

**CITY OF MASON
COUNCIL MEETING
JANUARY 8, 2001**

The meeting was called to order by Mayor McCurley at 7:05 p.m.

ROLL CALL

The following members of Council were present: Jim Fox, Dick Staten, Tom Muennich, Peter Beck, Betty Davis, Charlene Pelfrey and John McCurley

APPROVAL OF MINUTES

A motion to approve the minutes of the December 11, 2000 meeting was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

RECOGNITION OF VISITORS

Mr. Bob Austerman of 5350 Hidden Creek Circle addressed Council and asked what was the status of the proposal to change the entrance to the new high school/recreation center. Scot Lahrmer responded with the acquisition of all 11 properties near completion, it was now possible to relocate the entrance to opposite the Lakeside subdivision thus making that a full intersection. Mr. Austerman then asked if the plans were available for the widening of Mason-Montgomery Road. Scot Lahrmer responded they were not complete at this time.

ORDINANCE 2000-180 AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 4.102 ACRES FROM HT-1 TO I-1 LOCATED ON THE SOUTHWEST CORNER OF EASY STREET AND CASTLE DRIVE IN THE CASTLE PARK INDUSTRIAL SUBDIVISION (ASHLEY WARD)

A motion to read by title only was made by Councilmember Muennich, seconded by Councilmember Staten. VOTE: ALL YEAS

Scot Lahrmer explained to Council the owner of this property is requesting this rezoning in an effort to attract a new business to a facility that is currently vacant. The new tenant requires more than 50% of the facility be used for warehousing which the current zoning does not allow. The Planning Commission and staff have reviewed the request and recommend approval.

Mayor McCurley stated this is a Public Hearing for this legislation and he officially opened the hearing at 7:10 p.m. Lucy Ward of 210 East Sharon Road addressed Council and spoke in favor of the rezoning. No one spoke in opposition. The Public Hearing was closed at 7:12 p.m.

A motion to adopt Ordinance 2000-180 was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

ORDINANCE 2001-01 ACCEPTING DEDICATION OF RIGHT-OF-WAY ON THE WEST SIDE OF STATE ROUTE 741, CONTAINING A TOTAL OF 1.263 ACRES

A motion to read by title only was made by Vice Mayor Fox, seconded by Councilmember Pelfrey. VOTE: ALL YEAS

Scot Lahmer explained to Council the owner is requesting this dedication and it is in compliance with the City of Mason Thoroughfare Plan. This plan has been reviewed by Planning Commission and they recommend approval contingent upon the submission of a new name for White Oak Court, revision of the township callout to Mason Township and submission of a subdivider's contract and performance bond for the improvements.

A motion to suspend the rule was made by Councilmember Davis, seconded by Councilmember Pelfrey. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-01 contingent on compliance with the Planning Commission remarks was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

KEVIN COLLINS JOINS PARK BOARD

Mayor McCurley stated he would like to appoint Kevin Collins to serve on the Park Board replacing Jan Phelans. Councilmember Pelfrey moved to approve the appointment of Kevin Collins to the City of Mason Park Board. The motion was seconded by Vice Mayor Fox. VOTE: ALL YEAS

Mayor McCurley swore in Kevin Collins to the Park Board.

ORDINANCE 2001-02 APPROVING THE REPLAT OF THORNGATE AT WINDEMERE SUBDIVISION, LOT B AND LOT 24

A motion to read by title only was made by Councilmember Muennich, seconded by Councilmember Staten. VOTE: ALL YEAS

Richard Fair explained to Council the owner of this property is requesting approval of this replat for the purpose of allowing them the ability of establishing clear boundaries. He further explained this is necessary for clarification of the maintenance responsibilities of the two Homeowners Associations currently being created. Mr. Fair explained the replat remains consistent with the final PUD plan.

