

**CITY OF READING, OHIO
COUNCIL MEETING MINUTES – REGULAR SESSION
MAY 17, 2022 – 7:30 PM**

CALL TO ORDER

President Mr. Daum called the meeting to order at 7:30 PM.

INVOCATION AND PLEDGE OF ALLEGIANCE

President Mr. Daum led those in attendance in a prayer and then the Pledge of Allegiance.

ROLL CALL

Council Members Present: Mr. Powell, Mr. Bronner, Mr. Bishop, Mr. Boehner, Mr. Thamann, Mrs. Kroeger & Mrs. Eadicicco.

OTHER CITY OFFICIALS PRESENT:

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

APPROVAL OF MINUTES: Motion to approve April 19 (Legislative) & May 3 (Regular) Council Minutes made by Mr. Boehner, seconded by Mr. Bronner. Motion carried by a voice vote.

Motion made by Mrs. Kroeger, seconded by Mr. Powell to go out of the Council Meeting's Agenda order and allow the Guest Speaker to present to Council before Audience Participation. Motion carried by voice vote.

GUEST SPEAKER:

Todd Castellini (*Vice President Public Finance for "The Port"*):

Gave a presentation to Council on the update of the Centennial Site (formerly known as the "Dow Chemical" site)

PROPERTY OVERVIEW

2000 West Street, Reading, Ohio 45215 / Centennial Industrial Park



- 25-Acres
- Industrially-zoned
- Adjacent to Class 1 Rail
- Former Dow Chemical / Rohm + Haas Chemical Plant
- Acquired November 2019 - \$690,000
- Due Diligence - \$323,000



FUTURE DEVELOPMENT SITE

Centennial Industrial Park at Reading | 2000 West Street, Reading, Ohio 45215



	CURRENT ECONOMIC PROFILE	INDUSTRIAL STRATEGY ROI METRICS
Job Creation (16 jobs per acre)	0	400
Wages (\$65,000 average annual)	0	\$26 million
Income Tax Generation (annual)	0	\$520,000
Real Property Valuation	\$274,900	\$27 million
Real Property Tax Generation (annual)	\$8,694	\$886,000

For the full slideshow presentation, please visit <http://www.icrctv.com/communities>, click on “Reading,” and then click “Reading City Council 05-17-2022.”

AUDIENCE ASKING PARTICIPATION: None

EXECUTIVE SESSION: None Requested

LEGISLATIVE SESSION

READING OF RESOLUTIONS: None

READING OF ORDINANCES:

(1) AN ORDINANCE AMENDING ORDINANCE 2022 - 07 WHICH AUTHORIZES THE SAFETY SERVICE DIRECTOR TO EMPLOY CERTAIN TEMPORARY; SEASONAL AND PART-TIME HELP AND DECLARING AN EMERGENCY.

Motion made by Mrs. Eadicicco, seconded by Mr. Boehner to suspend the rule that requires a second and third reading. Motion carried by 7-0 roll call vote . Motion made by Mr. Boehner, seconded by Mr. Bishop to adopt the ordinance. Motion carried by 7-0 roll call vote.

ORDINANCE ADOPTED

ORDINANCE NUMBER 2022-16

(2) AN ORDINANCE AUTHORIZING THE PURCHASE OF A ONE TON DUMP TRUCK FROM JEFF WYLER AND SAFETY LIGHT BAR SYSTEM FOR AN AMOUNT NOT TO EXCEED SIXTY FIVE THOUSAND DOLLARS (\$65,000), AND DECLARING AN EMERGENCY

Motion made by Mr. Boehner, seconded by Mrs. Eadicicco to suspend the rule that requires a second and third reading. Motion carried by 7-0 roll call vote . Motion made by Mrs. Eadicicco, seconded by Mrs. Kroeger to adopt the ordinance. Motion carried by 7-0 roll call vote.

ORDINANCE ADOPTED

ORDINANCE NUMBER 2022-17

(3) AN ORDINANCE AUTHORIZING THE SAFETY SERVICE DIRECTOR TO PURCHASE A GMC TRUCK FROM CIRCLE BUICK/GMC AND SAFETY LIGHTING SYSTEM FOR AN AMOUNT NOT TO EXCEED \$38,000.00 AND DECLARING AN EMERGENCY.

Motion made by Mr. Powell, seconded by Mr. Boehner to suspend the rule that requires a second and third reading.
Motion carried by 7-0 roll call vote . Motion made by Mr. Boehner, seconded by Mr. Bronner to adopt the ordinance.
Motion carried by 7-0 roll call vote.

ORDINANCE ADOPTED

ORDINANCE NUMBER 2022-18

Motion made by Mr. Powell, seconded by Mr. Boehner to hold a “Council of the Whole” segment after Miscellaneous Business section of tonight’s meeting. Motion carried by voice vote.

