

**CITY OF READING, OHIO
COUNCIL MEETING MINUTES – REGULAR SESSION
AUGUST 05, 2025 – 7:30 PM**

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

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, Treasurer Brenda Owens & Clerk of Council Carla Bronner.

Motion made by Mrs. Eadicicco, seconded by Mr. Bronner, to go out of order and hold the Executive Session after roll call. Motion carried by a 7-0 roll call vote.

EXECUTIVE SESSION:

Motion made by Mrs. Eadicicco, seconded by Mr. Bishop, to enter into Executive Session, for purpose of considering the acquisition of property for public purposes. Motion carried by a 7-0 roll call vote. Council entered Executive Session at 7:31 p.m.

Motion made by Mr. Boehner, seconded by Mr. Bronner, to come out of Executive Session at 8:09 p.m. and enter back into Regular Session. Motion carried by a 7-0 roll call vote.

APPROVAL OF MINUTES: Motion to approve July 15, 2025 (Legislative) Council Minutes Meeting made by Mrs. Kroeger, seconded by Mr. Eadicicco carried by voice vote.

AUDIENCE ASKING PARTICIPATION: NONE

COMMUNICATIONS:

(1) July 23, 2025, Email from Jennifer Dick:

Council and Administration,

To begin, we would like to say that the residents on Harvest are excited to finally be chosen to have our street repaved. We have been eagerly awaiting.

Can you please provide us the approximate dates for start/end work so we can make proper preparations for parking and travel during this time?

Finally, we would like to request a 10mph speed limit as well as speed humps if at all possible. As you know, our street does not have sidewalks and isn't very kid friendly as far as activities go. With new, younger families that have moved in, we now have many pets that need walked as well as 11 children that reside here. Those kids ride their bicycles, play ball, etc. so we would love to slow the traffic to make it safer for all of us. We have included our names and street numbers below.

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Thank you for your consideration, Harvest Lane Neighbors

*Kyle Howard 221
Gillian Woody 224
Jennifer and Chris Dick 227
Donna Menke 236
Ashley and Kevin Morgan 250
Shawn Wilson 261
Angel and Tony Jones 265
251 is currently empty*

GUEST SPEAKERS: Hamilton County Auditor, Jessica Miranda

Gave Power Point Presentation to Council:



Hi, I'm Auditor Miranda!

Former State Representative, Ohio Statehouse
Whip, and Winton Woods School Board President

Passion for Fair School Funding, Replenished Local
Government Funding, for greater economic
opportunity for Hamilton County Residents

Lifelong Ohioan, raising her three daughters in the
City of Forest Park, the second largest city in
Hamilton County



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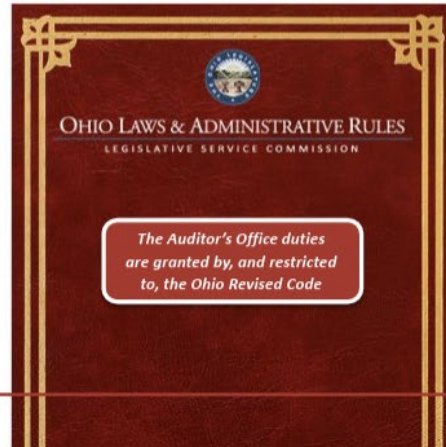
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AUDITOR RESPONSIBILITIES

SERVING OUR COMMUNITY

Our mission is to perform professionally the statutory duties of this office with **integrity**, **independence**, and a spirit of technological **innovation**.

