

**CITY OF READING, OHIO
COUNCIL MEETING MINUTES – REGULAR SESSION
JANUARY 16, 2024 – 7:30 PM**

CALL TO ORDER

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

INVOCATION AND PLEDGE OF ALLEGIANCE

President Mr. Mattscheck 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, Mrs. Kroeger, Mr. Thamann & Mrs. Eadicicco.

OTHER CITY OFFICIALS PRESENT:

Mayor Bo Bemmes, Law Director Dave Stevenson, Auditor Sabrina Smith & Clerk of Council Carla Albrinck

APPROVAL OF MINUTES: Motion to approve December 19, 2023 (Legislative) Council Minutes and January 1, 2024 (Inauguration) Meeting made by Mr. Boehner, seconded by Mrs. Kroeger. Motion carried by voice vote.

AUDIENCE ASKING PARTICIPATION:

Bob Ashbrock (221 Walnut Street):

Pleased with the pending commercial investment by McCluskey Chevrolet announced at the December 19, 2023 meeting. Part of the discussion involved the invocation of a Community Reinvestment Act provision for tax abatement. The discussion talked of the investment and development being “first class” and all being done according to code. Mr. Ashbrock did some research and is quite disappointed to find that the development as proposed (a body shop) is not a permitted use in the Reading Road General Commercial District where it is intended to locate. McCluskey has operated in that area in the past as a legal conforming conditional use of automobile sales of previously owned vehicles. The code adopted in 2003 stipulates that body shops can only operate in the Industrial Zones in the City of Reading. Mr. Ashbrock believes this poses a problem given what has already transpired and hope that the matter can be salvaged. He pointed out that it appears that to do so legally will require some machinations; a change in the zoning maps designating the area as “Industrial,” which Mr. Ashbrock believes would be counter to both Reading’s adopted Master Plan and generally not a desirable approach (they have Industrial property fronting on Reading Road in an area where general commerce is proposed). Mr. Ashbrock proposed exploring another way to resolve this by modifying the text of the zoning code to allow body shops as a conditionally permitted use in that area. He urged Council to consider this and perform their own due diligence with respect to all of that area. He mentioned that the preliminary site plan that McCluskey submitted appears to privatize the extension of Jefferson Avenue right of way, so it seems to him that a vacation of that area would be in order. Previous Councilman, Don Lindeman, did significant research of City-owned properties. The intersection of Jefferson and Reading Road was configured about 30 years ago, and at Mr. Ashbrock’s request, current Councilman, Dave Powell, looked at some of the property lines down there. Mr. Ashbrock offered that his recollection of that area was “kinda goofy” and suggests that this would be an opportunity to clean that up and urges this take place. Mr. Ashbrock went on to comment that the fact that it would be operation as a body shop is a harsher use than would be automobile sales, in the sense that there will be potentially junked vehicles that are theoretically not roadworthy because they’ve been in a wreck, and they have the potential for creating runoff of automobile fluids (antifreeze, gasoline and oil) spilling onto the pavement is a reason why our current code stipulates those types of activities should be in an Industrial area.

Mayor Bemmes’ response: These issues have been relayed to Economic Development Director, Linda Fitzgerald, and as a result there have been thorough discussions with the head of our Building Department. If Council has any questions, please call Linda Fitzgerald.

Dave Powell response: In the last year and a half vacation was presented, or at least discussed amongst Council and there was also action of looking at some easements that needed to be required with that. That fell off the radar as McCluskey was working through their due diligence, but he’s certain that will be presented back to Council now that they’re ready to move forward with the project.

Bob Boehner’s response: He spoke to Linda Fitzgerald earlier in the day and pointed out that it’s what we do now to fix this. McCluskey is not breaking ground on anything until April 1, 2024, so he recommended that this issue be put

in Dave Powell’s committee (Planning, Zoning & Environment) and have him follow up with Linda Fitzgerald and the Building Commissioner/Zoning Administrator to make sure that this zone gets taken care of in timely fashion. Mr. Boehner pointed out that it really should be part of the agreement, that they have the correct zoning in place.

Motion made by Mr. Boehner, seconded by Mrs. Eadicicco, to put the zoning issue on McCluskey’s property in Dave Powell’s committee. Motion carried by voice vote.