MISCELLANEOUS BUSINESS:

(1) Mr. Boehner gave an update on the sink hole turning onto Benson street’s hill from Reading Road – this is actually a gas main issue. Duke Energy has been notified to fix this.

(2) Mrs. Eadicicco asked for an update on the Parking on Dottie Ct. Mr. Powell recalled that the signs are on Julie Terrace & Trail Ridge. Administration did not want to move forward with restricting parking during school hours because it would single out MND students.

(3) Mr. Bishop announced a Utilities, Lands and Buildings committee meeting for Monday, May 23 at 6:00 p.m. in Council Chambers.

(4) Mayor Bo Bemmes: (Absent, Report given by Shelly Kroger)

- The last pool sign up is this Saturday, May 21 from 10-noon. after that, you will have to purchase your pool pass at city hall. Rates go up June 1st.
- The farmers market starts this Friday, May 20 from 4-7 on the corner of Vine St. and Reading Rd.
- A reminder of the VYO Memorial Day festival which runs May 27-May 30 at Koenig Park. The Memorial Day Parade will take place on Monday May 30 starting in Arlington Heights at 9am

(5) Mr. Bronner announced that Thurnridge Road construction update is that tomorrow (Wednesday, May 18) Adleta is moving out and the paving company is moving in to begin their work.

COUNCIL OF THE WHOLE

Mr. Powell – It is Mr. Powell’s opinion that the City of Reading needs to get out of the Stadium Business now. If the City moves forward with improving the turf this will be a 10 year commitment. If the City does move forward with improvements to the Stadium and or its turf, he believes the rent should increase to assist with the improvements. Would also like to begin discussions on new City Hall and Fire Department buildings. Asked, as a community, what are our priorities?

Sabrina Smith – It is her belief that we need to move forward with a “Capital Improvement” plan. We do have a little bit of a cushion, but how we use this cushion is important.

Mr. Daum - Patrick can have the sign on Riesenbergs installed at any time regarding trucks.

Mr. Boehner – We can configure a list of our priorities but we will also need to involve the public for their input, especially considering the cost of any and all projects. It is Mr. Boehner’s opinion that there are a number of other projects that should take precedence over improving the turf at the Stadium. If we’re not getting a lot of revenue from the trucking outfit/company on Reisenbergs Avenue, why don’t we ask them to leave? What about the City buying out the property?

Mr. Bishop – When considering the possibility of new buildings for City Hall & Fire Department, it is his stance to ask, what is the lifespan/usability of the buildings? With the Stadium, Mr. Bishop pointed out that replacing the turf, which is quoted as lasting 10 years, when reaching out to other Cities, their field turfs have had shorter lifespan than 10 years, closer to 7 years.

Mr. Bronner - If we use the turf/stadium a lot, the rental of the field should be contributing towards the cost of the improvement and maintenance. It is his belief that improving the fields will benefit the school. It is his belief that we need to look deeper into loans, other loans, grants, etc. He doesn't believe that doing the improvement of the turf will hamstring the City financially.

Mr. Boehner – Police cars and other equipment for the Police department comes out of the 340 fund. The Service Department doesn't get much of the leftover money to use towards purchases needed for their department's Capital needs. Would like to have a separate account (suggested the Street Maintenance fund) for the Service Department in order for them to be able to purchase the equipment they need WHEN they need it. Mr. Boehner doesn't want to see us rolling in Service Department needs wrapped in with loans for the Stadium turf.

Mr. Stevenson – Reminded Council that interest rates are rising any day. We would need to get a loan sooner rather than later for anything.

Mrs. Smith – Will be meeting with our 5/3 rep soon and will update everyone as soon as she meets with them.

Mrs. Kroeger – Agrees with Mr. Bronner and thinks the track will pay for itself. Also thinks we need to do it right and make the track 8 lanes. It is her opinion that the Stadium could use the field for other revenue making opportunities.

Mrs. Eadicicco – Agrees that we need to get all the financials together and look at how to make improvements to the Stadium correctly. It is her opinion that these improvements will bring people both from outside of Reading and Residents of Reading to spend their entire day with us and will put money back into the City by going to Don's Creamy Whip, gas stations and other restaurants.

Mr. Powell – Asked if anyone had any information on how much rental fees for the turf field other venues are charging and how much actual revenue they see? Mrs. Kroeger gave the example that MND charges up to \$500 an hour for their field.

Detailed discussion on quoted pricing on turf replacement followed.

ADJOURNMENT

Motion to adjourn came from Mr. Thamann and was seconded by Mrs. Bronner. Motion carried by voice vote. There being no further business, the meeting was declared adjourned at 9:43 pm.

X _____
Carla Kacher
Clerk of Council

X _____
Dwight Daum
President of Council