- Chief Financial Officer
- Real Property Assessor
- County Board of Revision
- County Budget Commission
- Administration of Rental Registration Program, Homestead Exemption, Owner Occupancy Credit
- Dog Licensing
- Weights and Measures
- Other duties as assigned by statute



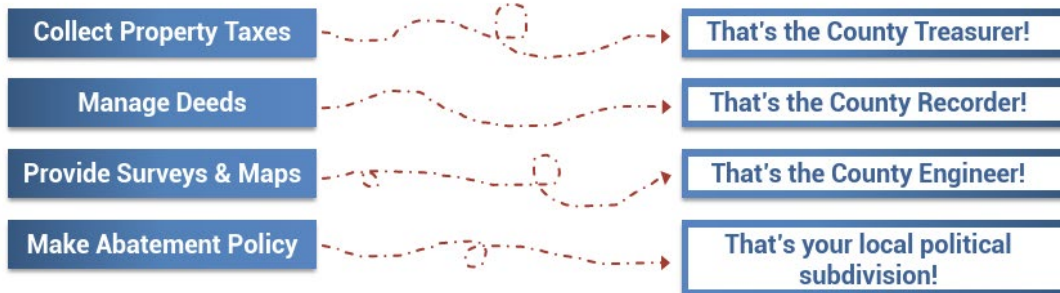
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WE SERVE THE COMMUNITY

BUT WE DON'T DO IT ALL

County Auditor's Offices administer functions outlined in statute. While we have many responsibilities, **we don't do everything!**



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WE WORK IN VALUES

NOT TAXES

The Auditor's Office does not have the authority to outright lower your property tax liability. **Tax policy is set by the State and your locally elected officials.**



HOW DOES THE VALUE IMPACT THE CALCULATION OF TAXES OWED?

Property value is part of the formula for calculating property taxes, it is not the only variable.

Communities see increases in tax revenue by having more taxable property (new construction) or by voters approving a property tax increase or new levy.



AN INCREASE IN FAIR MARKET VALUE DOESN'T MEAN AN EQUAL INCREASE IN PROPERTY TAXES.

For example, if your property value goes down 5%, it does not mean your taxes go down 5%.

Voted levies in most cases impact your taxes. However, Ohio law provides reduction factors for those voted levies. This means that a factor is applied to adjust taxes on new market value of each existing property to produce the same revenue that was received in the previous year.



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THREE AREA COMPARISON (ALL POLITICAL SUBDIVISIONS)

Cincinnati		Green Township		Sharonville	
Parcel Example: 001-0001-0001-00		Parcel Example: 550-0242-0102-00		Parcel Example: 608-0012-0146-00	
Parcel Value	\$236,790	Parcel Value	\$236,820	Parcel Value	\$236,810
Real Property Current Tax	\$5,048.88	Real Property Current Tax	\$4,199.00	Real Property Current Tax	\$3,360.64



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REAL ESTATE & REAPPRAISALS

OHIO LAW DICTATES THEIR CYCLES

Ohio Law requires Auditors to value properties in their respective County, at fair market value, **twice during a six year cycle**.

- The cycle begins with a reappraisal and revaluation of all properties.
- Three years later a triennial valuation of properties (based on sales, it is a "desktop review" with no physical viewing of properties).
- Our last reappraisal was 2023, taxes payable in 2024
- Triennial update will be 2026, taxes payable in 2027
- Next reappraisal will be 2029, taxes payable in 2030



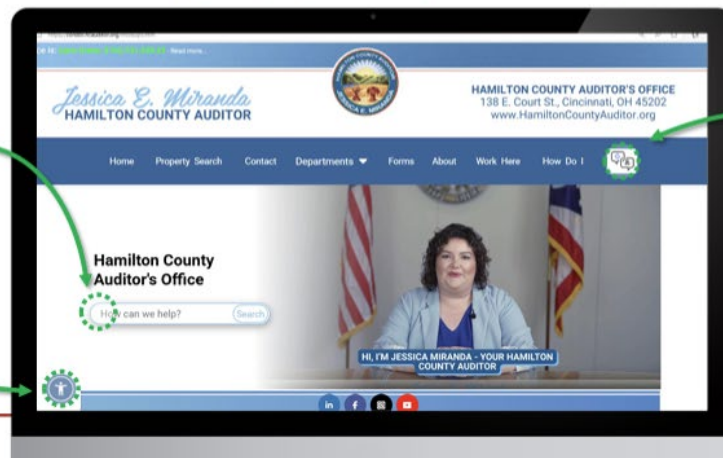
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WEBSITE ANNOUNCEMENT

NEW HOMEPAGE

We are excited to launch the Hamilton County Auditor's Office's brand-new homepage, designed with you in mind. Our updated layout and features will help you quickly access key services with unprecedented ease.



