

**CITY OF READING, OHIO
COUNCIL MEETING MINUTES – REGULAR SESSION
AUGUST 01, 2023 – 7:30 PM**

For the full detail of this evening's Council Meeting, please visit www.watchreadingohio.com.

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:

Mayor Bo Bemmes, Safety Service Director Patrick Ross, Treasurer Brenda Owens, Auditor Sabrina Smith & Clerk of Council Carla Kacher

APPROVAL OF MINUTES: Motion to approve the July 11 & July 18 Council Minutes made by Mrs. Eadicicco, seconded by Mr. Boehner. Motion carried by a voice vote.

AUDIENCE ASKING PARTICIPATION: None

READING OF COMMUNICATIONS: None

GUEST SPEAKERS: Jen Lintz & Todd Castellini from the PORT (Providing an updated on the DOW Site)

The Port continues to make steady progress towards the redevelopment of the former Dow Chemical Company (Dow) facility located at 2000 West Street in Reading, Ohio. Sources of funding which have been awarded for the project include a \$5.3 million grant from Ohio Department of Development's (ODOD) Brownfield Remediation Grant Program. Asbestos Abatement and Site-Wide Above Grade Demolition activities were made possible through the ODOD funds and partially via the U.S. Environmental Protection Agency's (USEPA) Revolving Loan Fund. Site Remediation, site prep and cleanup activities are being funded through the ODOD grant and a \$1.3 million JobsOhio grant. A corresponding \$1 million loan from JobsOhio will be utilized for building construction by The Port's development partner for the project, Neyer Properties.



Redevelopment of the former Dow site requires coordinated efforts on complex environmental issues. In 2021, Ohio EPA issued a Declaration and Decision Document selecting remedies for the site including an Environmental Covenant (EC), monitored natural attenuation (MNA) of groundwater, implementation of a Soils Management Plan (SMP) and maintenance of Dow's groundwater extraction system until such removal is approved by Ohio EPA. The Port and Dow jointly submitted a final version of the Resource Conservation and Recovery Act (RCRA) Orders and the EC by coordinating with other respondents including the City and owners of the adjacent 2000 West Street LLC property. The EC and RCRA Orders have been approved by Ohio EPA and are currently in the process of being executed and recorded.

In October 2022, Ohio EPA approved the draft SMP which allowed the Port to proceed with construction activities involving soil disturbance. Since such time, The Port and Dow have been working collaboratively to expedite Ohio EPA approval of Dow's Sampling & Analysis Plan (SAP) for MNA as well as a Decommissioning Plan for wells not required to be monitored as part of Dow's SAP. In addition, Terracon, The Port's environmental consultant for the project, has implemented a SAP to define the extent of mercury contamination as it relates to planned redevelopment of the property. Results are pending.

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Phase One construction activities at the project site were contracted to O'Rourke and Enviroworx in November 2022 and included Asbestos Abatement and Above Grade Demolition. Phase One was completed in February 2023. Phase Two activities include Concrete Demolition (both above and below-grade) and Processing, with crushed concrete to be recycled for reuse during the next phase of work. Phase Two activities were contracted to Sunesis Environmental in May and are scheduled to be completed in September 2023. Phase Three activities include Utility Demolition, Mass Grading and Utility Infrastructure, the final phase of work before The Port hands the property over to Neyer for development. The Port began soliciting bids for Phase Three at the end of July and anticipates award by this fall. Phase Three is scheduled to be completed by January 31, 2024.



The Port, Colliers, and Neyer Properties continue to aggressively market the site for development. Signage has been erected at strategic locations around the property and REDI's site selection process has brought the development into relevant conversations. To date, The Port has submitted 16 Requests for Information from potential end users, ranging from solar glass and EV manufacturing to plastic recycling. The Port anticipates the Centennial Industrial Park project will generate up to 400 high-paying manufacturing jobs and a substantial increase in real estate and income tax revenue for the City of Reading.

Mr. Bishop – Question: Some monitoring wells will be abandoned because they are no longer needed?

Answer: *Correct. Others will remain in place. There are DOW wells and Pristine wells on the property –all the Pristine wells must remain in place. A cluster of three of their wells are up at the northeast corner of the property which is within our area of biggest cut. We will be taking the cut down about 12 to 15 feet. We have been working collectively with Pristine. Pristine has a contractor on standby. We'll give them 2 weeks-notice and they'll come in to lower those wells. Most of the DOW wells that needed to stay are along Reisenberg and the building 40 property. We worked with DOW to determine the best method for abandoning the wells.*

Question: will the stuff in the wells just gradually dissipate?

