

**CITY OF MASON  
COUNCIL MEETING  
SEPTEMBER 22, 2003**

The meeting was called to order by Mayor McCurley at 7:10 p.m. Those in attendance recited the pledge of allegiance.

**ATTENDANCE**

The following members of Council were present: Dick Staten, Victor Kidd, Tom Grossmann, Pete Beck and John McCurley. Councilmember Pelfrey and Vice Mayor Fox were absent.

**APPROVAL OF MINUTES**

A motion to approve the minutes from the September 3, 2003 Council Worksession was made by Councilmember Staten, seconded by Councilmember Kidd. VOTE: ALL YEAS.

A motion to approve the minutes of the September 8, 2003 Council Meeting was made by Councilmember Kidd, seconded by Councilmember Staten. VOTE: ALL YEAS

**PRESENTATION BY REPRESENTATIVE TOM RAGA TO PETER FLYNN,  
PRESIDENT OF KADANT BLACK CLAWSON**

State Representative Tom Raga presented an award to Peter Flynn, President of Kadant Black Clawson in recognition of the firm's 130 years of business in the State of Ohio.

**PRESENTATION OF GRANT AWARD FROM REPRESENTATIVE RAGA**

State Representative Tom Raga presented the funds recently released from the State Controlling Board for the improvements to the Pine Hill Lake dam in the amount of \$350,000. He stated this was included in the last Capital Budget and the funds have now been released. Mayor McCurley thanked Representative Raga for all his efforts to make this happen.

**RECOGNITION OF VISITORS**

Dr. Tim Geering addressed Council and provided a brief history on the Mason Community Players. He stated the organization is a not-for-profit one that has existed for 30 years and was very excited when it was advertised the City would have a new Community Center with "shared space". He said for that reason, they supported the bond levy. He then stated, the reality is the cost associated with the use of the shared space and the limited time restraints placed on them for the use of the "shared space" has placed

a burden on the organization. He stated the school has total control over the auditoriums and this situation has not allowed them to schedule rehearsals and performances as they anticipated with a truly shared space. He explained how the organization has struggled to meet expenses this year and requested Council establish formal sponsorship for the Community Players under the Parks and Recreation Department. He announced this has been done in the neighboring community of Lebanon. He stated the reasoning for this exists as they provide entertainment for the residents much like the soccer and baseball organizations.

Councilmember Grossmann asked how the scheduling currently works with the schools. They replied the schools can bump anyone from the use of the facility at any time, which makes it almost impossible to plan for performances. Mayor McCurley stated as a result of the contract negotiations, the schools are the responsible party for the scheduling of the auditoriums. He also stated Council will address this issue as the community should be allowed to use this facility. Loreen Catlin addressed Council and stated she has not had timely responses from the school for the spring show. She stated she submitted a request months ago and is still waiting for an answer. Councilmember Beck stated he agreed this needs to be addressed. Councilmember Grossmann requested Council receive a copy of the contract that deals with the contractual use of the shared areas.

**RESOLUTION 2003-16 PROCLAIMING OCTOBER 25, 2003 AS MAKE A DIFFERENCE DAY IN MASON**

Law Director, Ken Schneider read the resolution.

Becky Osborne addressed Council and thanked them for their support for this program. She explained the local and state level recognition this program has received. She presented a check to Councilmember Beck for the Veteran's Memorial fund. She also stated additional information is located on the web site at [www.masonmakeadiff.org](http://www.masonmakeadiff.org).

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Kidd, seconded by Councilmember Beck. VOTE: ALL YEAS

A motion to adopt Resolution 2003-16 was made by Councilmember Beck, seconded by Councilmember Kidd. VOTE: ALL YEAS

**RESOLUTION 2003-17 PROCLAIMING OCTOBER 5-11, 2003 AS NATIONAL FIRE PREVENTION WEEK AND OCTOBER 5, 2003 AS NATIONAL FALLEN FIREFIGHTER MEMORIAL DAY**

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

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Kidd, seconded by Councilmember Staten. VOTE: ALL YEAS

