



**READING BOARD OF EDUCATION  
BOARD REGULAR SESSION  
September 1, 2021**

The Board of Education of the Reading Community City School District met in Regular Session at Reading Community City School, 810 East Columbia Ave at 5:30 p.m. and streamed live on RCCSD YouTube channel.

The meeting was called to order by the President Beth Wernery at 5:30 p.m.

Roll Call: Present, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Absent. None.

In Attendance:

Mr. Jason Enix, Ms. Colette Lewis, Dr. Damon Davis, Mr. Gary Stedronsky

Motion 225-21 Approve Agenda

It was moved by Jim Perdue, seconded by Crystal Menner to approve the agenda as presented.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Presentation

No Presentation.

Public Participation:

No participation.

Board Committees:

Building & Grounds – Next meeting on 9/15/2021 at 4:30pm.

Finance – Plan to have the forecast approved in October for further conversation regarding the district's financial status. Plan to have the meeting in October and will report back on the exact date.

Policy – No Update.

Board Discussion Items

**TIF** – 200 West Street – Mr. Gary Stedronsky provided an update to the Board that the resolution and ordinances have encompassed prior conversations. The TIF formula is 35.5% of the district's millage rate to equate to 25% of service payments. A 30-year TIF and 100% and approves the school compensation agreement.

**District Facilities Usage** – Conversation around policy 7510 and Administrative Guidelines 7510B and how to move forward with facility rental.

District Report

Mr. Jason Enix discussed the community survey results and provided an update on the current status of COVID-19 at RCCSD.

Discussion:

- Ms. Amy Thamann suggested that the district send out reminders of protocols of sickness.
- Ms. Alycia Bemmes stated that she felt that an option to help with the sustainability would be to mandate mask.



Motion 226-21A Amend Board Agenda

It was moved by Alycia Bemmes, seconded by Jim Perdue to amend the agenda to allow for a resolution to be voted on that would require face coverings from 9/7/2021 – 10/8/2021.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 226-21B Approve Facial Coverings

It was moved by Alycia Bemmes, seconded by Crystal Menner to require facial coverings beginning Tuesday, September 7th through Friday, October 8th, with reopening this discussion at the Board meeting on October 6th. Students, staff, and visitors will be expected to wear a mask properly at all times, with exceptions for lunch, physical activity, or outdoors.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 226-21 – Approve Final Amended Certificate and Appropriation for FY2022

It is moved by Jim Perdue, seconded by Alycia Bemmes to approve final amended certificate and appropriation for FY2022.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 227-21 Approve Building Substitute Rate

It was moved by Jim Perdue, seconded by Alycia Bemmes to approve the rate of \$120/day for the employment of a full-time substitute through a purchase service.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 228-21 Approve RAC Coverage

It was moved by Alycia Bemmes, seconded by Amy Thamann to approve Cindy Childs for RAC coverage at the rate of \$30.00/hour for the 2021-2022 school year.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 229-21 Approve Tutors for 2021-22

It was moved by Jim Perdue, seconded by Amy Thamann to approve the following Tutors for the 2021-2022 school year on an as needed basis up to 29 hours a week as worked and reported.

Jackie Glaser



Jennifer Hoffman

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 230-21 Approve Non-staff Supplemental

It was moved by Alycia Bemmes, seconded by Amy Thamann to approve the following non-staff supplemental

WHEREAS, the following positions have been offered to employees of the district who have a certificate of a type described in ORC #3313.53, and that no such employee qualified to fill these positions has accepted, and

WHEREAS, the Board then advertised the positions as available to any individual with such a certificate who is qualified to fill these positions and who is not employed by the Reading Board of Education, therefore

BE IT RESOLVED that the following non-teaching personnel be given contracts for supplemental positions for the school year 2021-2022:

Name of Staff	Supplemental
Erynn Townsend	Color Guard

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 231-21 Approve Tax Increment Financing (TIF)