Answer: *With DOW's contamination that is in place, they're under monitoring only. They are not under any orders to do any additional remediation at this time. They will continue to do that until Ohio EPA tells them that they've met their metrics.*

Mr. Thamann – Question: Any potential roadblocks from our timeline(January 2025)?

Answer: *No. We've actually built in a bit of a cushion with respect to finishing up the utilities. We had initially hoped to have the project completed by December 31st but we wanted to allow another month just for utility time. The funding that Neyer has with respect to redeveloping the property is through June 2026.*

Mr. Powell – Question: How has ground water extraction going on in conjunction with Pristine impacted your work?

Answer: *Initially we thought it was going to be a huge hurdle to jump through. Pristine has two extraction wells on the property but they have not been used since 2006 & 2008 collectively. It was actually the U.S. EPA who told them to turn them off because they were pulling in off-site contamination. We felt like we had a good case to present to the U.S. EPA for them to allow Pristine to remove those extraction wells and the piping networks associated with them because they're rather substantial. They're located at the southeast corner of the site – they head down west and then run all along the southern portion of our property boundary and your property boundaries as well. We felt like we had a good case to have them abandoned; after further discussions with Pristine and their attorneys, they felt that the U.S. EPA was going to cause further hurdles for them if we tried to present for removal of those. So, instead we adjusted our grading plan slightly to keep them in place. Luckily that area of the site we didn't have a lot of earth work to do, so we're really only changing the grade about a foot. We had really hoped that the three wells that are Pristine's up at the northeast corner of the property could be abandoned because they are in the way and there is a huge area of cut for us but U.S. EPA was not amenable to that.*

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Question: How has ground water extraction going on in conjunction with Pristine impacted your work?

Answer: *Initially is for the first phase of Neyer's development milestone - the first phase of building one.*

Question: The timeline communicated tonight, how did that timeline coincide with the original timeline?

Answer: *We are about 4-6 months past that. Original projections has us starting at the site in February 2022 and we did not get started until October/November 2022.*

Mr. Boehner – Question: Concerns about people getting in and out of the site once the building is completed.

Mr. Boehner believes Reisenberg is not going to be big enough, especially if there are 400 jobs back there.

Answer: *We're staying in our lane and that is above our scope of work. We can't really answer that question since logistics is another matter.*

EXECUTIVE SESSION: None

GUEST ADMINISTRATIVE OFFICIAL REPORTS:

MAYOR: Robert "Bo" Bemmes:

- Our Police department hosted a National Night Out which celebrates our Police and our Community partnership in keeping our City as safe as possible. Our Reading Fire/EMS department, Safety Exhibitors, Child Safety Education Information, Emergency Vehicles, Law Enforcement Personnel from multiple agencies were there displaying all the services that are available to us through Mutual Aid.
- The 1st day of school for our Reading Community Schools is on August 17, MND's 1st day for all students is on August 21, SPPA starts on August 23 and Cincinnati Classical Academy starts August 30.
- Please call our Police when you see any suspicious or illegal activity and report any vandalism immediately.
- PLEASE SLOW DOWN AS YOU DRIVE AND KEEP YOUR EYES OPEN FOR PEDESTRIANS, ESPECIALLY OUR YOUNG CHILDREN. PLEASE CALL OUR POLICE WHEN YOU WITNESS ANY SPEEDING OR RECKLESS DRIVING AS CATCHING DRIVERS IN THE ACT IS THE WAY TO CORRECT THIS DANGEROUS PROBLEM.
- Our Farmers Market is open every Friday from 4pm-7pm at the corner of Vine Street and Reading Road and will be open every Friday until September 29.
- We have applied for funding from the next round of SORTA Transit infrastructure Fund Grants for Landy Lane and Koehler Ave (Southwest Ohio Regional Transit Authority). We were awarded \$265,000 to repave Columbia Avenue from Reading Road to Lockland in the 1st round of this Grant opportunity.
- On July 17 our SSD Patrick Ross, our Chief of Public Works Darrell Courtney, Chief electrician Matt Morgan, Jon Vance and myself met at Koenig Park with Chrystal Menner and Cheryl Gee from our American Legions Ladies Auxiliary to discuss what was needed for our Taste of Reading. The Taste will be held on August 26 at Koenig Park from noon till 11pm with food trucks, crafts and entertainment including performances by Reading High Schools Band and Dance Team.
- On July 26 we hosted a Crib Dedication/Tree Lighting/ Holiday Walk meeting here in our Council Chambers to discuss closing Benson Street on December 2 from 5:30 pm till approximately 9:30pm and other safety issues. SSD Ross, Fire Chief Owens, Police Chief Edens and myself were each there to offer input/answer questions. Diane Brown was also there representing our Girl Scouts who have been a part of our Christmas tree lighting & Crib Dedication for over 35 years.
- City Engineers are putting together several options & estimates for the Hunt Rd landslide between Fuhrman & Waxwing.
- The fund raising for the Hilltop basketball court renovation in honor of Chad Richmond is ongoing.
- Congratulations to our Awesome Reading Fire/EMS department for receiving the American Heart Associations 2023 Mission Lifeline gold award for its commitment to offering rapid research-based care to people experiencing the most severe forms of heart attacks and strokes.
- Please call me anytime at 513-509-8619 with any questions, comments or concerns.