A motion to suspend the rule was made by Councilmember Pelfrey, seconded by Councilmember Davis. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-02 was made by Councilmember Davis, seconded by Councilmember Pelfrey. VOTE: ALL YEAS

RESOLUTION 2001-01 CERTIFYING THAT DOWNTOWN MASON QUALIFIES FOR FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

A motion to read by title only was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

Eric Hansen explained to Council this legislation would allow the City to apply and qualify for grant funding that returns state and federal tax dollars to our community. He stated Linda Fitzgerald has identified three parts of the Downtown Mason Revitalization Project that would qualify for these funds. They consist of identifying a comprehensive plan for \$20,000; preparation of an overlay district and design guidelines for the area at \$8,000; and doing a marketing analysis for downtown at \$25,000. Council discussion followed and it was asked who would decide on the facade improvements. Eric Hansen responded that has yet to be determined. Linda Fitzgerald addressed Council and stated the subcommittees that have been formed will be involved in the development of the final plan. She stated it could evolve into an independent committee that will be responsible for final decisions. Councilmember Staten stated he could not support spending dollars on a facade where the property owner does not request the changes. Councilmember Pelfrey stated she would like to see the sidewalks repaired in the downtown area as well as benches and family friendly entertainment, retail and food establishments.

A motion to suspend the rule was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

A motion to adopt Resolution 2001-01 was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: 6 YEAS, 1 NAY (Staten)

ORDINANCE 2001-03 ADOPTING THE MASON THOROUGHFARE PLAN UPDATE

A motion to read by title only was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

Mayor McCurley announced the Public Hearing for this legislation will be held during the February 12, 2001 Council Meeting at approximately 7:05 p.m.

Council discussion took place at is was suggested a press release be done for this Public Hearing giving a brief description of the changes and a copy of the map, if that is

possible. It was noted this is an important document for the City and the majority of changes proposed occur in the undeveloped areas. It was also suggested this proposed legislation be posted in the library.

ORDINANCE 2001-04 AMENDING THE ZONING CODE OF THE CITY OF MASON, OHIO, CHAPTER 1133 DEFINITIONS AND SECTION 1135.4 ADMINISTRATIVE PROCEDURES

A motion to read by title only was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

Mayor McCurley announced the Public Hearing for this legislation will be held on the Council Meeting scheduled for February 12, 2001 at approximately 7:10 p.m.

ORDINANCE 2001-05 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ACQUISITION AGREEMENT AND ACQUIRE EASEMENTS WHICH ARE NECESSARY FOR THE CONSTRUCTION OF A 12" WATER MAIN STARTING AT MASON-MONTGOMERY ROAD AND ENDING AT THE INTERSECTION OF CLOVERWOOD DRIVE AND FAIRWAY DRIVE

A motion to read by title only was made by Councilmember Muennich, seconded by Councilmember Pelfrey. VOTE: ALL YEAS

Scot Lahmer stated the purchase of the easement is necessary to allow for the installation of a 12" water main. He explained the main once installed will set the north end of the high and low water distribution areas and provide a complete looped water system with the main on Fairway Drive. He further explained most of the area is on city owned property and only one easement is needed with the Golf Center. He also stated this will provide water service for the new community center, high school, municipal building and a larger water source to the pool.

A motion to suspend the rule was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-05 was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

ORDINANCE 2001-06 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE WARREN COUNTY WATER AND SEWER DEPARTMENT FOR THE CONSTRUCTION OF A WATER MAIN ON BUTLER-WARREN ROAD FROM TYLERSVILLE ROAD TO MASON ROAD

A motion to read by title only was made by Vice Mayor Fox, seconded by Councilmember Muennich. VOTE: ALL YEAS

Scot Lahmer explained to Council the Water Master Plan indicated the need for new water mains to feed the new water tower being built on Mason Road. The mains are to connect the dead end main on Tylersville Road, the dead end main on Tyler Court providing increased flow into the Tyler Station subdivision, and connect to the existing 16 inch main on Mason Road at the tank site. He further explained Warren County has agreed to allow the City to join their project. The construction of this water main will provide the necessary feed to and from the new tower as well as increasing fire flows in the northwest portion of the City. He stated the City's cost for this project is \$188,342, which reflects a savings to the City of approximately 20-30%.

A motion to suspend the rule was made by Vice Mayor Fox, seconded by Councilmember Muennich. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-06 was made by Councilmember Davis, seconded by Vice Mayor Fox. VOTE: ALL YEAS

ORDINANCE 2001-07 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH 32 FORD FOR THE PURCHASE OF ONE (1) 2001 FORD EXCURSION

A motion to read by title only was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

Eric Hansen stated the need to purchase this vehicle is due to the continual problems the Fire Department is having with the current vehicle. He explained the weight of the equipment this vehicle carries wears on the brakes and they are frequently in need of repair. By utilizing the State's Purchasing Program, the City has been able to secure a price of \$37,017 for a heavier duty unit that will be capable of carrying the necessary weight. The City had budgeted \$45,000 for this purchase. It has been reviewed and approved by the Equipment and Finance Committees.