A search bar makes navigation even easier!

An accessibility plug-in ensures all can use this resource!

A translation tool with over 100 languages!

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WEBSITE TOOLS

BOARD OF REVISION

Any owner of property in Hamilton County may **contest a property value by filing a complaint** with the Board of Revision between 1/1 and 3/31 each year. Forms can be found at www.HamiltonCountyAuditor.org.

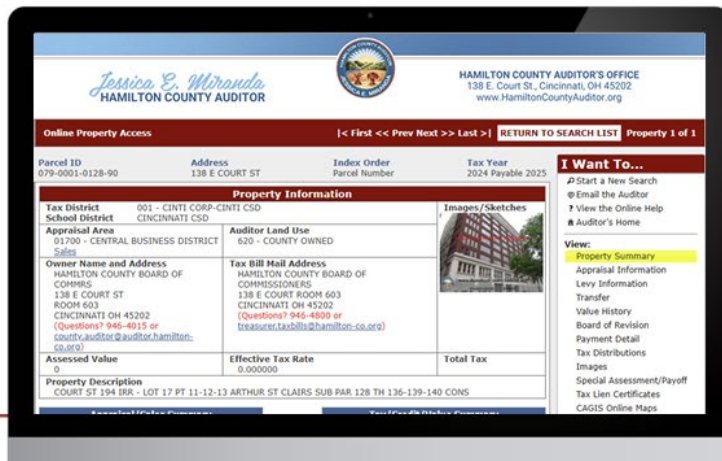


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WEBSITE TOOLS

TAX & SALES INFO

You can use www.HamiltonCountyAuditor.org to search property and tax info by name, address, or parcel.



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RENTAL REGISTRATION

COMMON QUESTIONS

The Auditor's office is responsible for administering the State of Ohio's Rental Registration program (ORC 5323.02).



AM I OBLIGATED TO FILE A RENTAL REGISTRATION FORM?

Yes!

If you are an owner of a single family, multi-family, a mobile/manufactured home park or site with homes rented to tenants, or a commercial building with residential units, currently being rented, you are required by State law to file a Rental Registration Form with the Auditor's Office.



DOES RENTAL REGISTRATION AFFECT MY PROPERTY TAXES?

No.

However, a \$150.00 penalty on your future tax bills may be charged if a property has been identified as rental and does not have a Residential Rental Property Registration Form submitted to the Hamilton County Auditor's Office.



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HOMESTEAD EXEMPTION

WHAT IS IT? WHO QUALIFIES?

The Homestead Exemption is a State of Ohio program that **provides a reduction in property taxes** for qualifying seniors or disabled citizens, on the dwelling that is that individual's primary place of residence and up to one acre of land of which an eligible individual is an owner.

QUALIFICATIONS*

- Property owners who are **at least 65 years of age** during the year you first file, or be determined to have been permanently and totally disabled as of Jan. 1
- **Own and occupy your home as your primary residence** on Jan. 1 of the year in which you file the application
- Your 2024 modified adjusted **gross income was less than \$40,000**
- Late filers for tax year 2023 will be eligible for that year only if their income for 2022 was less than \$36,100



*Social Security payments are not considered in the income requirements. Additional programs are available for disabled veterans and for surviving spouses of public service officers killed in the line of duty; see website for details

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HOMESTEAD EXEMPTION

WHY IS IT IMPORTANT?

- Retention of our elderly Ohio population is paramount to a strong local government.
- One of the simplest fixes the Legislature can fix for all Ohio seniors.
- Lower income seniors need the exemption to help them stay in their homes.
- Without exempting those seniors outside the income threshold, **Ohio seriously risks losing those seniors to other states** with better financial benefits than Ohio.
- The State of Ohio needs to do everything it can to support property owning seniors.
- Seniors in many ways are the backbone of our society. They are strong voters, role models, volunteers, and solid financial contributors to their communities.