SAFETY/SERVICE DIRECTOR: Patrick Ross:

- Geotechnology should have plans for pier wall on Hunt Road completed and given to JMA within a few weeks
- Fuhrman Road surveying has been completed and bid specs/plans are close to being completed so we can bid the project.
No curbs so majority just mill and pave
- National Night Out was tonight- Thank you to chief and department for putting together event again

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- Ohio Plan has put together a free online training platform for all Ohio Plan members. Variety of topics and many courses available. Will provide more information. Elected officials included
- Received confirmation from County Budget Commission that they received budget for 2024 passed by council
- Health Insurance Renews 9/1. Renewal is less than 4% which amount to savings of 45-90K based upon renewal rates fully insured groups on own are seeing in this market
- Environmental Covenant Agreement ready to be executed with Ohio EPA and all responsible parties/owners of former DOW Site. City's only responsibility is to ensure that any wells for testing and monitoring are available and accessible.
- TEC will perform a traffic study on Siebenthaler after school begins

President of Council, Dwight Daum, asked for a Traffic Study for Harvest Lane & Ridge Point. Mr. Bronner asked what a professional traffic study would cost for that area other than having our own speed sign put there (which has already taken place). The answer was unknown but will be found out so that a decision can be made. Motion made by Mr. Boehner, seconded by Mr. Powell to request a Traffic Study for Harvest Lane & Ridge Point. Motion carried by a 4-3 voice/hand vote (Mr. Powell, Mr. Boehner, Mr. Thamann & Mrs. Eadicicco voting "yes"; Mr. Bronner, Mr. Bishop & Mrs. Kroeger voting "no").