A motion to suspend the rule was made by Councilmember Muennich, seconded by Councilmember Pelfrey. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-07 was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

ORDINANCE 2001-08 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH 32 FORD FOR THE PURCHASE OF ONE (1) 2001 FORD E-350 15-PASSENGER VAN

A motion to read by title only was made by Councilmember Staten, seconded by Vice Mayor Fox. VOTE: ALL YEAS

Eric Hansen stated the request to purchase this vehicle is to replace the current 1990 van that has 130,000 miles on it and has severe rust damage to the body, floor and frame.

Through the State's purchasing Program, a new one can be purchased for \$28,302. The 2001 budget included \$30,000 for this purpose. Both Finance and Equipment Committees have reviewed and approved this purchase.

A motion to suspend the rule was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-08 was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

ORDINANCE 2001-09 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH 32 FORD FOR THE PURCHASE OF ONE (1) 2001 FORD F-350 PICK-UP TRUCK

A motion to read by title only was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

Eric Hansen stated both Ordinances 2001-09 and 10 are proposing new vehicle purchases for the Public Works Department. They are necessary as the City, since January 1999, has accepted several streets in 14 different subdivisions. He further explained there are several more that are unaccepted but will need to be salted. The addition of these trucks will allow the City to maintain the high level of service the residents have come to expect. The vehicles are available through the State Purchasing Program with the pick-up truck costing \$28,674 and the dump truck costing \$43,270. The 2001 budget included \$35,000 for the pick-up truck and \$55,000 for the dump truck. Both Finance and Equipment Committees have reviewed and approved these requests.

A motion to suspend the rule was made by Councilmember Davis, seconded by Councilmember Muennich. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-09 was made by Councilmember Muennich, seconded by Vice Mayor Fox. VOTE: ALL YEAS

ORDINANCE 2001-10 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH 32 FORD FOR THE PURCHASE OF ONE (1) 2001 FORD F-550 DUMP TRUCK

A motion to read by title only was made by Councilmember Muennich, seconded by Councilmember Staten. VOTE: ALL YEAS

A motion to suspend the rule was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-10 was made by Councilmember Davis, seconded by Councilmember Pelfrey. VOTE: ALL YEAS

ORDINANCE 2001-11 AUTHORIZING THE CITY MANAGER TO ENTER INTO A LAW ENFORCEMENT MUTUAL AND ASSISTANCE AGREEMENT WITH WARRREN COUNTY AND ADJACENT POLITICAL SUBDIVISIONS REGARDING PARTICIPATION IN THE TACTICAL RESPONSE UNIT

A motion to read by title only was made by Vice Mayor Fox, seconded by Councilmember Davis. VOTE: ALL YEAS

Scot Lahmer stated to Council the purpose of this legislation is to authorize continued participation in the Warren County Tactical Response Team. He stated in addition to Mason, Lebanon, Franklin, Springboro and the Warren County Sheriff's Department also provide manpower to the TRT. Chief Ferrell also serves on the TRT Policy Board. Scot further explained this agreement is new in that it is being requested by the County Auditor so that the Policy Board may legally expend funds channeled to the TRT as a result of fines and court costs from disposed cases. He stated the form of support the City of Mason is giving to this is manpower, equipment and training not dollars.

A motion to suspend the rule was made by Councilmember Davis, seconded by Councilmember Pelfrey. VOTE: ALL YEAS

A motion to adopt Ordinance 2001-11 was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

CITY MANAGER'S REPORT

Christmas Tree recycling is still proceeding. Residents are urged to place their cut trees at the curb. The City provides year round chipping services.

The next DARE graduation will be held Tuesday January 9, 2001 at 7:00 p.m. This will be held at the Mason Intermediate School and Council is encouraged to attend.

A worksession for Council is scheduled for January 29, 2001. The location will be determined later.

Stitt Road will be closed either January 22 or 29, 2001 for the road improvement project.

