plan is for the Port to issue the Bonds. This is the least risk to the City. City will enter into a Cooperative Agreement with the Port and Developer, wherein the City agrees to adopt the TIF Ordinance and assign/transfer TIF revenues (service payments) to the Port to be used to pay the Port Bonds. City does not pledge any other City revenues or put the City general fund at risk. Port will also take responsibility for constructing the public improvements being financed. Port can also take the required ownership interest in the public improvements to be eligible for TIF financing, rather than the City.

Even though the City will not be responsible for debt service payment on the Bonds, City still wants to make sure the project is financially feasible. Need to see financial Pro-forma. School Compensation amount will significantly impact financial pro-forma and project feasibility.

AUDIENCE PARTICIPATION – None.

COMMUNICATIONS – None.

COUNCIL COMMITTEE REPORTS

FINANCE: Anthony Gertz

- No Report.

UTILITIES, LANDS & BUILDINGS: Don Lindeman

- No Report.

ZONING, PLANNING & ENVIRONMENT: Dave Powell

- The Reading Planning Commission has scheduled a meeting for Monday December 7, 2020 at 6:30 PM in Council Chambers to discuss proposed changes to the zoning code. Once their recommendations are received by Council I will schedule a committee meeting to discuss. Once the committee has come to a consensus I will bring the matter to the floor of Council for discussion

LAWS AND CONTRACTS: Katie Eadicicco

- First, I want to give a shout out to Reading paramedics and EMS. My mom had a nasty fall this weekend and they arrived quickly, took good care of her and got her to the hospital right away. So I wanted to say thank you to them.

Second, Reading lost one of its greats this morning. Judy Pilgrim passed away from Covid. She has been a constant in my life and had the biggest heart out of anyone I know. She's going to be greatly missed. Please keep her and her family in your thoughts and prayers.

PUBLIC HEALTH AND SAFETY: Randy Fischesser

- First, I would like to express my sincere sympathy to the family of Martha Stahl on her death last week. Many residents and probably even some members of council don't realize that Martha was among the first group of paramedics to serve Reading. She was very dedicated to the EMS division especially during its early years prior to combining with the fire department.

For Police:

For the month of October, they had 1222 calls for service, 17 auto accidents, 209 total charges filed with 150 being original charges. Citation issued: 34 to Arlington Heights, 4 to Hamilton County Court, 0 to Juvenile Court, and 123 to Reading's Mayors Court for a total of 162 citations.

Highlights of their operations include:

- ☐ 10-27-20 Assisted Amberley PD with recovery of a firearm that was thrown from a vehicle during a pursuit.
- ☐ 10-30-20 report taken for a stolen vehicle on Leelanau. Key fob had been left in vehicle.
- ☐ Completed investigation for sexual assault, charges to be filed in the upcoming week
- ☐ Served a search warrant at HCJC on suspect for shooting at The Lounge. Warrants to be filed.
- ☐ Department took part in the National Drug take back day- 24lbs were turned in and turned over to the DEA

For the Fire/EMS:

I have not received their run stats for October yet. Hopefully, I'll have those for you at the next meeting.

SERVICE: Dennis Albrinck

- Do NOT park in front of leaves – Service Department will not pick them up.

RECREATION: Tom Lynd

- All Fall Sports are finished for the year.
- All park restrooms have been winterized.

NEW BUSINESS – None.

REPORTS OF OFFICIALS

MAYOR: Robert "Bo" Bemmes

- No Report (Absent)

SAFETY SERVICE DIRECTOR: Patrick Ross

- Duke requires easements from the City for the Central Corridor Pipeline. Law Director & Administration have reviewed.
- CBDG Program – requiring a minimum of 5 day notice period.

LAW DIRECTOR: Dave Stevenson

- No Report (Absent).

TREASURER: Mel Gertz

- Absent. Overall it was a good month but YTD we are still running about 2% or approximately \$130,000 behind.

AUDITOR: Sabrina Smith

- A few updates. We have 3 more pay ordinances that I will try and have for next meeting. Two of the ordinances will be due December 1, 2020 and one will be due January 31, 2021. Our Audits are complete for 2018 and 2019. I am already working on the Audit Material for 2020.

Tony Gertz – Asked when is the last payment for the Streetscape? Answer: 2023, \$62,000 remaining to pay.

READING OF RESOLUTIONS – None.

READING OF ORDINANCES – None.

OTHER BUSINESS

Tony Gertz – Disagrees with the re-naming of Reading Road to honor Barack Obama. He noted that Reading Road in the City of Cincinnati does not go to Galbraith Road.

ADJOURNMENT

There being no further business, the meeting was declared adjourned at 9:28 pm.

X Carla Kacher

CARLA KACHER
Clerk of Council

X Cris Nesbitt

CRIS NESBITT
President of Council