LAW DIRECTOR: Dave Stevenson: *(No Report)*

TREASURER: Brenda Owens

City of Reading					
2023 July Income Tax Receipt Summary					
With Prior Years Comparison					
Individual Residents Income Taxes					
	2020	2021	2022	2023	% Change 22 to 23
January	\$110,812	\$107,429	\$79,333	\$97,988	23.5%
February	\$67,807	\$45,896	\$37,035	\$62,179	67.9%
March	\$89,577	\$127,056	\$131,391	\$121,019	-7.9%
April	\$109,428	\$221,576	\$457,756	\$441,112	-3.6%
May	\$48,987	\$223,455	\$102,421	\$73,161	-28.6%
June	\$99,289	\$134,637	\$107,043	\$117,960	10.2%
July	\$337,009	\$82,544	\$28,939	\$35,819	23.8%
August	\$71,990	\$39,361	\$36,571		
September	\$106,778	\$89,782	\$79,408		
October	\$93,081	\$56,061	\$63,966		
November	\$76,487	\$14,763	\$64,047		
December	\$96,708	\$86,298	\$46,897		
Yearly Totals	\$1,307,953	\$1,228,857	\$1,234,807	\$949,237	
YTD Progress	\$862,908	\$942,594	\$943,918	\$949,237	0.6%
Business Profits Income Taxes					
	2020	2021	2022	2023	% Change 22 to 23
January	\$22,258	\$11,981	\$48,907	\$21,712	-55.6%
February	\$18,896	\$58,854	\$24,719	\$17,868	-27.7%
March	\$77,585	\$23,641	\$210,097	\$100,630	-52.1%
April	\$26,014	\$137,747	\$274,272	\$231,557	-15.0%
May	\$21,905	\$60,812	\$42,806	\$12,999	-69.6%
June	\$39,477	\$87,483	\$399,300	\$136,640	-65.8%
July	\$95,430	\$43,735	\$15,804	\$32,265	104.2%
August	\$80,398	\$38,207	\$22,399		
September	\$77,959	\$85,263	\$336,599		
October	\$32,831	\$42,542	\$22,564		
November	\$17,874	\$22,412	\$15,798		
December	\$26,952	\$87,159	\$48,456		
Yearly Totals	\$537,579	\$699,835	\$1,461,720	\$553,670	
YTD Progress	\$301,564	\$424,282	\$1,015,904	\$553,670	-45.5%
Total Refunds	2020 =	\$132,162	2021 =	\$115,450	
	2022 =	\$169,800	2023 YTD Refunds =	\$125,198	
Payroll Withholding Income Taxes					
	2020	2021	2022	2023	% Change 22 to 23
January	\$539,671	\$717,952	\$689,143	\$699,906	1.6%
February	\$530,926	\$462,760	\$441,735	\$483,701	9.5%
March	\$419,609	\$413,361	\$434,394	\$477,447	9.9%
April	\$590,089	\$801,135	\$752,396	\$701,491	-6.8%
May	\$453,000	\$490,963	\$534,911	\$480,917	-10.1%
June	\$441,487	\$484,864	\$470,151	\$475,836	1.2%
July	\$433,643	\$507,334	\$501,087	\$671,451	34.0%
August	\$519,886	\$566,411	\$591,928		
September	\$392,475	\$411,837	\$464,052		
October	\$449,639	\$549,184	\$606,041		
November	\$483,331	\$545,750	\$493,632		
December	\$429,457	\$432,363	\$462,692		
Yearly Totals	\$5,683,214	\$6,383,913	\$6,442,162	\$3,990,748	
YTD Progress	\$3,408,426	\$3,878,368	\$3,823,816	\$3,990,748	4.4%
Total Income Taxes Collected					
	2020	2021	2022	2023	% Change 22 to 23
January	\$672,741	\$837,361	\$817,383	\$819,606	0.3%
February	\$617,629	\$567,510	\$503,488	\$563,747	12.0%
March	\$586,771	\$564,058	\$775,881	\$699,095	-9.9%
April	\$725,531	\$1,160,458	\$1,484,424	\$1,374,159	-7.4%
May	\$523,892	\$775,230	\$680,137	\$567,077	-16.6%
June	\$580,253	\$706,984	\$976,404	\$730,436	-25.2%
July	\$866,082	\$633,613	\$545,830	\$739,534	35.5%
August	\$672,274	\$643,978	\$650,899		
September	\$577,213	\$586,882	\$880,060		
October	\$575,551	\$647,787	\$692,571		
November	\$577,693	\$582,925	\$573,477		
December	\$555,117	\$605,819	\$558,046		
Yearly Totals	\$7,528,746	\$8,312,605	\$9,138,690	\$5,493,655	
YTD Progress	\$4,572,898	\$5,245,214	\$5,783,637	\$5,493,655	-5.0%

Brenda A. Owens- City Treasurer 08/01/2023

AUDITOR: Sabrina Smith:

All of the City is training for the new software system for accounting, payroll, and purchasing. We are working on the month end processes for the rest of this year and closing the year. My office is excited for the consolidation of bank accounts to streamline workflow.

COUNCIL COMMITTEE REPORTS:

FINANCE: Andy Bronner *(No Report)*

UTILITIES, LANDS & BUILDINGS: Mark Bishop

Reading July 18 Meeting Analytics Update

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Live unique viewers: **43**
Impressions of live broadcast: **88**
Archived views on YouTube: **47**
Listeners to this meeting on various (16) audio podcast platforms: **92**
In person attendance: **3**

***Total viewers: 185**

Stats Provided by Rob Ebel, ESP Media, LLC.

ZONING, PLANNING & ENVIRONMENT: Dave Powell

I wanted to give an update on the building renovations on the Cincinnati Classical Academy that were reported to me by a resident in the surrounding neighborhood. A representative from our building department visited the site but found no ongoing construction. He left his contact information with the office. A subsequent visit revealed that an additional classroom had been added. A representative from the Academy was informed by their contractor that a permit was not required. Retroactively plans will be submitted and our building department is working with the Academy to rectify the situation.

LAWS & CONTRACTS: Katie Eadicicco

As most of you know, the DORA was passed by council and approved by the State of Ohio. The signs have been delivered, the cups have been ordered and should be in soon. The signs should be going up soon closer to the delivery date of the cups.