A motion to adopt Resolution 2003-17 was made by Councilmember Beck, seconded by Councilmember Kidd. VOTE: ALL YEAS

**RESOLUTION 2003-18 ACCEPTING THE DOWNTOWN MASON REVITALIZATION PLAN**

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

Scot Lahrmer explained the 2002 Downtown Mason Revitalization Plan was organized to provide a planning and implementation tool for the redevelopment of downtown Mason. He stated in 1999, Mason City Council authorized a contract with LSR Consultants to facilitate the downtown revitalization process. The resulting concept plan is the assemblage of groundwork that will assist in moving this process forward. He added the Plan utilized a model designed by the National Main Street Center, which is administered by the National Trust for Historic Preservation. Scot explained the Main Street Program uses a four-point approach to downtown revitalization, which addresses the areas of: 1) organization, 2) promotion, 3) design, and 4) economic restructuring. He further stated this approach was essential in providing a format by which Mason downtown stakeholders (businesses and residents) could become involved with the direction of the revitalization effort. Scot said the basic concepts of the Plan revolve around “revitalizing and maintaining Downtown as a focal point” and “emphasis on a strong partnership between the City and downtown stakeholders.”

A general discussion took place among Councilmembers regarding the implementation of this plan. Councilmember Grossmann asked the Law Director how binding the legislation to adopt this plan is, when certain aspects are not possible to accomplish. He cited the removal of trucks from Rt 42 as an example. Ken Schneider replied this legislation doesn't supercede any law and doesn't commit Council to specific elements of the plan. Mayor McCurley stated this plan would be used as a guideline. Councilmember Kidd stated this has been a well thought out process and he supports it.

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Kidd, seconded by Councilmember Beck. VOTE: ALL YEAS

A motion to adopt Resolution 2003-18 was made by Councilmember Beck, seconded by Councilmember Kidd. VOTE: ALL YEAS

**ORDINANCE 2003-109 CREATING THE POSITION OF SMALL BUSINESS COORDINATOR IN THE CITY OF MASON**

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

Scot Lahrmer addressed Council and stated while the City's economic development resources are focused on the industrial/commercial employers that fuel the City's

economic base and earnings tax revenues, it is appropriate to dedicate a staff position to the small business/retail sector that is a vigorous component of the Mason community. He added a Small Business Coordinator position could serve two needs: act as a contact for all Mason small business owners or prospective small businesses and coordinate the efforts of downtown revitalization. Scot added a Small Business Coordinator position allows the City to extend the outreach offered to the community by identifying the needs, concerns, and resources of downtown and small business owners throughout the City and focusing resources and attention on addressing and developing their contribution to the community without compromising the City's successful economic development/revenue growth efforts.

A general discussion followed among Councilmembers resulting in the decision to add the word "Downtown" to the title of this position so the emphasis on the Downtown area will not be lost. A motion to amend the title of the position to Downtown and Small Business Coordinator was made by Councilmember Staten, seconded by Councilmember Kidd. VOTE: ALL YEAS

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Kidd, seconded by Councilmember Beck. VOTE: ALL YEAS

A motion to adopt Ordinance 2003-109 was made by Councilmember Beck, seconded by Councilmember Kidd. VOTE: ALL YEAS

**ORDINANCE 2003-110 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT TO PURCHASE WITH BORIS BERGER, TRUSTEE FOR THE ACQUISITION OF PROPERTY LOCATED AT U.S. 42 AT HANOVER DRIVE, MASON, OHIO**

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

Scot Lahrmer stated the City has negotiated with owner, Boris Berger to purchase two vacant lots located on the north and south side of Hanover Drive at U.S. 42. He explained both parcels are located across the street from Heritage Oak Park. The City has negotiated a single contract in the amount of \$235,000 for both tracts. The larger parcel on the south side contains approximately 5.105 acres and the northern piece contains approximately .71 acres. Both parcels are currently zoned B-1, central business district. Scot further stated the purchase of the Berger property will continue the emphasis giving the City an opportunity to promote floodplain and conservation of green space. The purchase will also allow the City to obtain an additional 475 feet of right-of-way for future widening of US 42. He added an intersection improvement at Hanover Drive and US 42 is imminent and acquisition of this property will facilitate the additional lanes and traffic signal necessary at this intersection.