HOW CAN YOU ADVOCATE FOR A HOMESTEAD EXPANSION?

1 Contact your State Representative and State Senator

2 Contact State House and State Senate Leadership

3 Find State elected officials at findmydistrict.ohiosos.gov



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OWNER OCCUPANCY CREDIT

QUALIFICATIONS AND APPLICATION

The Owner Occupancy Credit is a **real estate tax credit** available to homeowners for their primary place of residence.

- To qualify, the applicant must own and occupy the home as their principal place of residence as of January 1 of that tax year
- If you have purchased your home as your principal residence, the Owner Occupancy Credit should already be in place for the next tax year from the time of conveyance.
- If you need to remove the tax credit, please reach out to the Auditor's Office at CountyAuditor@auditor.hamilton-co.org



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Let's Stay Connected!

 Hamilton County Ohio Auditor's Office
 @HamiltonCountyAuditor
 Hamilton County Ohio Auditor's Office
 CountyAuditor@Auditor.Hamilton-Co.org
 513-946-4000
 www.HamiltonCountyAuditor.org



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GUEST ADMINISTRATIVE OFFICIAL REPORTS:

MAYOR: Robert “Bo” Bemmes:

Today, 8/5/2025 our Police Department hosted another National Night Out where our residents get the opportunity to get to know our Police officers and our Fire/EMS employees better and also get to see many of the resources that are available for us to keep our community as safe as we possibly can. Effective Public Safety involves all of us doing our part and I always love seeing the incredible support that is shown for our outstanding departments.

On July 30, after 18 years of dedicated service to our City, Denise Gehring retired. Denise was an incredible public servant and great to work with. I have stated many times that I am the most blessed Mayor anywhere and a huge part of that is working every day with dedicated, concerned, productive city employees who serve our residents, schools, businesses and organizations to the very best of their abilities. I hope you all will join me in wishing Denise the very best.

Our last day for our city pool to be open will be August 24 due to our pool employees playing sports and heading back to school. Our pool will also be closed on Saturdays August 16 and 23 due to the incredible number of people and cars that our Reading Youth Football and Cheerleading brings to our city.

Our excellent schools will be opening soon and as always, we ask everyone to SLOW DOWN as you drive and keep an eye out for our young students as they try to make their way to and from school.

The Taste of Reading will be on August 23 at Koenig Park from noon till 11pm.

The Fall in Love Bridal show will be held on September 11 from 6pm-9pm on Benson Street. Benson Street will be closed from 5pm till 10pm from Wachendorf to Reading Road

Our Lady of the Valley's festival will be on September 12, 13 and 14

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We were awarded \$105,000 in MRF funds that we will use to repave Hunt Road from Fuhrman to Blue Ash. The Harvest Lane Road project will begin mid-August with sewer repairs; new curbs and the street will be widened where possible with half of the total cost being paid for using hard earned SCIP Grant dollars.

Our Police Department was recognized by Lexipol, the leading provider of solutions that empower performance excellence in Public Safety. This is the 6th consecutive year that our excellent Police Department received the Gold award, which is the highest ranking possible.

Through our District 2 Integrating Committee that distributes Ohio Public Works funding for infrastructure improvements we were awarded \$826,400 in grant dollars to improve all of East Crest Drive (including water main improvements) all of Crestmont Drive and West Crest from Crestmont to Keith Drive. We were also awarded \$826,400 in interest free loan dollars to be able to complete the \$1,652,800 project.

I want to thank our Reading Chamber of Commerce and our Reading Bridal district for all that they do to help keep the businesses that we have and their help in attracting new businesses to locate here.

Please get to know your neighbors and look out for them and call 911 immediately if you see any suspicious or illegal activity.