PUBLIC HEALTH & SAFETY: Shelly Kroeger

Police Department run count for July, 2023

- Calls for service 1211
- Auto Accidents 28
- Booking Original Charges 123
- Total Criminal Charges **171**

Citations Issued

- Hamilton County 10
- Arlington Heights 43
- Juvenile 6
- Reading Mayor's 155

Total Citations 216

Fire Departments run count for July, 2023

- EMS Responses 214
- Fire Responses 47

Total Responses 261

In the month of July, we continue to see multiple vehicle thefts. Please remember to lock your vehicles and don't leave the keys inside of it. This month there were charges of domestic violence, theft, OVI, drug charges and multiple auto accidents.

The fire department had a public education event for Camp Chabad at Koenig Park. They also helped out the Reading Marching Band with a cool down during the first week of band camp. Congratulations to JD Piron and Dalton Robbins who both transitioned to full time effective July 15. The department is now at full staffing.

SERVICE: Bob Boehner

Reading Public Works Council Report August 1, 2023

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City crew have been out patching potholes in the streets

The mulcher has been out collecting branches.

Vacall was out cleaning catch basins

City crews are in the process of locating lead line water services

City crews have been cutting over grown bushes and branches back from the roadways throughout the city

City crews have been doing a lot of tree and bush trimming in our City Parks

City crews are power washing and painting city garage

City has received 300 ton of road salt and put into the salt bin and still has additional 900 tons of salt available to us that we will have to take this year

City crew laid out the soccer field at Bonnell & Halker Ave and then painted it along with painting the practice football field

City crews made a storm water repair at the corner of Mechanic & Bonnell

City crews repaired a water main break in front of the City garage entrance on Reading Rd

City crews have also cleared out some over grown brush on Second St btw E/Benson and Vorhees near the rail road tracks

Next Service Meeting will be held September 12 at 7:00 p.m. in Council Chambers.

RECREATION: Scott Thamann

School will be resuming soon. Most of our employees at the Reading Community Pool are either teachers, students and/or athletes. As such, our schedule must be flexible according to availability. For example:

August 16, we will be closing at 4:00 due to the elementary open house.

August 17 is the first day of school. The pool will be open from 4-8pm.

August 18-19, the pool will be closed due to home football games

August 20, the pool will be open from noon-6:00 pm.

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August 21-25, the pool will be closed, as everyone is back in school or off to college.
August 26-27 will be our final weekend, and the pool will be open from noon-6:00 pm.

Then we will close for the season. We would like to thank all of our citizens and families, as well as our managers, lifeguards, and concessions employees, for making this season another success.

OTHER BUSINESS: None

LEGISLATIVE SESSION

READING OF RESOLUTIONS:

***(1) A RESOLUTION APPROVING THE UPDATE OF THE SOLID WASTE MANAGEMENT PLAN OF THE
HAMILTON COUNTY SOLID WASTE MANAGEMENT DISTRICT (Third Reading)***

Motion made by Mr. Powell, seconded by Mrs. Kroeger to table this resolution until we can get someone from the County to come out to discuss this resolution further with Council. Motion carried by 7-0 roll call vote.

READING OF ORDINANCES: None

MISCELLANEOUS BUSINESS:

Katie Eadicicco: The city as well as our local Girl Scout troop, Reading Bridal District, and WeThrive are in the process of planning our 2nd annual Holiday Walk. This event will be on Benson St. on Saturday, December 2nd from 6-9 PM. Benson St. will be closed from Reading Rd. to Wachendorf. The event will kick off with the crib dedication and the Girl Scout tree lighting on the corner of Reading Rd and Benson. We will have local shops open and vendors along the street, as well as carolers and the storefront scavenger hunt for kids. St. Paul's Lutheran Church will also be having their live Nativity that night on Jenny Lynn St. off Benson and Santa and Mrs. Claus will be at Redwine and Co. We are looking for more vendors and sponsors this year to help this event grow. We're also looking at more activities for kids like bouncy houses, etc, and hoping to find sponsors for these activities. If you are interested in becoming a vendor or sponsor you can reach out to me or go to readingholidaywalk.com for more information. The vendor application is available on the website.

ADJOURNMENT:

Mr. Boehner moved to adjourn. Mrs. Kroeger seconded. Motion carried by voice vote.
The meeting was adjourned at 8:54 pm.

X _____
Carla Kacher
Clerk of Council

X _____
Dwight Daum
President of Council