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Kidd, seconded by Councilmember Beck. VOTE: ALL YEAS

A motion to adopt Ordinance 2003-110 was made by Councilmember Beck, seconded by Councilmember Kidd. VOTE: ALL YEAS

**ORDINANCE 2003-111 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CARGILL, INC. FOR THE PURCHASE OF ICE AND SNOW REMOVAL SALT**

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

Scot explained the cooperative purchasing group, Southwest Ohio Purchasers for Government (SWOP4G) requested bids for rock salt for the 2003-04 season. Cargill Inc. provided the lowest and best bid. Cargill's price is \$32.89 per ton, which is only 1% higher than the \$32.42 per ton paid last year and lower than most other municipalities. The City's participation in SWOP4G has proven very successful. This year's rock salt bid was \$2.95 per ton lower than the State of Ohio's bid for rock salt. Legislation presented authorizes a contract to purchase 3,500 tons, more or less, of rock salt at a per ton price of \$32.89. Scot explained we are not required to purchase the entire amount, but only that which we request. The cost, if 3,500 tons were purchased, is \$115,115. Approximately 3,200 tons were purchased during the repeated snowfalls of the 2002-2003 winter season. The existing salt facilities hold about 300 tons.

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Kidd, seconded by Councilmember Beck. VOTE: ALL YEAS

A motion to adopt Ordinance 2003-111 was made by Councilmember Beck, seconded by Councilmember Kidd. VOTE: ALL YEAS

**COMMUNITY REINVESTMENT AREA #13 APPLICATION**

Michele Blair addressed Council and explained a new company, Lipka, Miller, Rainone Properties is interested in locating in Mason and would like to build a development of approximately 26,000 square feet of office space. She stated this would be a multi-tenant facility and is expected to employ 40-90 people within a three year period. Michele stated the Economic Development Committee recommends that Council approve an abatement under the Community Reinvestment Area Program, 100% of real property improvements for 4 years on the value of the new building contingent upon the company making an annual compensation payment to the Mason City School District for the term of the abatement. She said total revenue to the City would be \$204,728.

Councilmember Kidd made a motion to grant an abatement for 4 years on 100% of the real property improvements. Councilmember Staten seconded the motion. VOTE: ALL YEAS

**CITY MANAGER'S REPORT**

The Dannon Dualthon is to be held in Mason on September 28, 2003.

On September 29, 2003 at 5:00 p.m. a joint meeting between the Chamber of Commerce and Council will take place at the Mason Municipal Center.

Leaf Collection will begin on October 6, and continue to December 19, 2003.

Pete Beck has requested to participate in the Leadership Warren County Program. Councilmember Grossmann moved to approve this expense. The motion was seconded by Councilmember Staten. VOTE: 4 YEAS, 1 ABSTAIN (Beck)

**COMMITTEE REPORTS**

Councilmember Beck stated the Vietnam Wall will be in Mason from October 9 through the 12. He also stated the dedication for the Veteran's Memorial will be held on November 11, 2003.

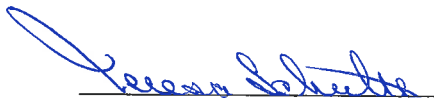
**COUNCIL OLD AND NEW BUSINESS**

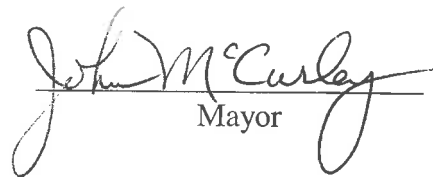
Councilmember Staten said the street exceeds the gutter height on S. East Street. He asked staff to look into the matter.

**RECOGNITION OF VISITORS** - None

**ADJOURN**

A motion to adjourn was made by Councilmember Staten, seconded by Councilmember Kidd. VOTE: ALL YEAS  
Time: 9:05 p.m.

  
Clerk of Council

  
Mayor