Please sign up for emergency alerts and warnings from Hamilton County Alert and Smart 911 at AlertHC.org

Please continue to pray for all who are in need

Call me at 513-509-8619 with any questions, comments or concerns

SAFETY/SERVICE DIRECTOR: Patrick Ross: *(Report read by Mayor, Bo Bemmes)*

- Public Works preparing for new school year by painting traffic lines and readying fields for fall sports seasons
- Thank Officer Bobby Hauserman and rest of PD for work in preparing for tonight's National Night Out
- Gas aggregation with IGS will be \$0.533/ccf for 12 months beginning November 2025 bill and ending October 2026
- Remind everyone to be patient and slow down as school begins back already in the next couple weeks.
- 2026 budget was submitted and received by the county
- New payment box for water utility/taxes installed. It's on the other side of the driveway entrance instead of corner.

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

TREASURER: Brenda Owens

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**City of Reading
July 2025 Income Tax Receipt Summary
With Prior Years Comparison**

Individual Residents Income Taxes

	2022	2023	2024	2025	% Change 24 to 25
January	\$79,333	\$97,988	\$140,011	\$107,314	-23.4%
February	\$37,035	\$62,179	\$73,859	\$63,674	-13.8%
March	\$131,391	\$120,959	\$127,546	\$133,559	4.7%
April	\$457,756	\$441,112	\$479,159	\$501,122	4.6%
May	\$102,421	\$73,112	\$73,028	\$45,617	-37.5%
June	\$107,043	\$117,960	\$80,804	\$103,558	28.2%
July	\$28,939	\$35,819	\$29,749	\$18,836	-36.7%
August	\$36,571	\$34,271	\$62,099		
September	\$78,608	\$86,325	\$77,164		
October	\$63,966	\$52,893	\$47,668		
November	\$64,047	\$25,276	\$66,383		
December	\$46,897	\$49,879	\$130,517		
Yearly Totals	\$1,234,007	\$1,197,773	\$1,387,987	\$973,680	
YTD Progress	\$943,918	\$949,128	\$1,004,156	\$973,680	-3.0%

Payroll Withholding Income Taxes

	2022	2023	2024	2025	% Change 24 to 25
January	\$689,143	\$699,906	\$721,376	\$667,033	-7.5%
February	\$441,735	\$483,701	\$495,911	\$565,608	14.1%
March	\$434,394	\$477,447	\$561,572	\$561,705	0.0%
April	\$752,396	\$701,491	\$733,139	\$732,277	-0.1%
May	\$534,911	\$480,917	\$502,943	\$546,264	8.6%
June	\$470,151	\$475,836	\$585,100	\$645,009	10.2%
July	\$501,087	\$671,451	\$561,747	\$578,310	2.9%
August	\$591,928	\$459,951	\$547,775		
September	\$464,052	\$491,289	\$546,441		
October	\$606,041	\$580,966	\$575,534		
November	\$493,632	\$482,419	\$539,195		
December	\$462,692	\$469,943	\$605,426		
Yearly Totals	\$6,442,162	\$6,475,316	\$6,976,158	\$4,296,205	
YTD Progress	\$3,823,816	\$3,990,748	\$4,161,787	\$4,296,205	3.2%

Business Profits Income Taxes

	2022	2023	2024	2025	% Change 24 to 25
January	\$48,907	\$21,712	\$72,579	\$95,461	31.5%
February	\$24,719	\$17,868	\$30,745	\$56,538	83.9%
March	\$210,097	\$100,690	\$58,593	\$58,013	-1.0%
April	\$274,272	\$231,557	\$162,557	\$222,222	36.7%
May	\$42,806	\$13,048	\$26,006	\$29,170	12.2%
June	\$399,300	\$136,640	\$143,130	\$148,898	4.0%
July	\$15,804	\$32,265	\$70,851	\$59,569	-15.9%
August	\$22,399	\$38,469	\$56,349		
September	\$337,399	\$118,498	\$108,430		
October	\$22,564	\$18,497	\$16,253		
November	\$15,798	\$76,898	\$57,636		
December	\$48,456	\$53,959	\$45,256		
Yearly Totals	\$1,462,520	\$860,101	\$848,385	\$669,871	
YTD Progress	\$1,015,904	\$553,779	\$564,462	\$669,871	18.7%