COMMUNICATIONS:

Clerk of Council, Carla Albrinck, informed everyone that all approved 2023 City of Reading Council Minutes have been uploaded to the City website. Additionally, the 2024-2025 Council Contact information has been added to the City website. The Council Contact information can be found on the City’s webpage by clicking the “Government” tab, scrolling down and clicking on “Contact Council” link. This page will instruct Reading residents and business owners on how to contact a Council Member – both the City Council Ward Representatives, as well as the Council At Large Representatives. If you are unsure as to which Ward you live in, or whom your Ward Representative is, the City of Reading Ward Maps have also been provided in this link.

GUEST SPEAKER: None Scheduled
EXECUTIVE SESSION: None Requested

LEGISLATIVE SESSION

READING OF RESOLUTIONS: None
READING OF ORDINANCES

(1) AN ORDINANCE AUTHORIZING THE AUDITOR TO MAKE TRANSFERS NOT TO EXCEED \$2,000,000.00 FROM THE CITY EARNINGS TAX FUND TO THE GENERAL FUND FROM JANUARY 1, 2024 – MARCH 31, 2024, AND DECLARING AN EMERGENCY

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

ORDINANCE ADOPTED **ORDINANCE NUMBER 2024-01**

(2) AN ORDINANCE AUTHORIZING THE AUDITOR TO MAKE TRANSFERS NOT TO EXCEED \$2,000,000.00 FROM THE CITY EARNINGS TAX FUND TO THE GENERAL FUND FROM APRIL 1, 2024 – JUNE 30, 2024, AND DECLARING AN EMERGENCY

Motion made by Mr. Powell, seconded by Mrs. Kroeger 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 Mr. Bronner to adopt the ordinance. Motion carried by a 7-0 roll call vote.

ORDINANCE ADOPTED **ORDINANCE NUMBER 2024-02**

(3) AN ORDINANCE AUTHORIZING THE AUDITOR TO MAKE TRANSFERS NOT TO EXCEED \$2,000,000.00 FROM THE CITY EARNINGS TAX FUND TO THE GENERAL FUND FROM JULY 1, 2024 – SEPTEMBER 30, 2024, AND DECLARING AN EMERGENCY

Motion made by Mr. Bronner, seconded by Mrs. Kroeger 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 a 7-0 roll call vote.

ORDINANCE ADOPTED **ORDINANCE NUMBER 2024-03**

(4) AN ORDINANCE AUTHORIZING THE AUDITOR TO MAKE TRANSFERS NOT TO EXCEED \$2,000,000.00 FROM THE CITY EARNINGS TAX FUND TO THE GENERAL FUND FROM OCTOBER 1, 2024 – DECEMBER 31, 2024, AND DECLARING AN EMERGENCY

Motion made by Mrs. Kroeger, seconded by Mr. Bronner 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 a 7-0 roll call vote.

ORDINANCE ADOPTED

ORDINANCE NUMBER 2024-04

MISCELLANEOUS BUSINESS:

Mr. Powell: Since he was unable to attend the Inauguration on January 1, 2024, he was sworn in before the meeting this evening by the Law Director, Dave Stevenson.

Katie Eadicicco:

- (1) Made a motion to nominate Mr. Scott Thamann as Sargent At Arms, seconded by Mr. Bronner.
Motion carried by a 7-0 roll call vote.
- (2) Next Laws & Contracts committee meeting will be held on Tuesday, January 23 at 6:30 p.m. in the Caucus room, to discuss the rules and regulations for Council Procedure and our plans for 2024.

Bob Boehner: Next Service Committee Meeting will be held on January 30, at 7:00 p.m. in Council Chambers, to talk about the Fuhrman Road project & speed humps. He will get flyers out to the neighborhood within the next week.

Andy Bronner: Next Finance Committee Meeting will be held on January 31 at 7:00 p.m. in Council Chambers, to discuss possible future Capital projects.

Scott Thamann: We are still accepting applications for Pool employees – concessions and lifeguards.
Please come to City Hall for an application.

Bo Bemmes: If you can, please remember to park in driveways during snow events so our City crews can clear as much of the roads of snow as possible. It's a big help.

ADJOURNMENT

Motion to adjourn came from Mr. Boehner and was seconded by Mrs. Kroeger. Motion carried by voice vote.
There being no further business, the meeting was declared adjourned at 7:56 pm.

X _____
Carla Albrinck
Clerk of Council

X _____
Kevin Mattscheck
President of Council