COMMUNITY REINVESTMENT AREA #13 APPLICATION-VINTNER SELECT

Michele Blair addressed Council and stated a new firm was interested in locating to Mason from Blue Ash as it needs to expand its business. The name of the firm is Vintner Select and it specializes in the sales and distribution of premium wine. She introduced the President of the company, Mr. Gordon Huller. He explained he had started the company after he and his wife retired from Procter and Gamble. He currently has 15 employees and will be expanding to 25 within the next three years. The average salary is \$50,000.

He explained the facility is a 1.1million dollar capital investment for a 23,500 square foot building. This will house the central sales office, a specialized temperature and humidity controlled warehouse, distribution operation and plans for a custom meeting and tasting facility. He stated he had researched other communities but was very impressed with the way Mason has handled an unusual amount of growth. Michele Blair stated the Economic Development Committee recommends an abatement be granted for 100% of real property for 5 years contingent on a payment being made to the schools. She explained the total tax revenue for the duration of the abatement is projected to be \$221,345. The payment to the schools is estimated at \$3,735. A motion to grant the abatement was made by Councilmember Davis, seconded by Councilmember Beck. VOTE: ALL YEAS

COMMITTEE REPORTS

Councilmember Staten reported the Planning Commission had reviewed the following topics at the January meeting: thoroughfare plan, amendments to the zoning code, approval of site and landscape plan for the new city building, site and landscape plan for Community Concepts, Inc., discussed a proposal for a car wash and completed the election of officers.

Councilmember Beck stated the Economic Development Committee had met and an abatement request was reviewed. Mayor McCurley stated he was appointing Councilmember Beck as Chair of the Ad Hoc Committee working on the Veterans Memorial. Councilmember Beck accepted the appointment and stated a meeting would be held at 5:00 p.m. on January 9, 2001 at the American Legion Hall. He stated three sub committees had been created for fundraising, education/promotion and design. He invited any interested residents to contact the City to get involved.

Mayor McCurley asked for a motion to move the entrance to the new high school/community center to opposite Lakeside. Councilmember Davis moved to change the drive location to opposite Lakeside Drive and make that a full intersection. Councilmember Muennich seconded the motion. VOTE: ALL YEAS

COUNCIL OLD AND NEW BUSINESS

Councilmember Muennich requested some action be taken to assist emergency vehicles departing the downtown fire station and entering onto City streets and intersections. Council discussion followed and it was stated a flashing light, if installed, would have to be removed when the road improvement was done on Mason-Montgomery Road at US 42. It was suggested a sign be posted stating “do not block emergency vehicle entrance/exit”. It was also stated stripes would have to be painted on the street to clearly designate the area traffic must avoid. It was determined this was the course to pursue.

The intersection of Butler Warren Road and US 42 was discussed as two more accidents have happened in that area. Richard Fair stated ODOT has requested we design the intersection and split the cost five ways with the other entities involved. Currently it is in

the hands of West Chester Township, Butler County. Richard Fair reported it has been requested the City of Mason be the lead entity on this project.

The status of the construction of the water tower planned for Mason Road is 12-18 months away. That is the lead time required by the firm handling the project.

Councilmember Muennich urged residents to contact their legislators to pass legislation that would allow citizens to carry concealed weapons.

Councilmember Beck reported a draft copy of a lease agreement for the joint venture with the Mason City Schools is currently being reviewed by the schools. He also reported the Warren County Municipal League is currently reviewing the possibility of a county wide economic development effort.

Mayor McCurley read a letter he had received from Sherry Milburn requesting a signal at the intersection of Snider Road at Western Row Road and Butler Warren Road at US 42.

Mayor McCurley congratulated the City staff for their work on the city website. He stated he has received several positive comments on it.

AUDIENCE COMMENTS

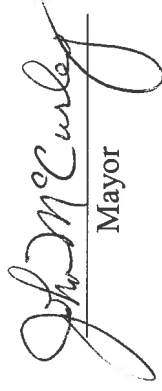
Mr. Bob Austerman addressed Council and thanked them for moving the entrance to the school/community center.

ADJOURN

A motion to adjourn was made by Councilmember Muennich, seconded by Councilmember Davis. VOTE: ALL YEAS

TIME: 8:45 P.M.


Clerk of Council


Mayor