Total Income Taxes Collected

	2022	2023	2024	2025	% Change 24 to 25
January	\$817,383	\$819,606	\$933,966	\$869,808	-6.9%
February	\$503,488	\$563,747	\$600,514	\$685,820	14.2%
March	\$775,881	\$699,095	\$747,711	\$753,278	0.7%
April	\$1,484,424	\$1,374,159	\$1,374,855	\$1,455,621	5.9%
May	\$680,137	\$567,077	\$601,977	\$621,052	3.2%
June	\$976,494	\$730,436	\$809,034	\$897,460	10.9%
July	\$545,830	\$739,534	\$662,347	\$656,715	-0.9%
August	\$650,899	\$532,692	\$666,223		
September	\$880,060	\$696,112	\$732,034		
October	\$692,571	\$652,357	\$639,455		
November	\$573,477	\$584,593	\$663,214		
December	\$558,046	\$573,781	\$781,199		
Yearly Totals	\$9,138,690	\$8,533,190	\$9,212,530	\$5,939,753	
YTD Progress	\$5,783,637	\$5,493,655	\$5,730,404	\$5,939,753	3.7%

Total Refunds	2022	\$169,800	2023	\$666,149	2024	\$104,275	2025 Refunds =	\$85,897
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Brenda A. Owens- City Treasurer 08/05/25

AUDITOR: Sabrina Smith:

National Night Out at Koenig Park was an amazing event for all ages. Thank you to everyone involved in the production of this event. There is so much good in our community!

We are working to close the July books and update all the transfers that were passed by Council in July. We will be moving \$2M from the CET to the General Fund for normal purchases. We are on track to have 3 of the 4 transfers for the year. July reports will be sent out once they are complete.

COUNCIL COMMITTEE REPORTS:

FINANCE: Andy Bronner (No Report)

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UTILITIES, LANDS & BUILDINGS: Mark Bishop (No Report)

ZONING, PLANNING & ENVIRONMENT: Dave Powell

I am in the process of drafting an ordinance dealing with grass clippings and yard waste on public streets. I am currently researching the potential environmental impacts those clippings pose.

I received a complaint over the weekend about the semi-trucks and box trucks parking on the vacant portion of the Popeye's property. I drove past the site and observed 2 Box trucks parked rear to rear, a Semi truck and trailer, parked on the pavement along Mechanic Street, and a bob tail rig backed diagonally onto the grass. I reached out to our zoning official and it appears that our existing ordinance has some vague terms. I will work to come up with language that will strengthen the ordinance.

LAWS & CONTRACTS: Katie Eadicicco

Tonight, on our agenda we have the first reading of an ordinance to enact a vacant building registration. My committee has been working on this for a few months, and I'd like to thank my committee members and Mr. Stevenson for all your help.

We looked over ordinances and programs from other cities in the area and decided what would work best for Reading. As most of us know, blight and vacant buildings negatively impact communities. Reading boasts the largest wedding shopping district in North America, and we have people from all over the country come to our city. I, as I'm sure many others agree, don't want visitors to our city driving past boarded windows and empty or run-down buildings on their way to visit in our Bridal District.

Moreover, blight affects the surrounding area and negatively impacts the properties values of neighboring homes and buildings. Blight can also lead to an increase in crime, create a dangerous situation in an emergency for our first responders, and can have a negative effect on the health and wellbeing of residents.

We all want Reading to be a city that we are proud of. I feel that this is a positive step in cleaning up blighted properties and encouraging more development in Reading, as well as making Reading a place where people feel safe, where people want to live, work, and raise families, and where people want to visit to dine and shop.

I hope everyone had a chance to review the ordinance and the provisions and requirements of the registration. I welcome any discussion or questions.