It was moved by Jim Perdue, seconded by Crystal Menner to approve the 200 West Street TIF Resolution approving a Tax Increment Financing Exemption and a School Compensation Agreement with the City of Reading

**RESOLUTION APPROVING A TAX INCREMENT FINANCING EXEMPTION AND A SCHOOL COMPENSATION AGREEMENT WITH THE CITY OF READING, OHIO**

WHEREAS, pursuant to Ohio Revised Code § 5709.40 *et seq.*, the Board of Education of the Reading Community City School District (the “Board”), received written notice dated August 13, 2021 (the “Notice”), of the intent of the City of Reading, Ohio (the “City”) to adopt an Ordinance (the “City Ordinance”) declaring improvements to certain parcels of real property located in the City and identified in the Notice and City Ordinance to be a public purpose (the “Exempted Property”); and

WHEREAS, the Exempted Property is more fully described in the Notice and City Ordinance attached hereto as Exhibit A; and

WHEREAS, the intent of declaring such property to be a public purpose is to provide for the exemption (the “TIF Exemption”) of up to one hundred percent (100%) of the value of such improvements for a period commencing on or after the effective date of the adoption of the City Ordinance for a period of thirty (30) years; and



**WHEREAS**, the City intends to make certain Public Infrastructure Improvements as identified in the Notice and City Ordinance that will benefit the Exempted Property; and

**WHEREAS**, the City intends to require the owners of the Exempted Property, pursuant to O.R.C. § 5709.42, to make annual service payments in lieu of taxes to be used to pay for the Public Infrastructure Improvements identified in the Notice and City Ordinance; and

**WHEREAS**, the City and the Board have negotiated an agreement (the “School Compensation Agreement”) that is attached hereto and incorporated herein as Exhibit B, which provides compensation to the Board in exchange for approving the TIF Exemption.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Education of the Reading Community City School District:

**SECTION 1.** That the Board hereby approves the exemption of one hundred percent (100%) of the value of improvements to the Exempted Property for a period of thirty (30) years, pursuant to O.R.C. § 5709.40, *et seq.*, and waives the forty-five (45) business day notice provision set forth in Ohio law so that the City can take action on the City Ordinance prior to expiration of such notice period.

**SECTION 2.** That the Board hereby approves the School Compensation Agreement providing compensation to the Board that is attached hereto as Exhibit B, or a modified agreement that is in substantially similar form and intent to the agreement attached hereto as Exhibit B that is acceptable to the Board’s Treasurer and legal counsel. The Board President, Treasurer, Superintendent and legal counsel are authorized to do all things necessary and proper to carry out Sections 1 through 2 of this Resolution, including but not limited to attaching the proper exhibits to the Tax Incentive Agreement that is attached hereto as Exhibit B or a modified Tax Incentive Agreement.

**SECTION 3.** That it is found and determined that all formal actions of this Board of Education concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Board of Education, and that all deliberations of this Board of Education and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 232-21 Approve 2021-2022 Contracts

It was moved by Jim Perdue, seconded by Alycia Bemmes to approve CPR – Cell Phone Repair contract (insurance agreement on Chromebook grades K-7) for the 2021-2022 school year.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried.

Motion 233-21 Executive Session

It was moved by Jim Perdue, seconded by Crystal Menner to enter into Executive Session for ORC 121.22 (G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.

Time In: 8:25 p.m.

Time Out: 9:11 p.m.

Roll Call: Ayes, Five. Alycia Bemmes, Crystal Menner, Jim Perdue, Amy Thamann, Beth Wernery  
Nays. None.  
The president declared the motion carried



Motion 234-21 Adjournment

It was moved by Jim Perdue, seconded by Alycia Bemmes to adjourn the meeting at 9:11 p.m. as there's no further business to come before the Board at this time.

\_\_\_\_\_  
President, Reading Board of Education

\_\_\_\_\_  
Attest: Treasurer, Board of Education45