PUBLIC HEALTH & SAFETY: Shelly Kroeger

Police Department run count for July, 2025

· Calls for service	1132
· Auto Accidents	31
· Booking Original Charges	90
· Total Criminal Charges	125

Citations Issued

· Hamilton County	0
· Arlington Heights	17
· Juvenile	0
· Reading Mayor's	149
Total Citations	167

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Fire Departments run count for July, 2025

· EMS Responses	200
· Fire Responses	41
Total Responses	241

If you haven't made it to Koenig Park yet tonight for National Night Out, there is still time. The event ends at 9pm. For the month of July, there were runs for theft, forgery, property damage, and domestic issues. There is an ongoing problem with loose dogs and people getting bit by them. Please keep your dogs on a leash while outside or in a fenced in yard. Please, if you see something, say something. Nothing is too small to report.

Our fire department provided training for employees of Valley Metal Works and attended Camp Chabad and did multiple activities with the campers.

SERVICE: Bob Boehner

Reading Public Works Council Report August 5, 2025

City crews have been out cleaning catch basins

City crews have been out patching potholes in the streets throughout the city

City crews have started painting street Lines on roadways

City crews have been checking catch basins for repair

City crews painted all the railing at the Stadium and the doors

City crews repaired a storm line at Fuhrman and Carolann

City crew repaired a catch basin and curb on Petworth Ct

City crew installed new partitions at the stadium

City crews removed a lot of graffiti on Third St

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City crews were cleaning up alleyways from overgrown vegetation throughout the city

City crew repaired the air conditioning issues at the Police Dept

City crew repaired a water main break on Alwil and the under drain

City crew installed a new drop box across from city hall for payments

City crew repaired a water main break on East Vine St

City crew also repaired a water main break on Siebenthaler Dr

City crew repaired irrigation issues at the stadium

City crew repaired a water main leak on Bunny Ct

City crew replaced the chain link fence on West side of Bemmes field

RECREATION: Scott Thamann

We have some changes coming for the community pool. The pool will be closed on Saturday, Aug. 16. On Monday, Aug. 18, the pool will close at 4:00 pm. On Tuesday, Aug. 19, Reading High School begins classes. As such, the pool will be open from 4-7 pm Aug. 19-Aug. 21. The pool will be closed on Friday, the 22nd and Saturday, the 23rd. Leaving us with Sunday, Aug. 24 will be the final day that the pool will be open for this season.

And lastly, the Taste of Reading, hosted by our Ladies Auxiliary, will take place at Koenig Park on Saturday, Aug. 23. Please join us for a great time.

OTHER BUSINESS: NONE

LEGISLATIVE SESSION

READING OF RESOLUTIONS: NONE

READING OF ORDINANCES:

(1) AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO ENTER INTO AN AGREEMENT WITH THE VILLAGE OF ARLINGTON HEIGHTS, OHIO

Ordinance was declared a “First Reading” only.

(2) AN ORDINANCE REPEALING ORDINANCE NO. 2023-42 AND REVOKING REAL PROPERTY TAX EXEMPTIONS PROVIDED TO MCCLUSKEY CHEVROLET, INC. AND NEXTGEN AUTOMOTIVE 2 LLC.

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

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ORDINANCE ADOPTED

ORDINANCE NUMBER 2025-35

(3) AN ORDINANCE ENACTING A VACANT BUILDING REGISTRATION FOR THE CITY OF READING, AND TO PROVIDE A SYSTEM FOR THE REGISTRATION OF VACANT RESIDENTIAL AND COMMERCIAL BUILDINGS WITHIN THE CITY (First Reading)

Ordinance was declared a “First Reading” only.

MISCELLANEOUS BUSINESS: NONE

ADJOURNMENT:

Mr. Boehner moved to adjourn. Mrs. Kroeger seconded. Motion carried by voice vote.
The meeting was adjourned at 9:09 pm.

X _____
Carla Bronner
Clerk of Council

X _____
Kevin Mattscheck
President of Council