

**CITY OF MASON  
COUNCIL MEETING  
FEBRUARY 27, 2006**

Mayor Pelfrey called the meeting to order at 7:00 p.m. Boy Scout Troop #194 presented the flag. Those present recited the pledge of allegiance.

**ATTENDANCE**

The following members of Council were present: Victor Kidd, Steve Osborne, Tony Bradburn, Matt Kline, Todd Wurzbacher, Tom Grossmann and Charlene Pelfrey.

**APPROVAL OF MINUTES**

Councilmember Kline moved to approve the minutes of the February 13, 2006 Council meeting. Councilmember Kidd seconded the motion. VOTE: ALL YEAS

**RECOGNITION OF VISITORS**

Tom Walker of 209 Dawson Street addressed Council and stated he was President of the Mason Area Repeater Club. He explained this is an amateur radio club that has been in Mason for years. Bob Reiff, Vice President of the organization, stated they rely on antennas on top of the Snider Road water tower and they are concerned because they understand the City is looking into taking it down. He said Sprint currently pays the City \$22,137 annually for their use of the tower. He also said the City spent tens of thousands of dollars in 1999 to refurbish this tower. He further explained the benefit to the City by having the use of the radios during an emergency. He noted this provides a valuable public service resource at no cost to the City. They are asking the City to not remove the water tower.

Mayor Pelfrey asked Scot to report on the status of the tower. He stated this tower was vacated when the new tower was brought on line. He said it is not longer needed but the City does have a contract with Sprint to fulfill. He added this tower could be in conflict with any road widening of Snider Road in this area. He stated they are gathering information from Sprint at this time. They have received two proposals for the removal cost. Mayor Pelfrey stated the City will continue to gather information and then the matter will go to the Utility Committee of Council. She asked Scot to notify Mr. Reiff of the time and place of the meeting.

**ORDINANCE 2006-10 AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO, TO PROVIDE FOR THE REZONING OF APPROXIMATELY 2.16 ACRES LOCATED AT 7607 EASY STREET (LOT 6) IN THE CASTLE PARK INDUSTRIAL SUBDIVISION FROM HT-1 TO I-1 (LSW #2 PROPERTY)**

A motion to read by title only was made by Councilmember Kidd, seconded by Councilmember

Osborne. VOTE: ALL YEAS

Richard Fair explained to Council, Ms. Lucy Ward is requesting rezoning approval for approximately 2.16 acres of HT-1, High Tech Light Industrial land located at 7607 Easy Street (Lot 6) in the Castle Park industrial subdivision. The applicant is requesting to rezone the property to I-1, Light Industrial. He stated the minimum lot size in an HT-1 zone is one acre while the minimum size in I-1 is two acres. Setbacks are similar, however the I-1 district is less restrictive. Both of the zones allow manufacturing, warehousing and similar industrial uses. The I-1 district also permits contractor yards and automobile repair shops. Richard said one main difference between the two zones is that the HT-1 district restricts the amount of warehouse space to 50 percent of the square footage of the footprint of the building, I-1 allows a business to be all warehouse. The Planning Commission recommended approval of the rezoning

Mayor Pelfrey opened the public hearing at 7:29 p.m. Receiving no comments either for or against this legislation, Mayor Pelfrey closed the public hearing at 7:29 p.m.

A motion to adopt Ordinance 2006-10 was made by Vice Mayor Grossmann, seconded by Councilmember Kidd. VOTE: ALL YEAS

**ORDINANCE 2006-22 APPROVAL OF THE REPLAT OF THE FIRST CHURCH OF GOD SUBDIVISION**

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

Richard Fair explained to Council J.D. Childers with the First Church of God is requesting approval for the consolidate plat for the First Church of God located on the southeast corner of Williams Street and Western Avenue. This replat will consolidate lots 185 – 194 into one lot consisting of 2.1619 acres. A church and two residential structures are currently located on this site. Richard stated Planning Commission recommends approval of the replat contingent on the following:

1. Please note that the Zoning Code only allows one building per lot. This plat must either be revised to three lots to accommodate the existing structures or the applicant must obtain a variance from ZBA.

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

Councilmember Osborne asked for clarification on an affirmative vote. Richard Fair stated if they receive the variance the result will be one lot, if not it will be three.

A motion to adopt Ordinance 2006-22 was made by Councilmember Osborne, seconded by Councilmember Kidd. VOTE: ALL YEAS

**ORDINANCE 2006-23 APPROVAL OF THE REPLAT OF GREENBRIER COMMERCIAL PUD**

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

Richard Fair explained to Council, Steven Roat of McGill Smith and Punshon is representing the One Mason Company, LLC and is requesting approval of the replat for Greenbrier Commercial PUD. This subdivision is located northwest of the intersection of Snider Road and Tylersville Road. This replat will split Lot 1 into Lots 1A, 1B and 1C while also splitting lot 4 into lots 4A and 4B. Richard stated sites, which have been approved for this section of Greenbrier include the Drug Mart/retail (Lot 1B), Tylersville Dental (Equity Property), National City Bank (Lot 1A), the Tylersville Retail (Lot 4B) and Office Condos (Lots 2 and 3). This plat is consistent with the approved Final PUD plan and the currently approved site plans. He added Planning Commission recommends approval of the replat.

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

A motion to adopt Ordinance 2006-23 was made by Councilmember Osborne, seconded by Councilmember Kidd. VOTE: ALL YEAS

**ORDINANCE 2006-24 APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT A PET CARE FACILITY (PET NATION) ON A 2.07 ACRE PARCEL LOCATED ON THE WEST SIDE OF SNIDER ROAD BETWEEN TYLERSVILLE ROAD AND READING ROAD (US 42) APPROXIMATELY 700 FEET NORTH OF THE SNIDER/READING INTERSECTION IN A B-3 ROAD SERVICE DISTRICT**

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

Scot Lahrmer stated a public hearing on this legislation would be held on March 27 at approximately 7:05 p.m.

**ORDINANCE 2006-25 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MATRIX CONSULTING GROUP FOR AN ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY STUDY OF THE CITY OF MASON FIRE DEPARTMENT**

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

Scot Lahrmer stated a key element of the 10 Point Plan designed to move the City's Fire Department forward was identifying and contracting with a professional consulting firm to evaluate the Department's existing and future services. The result of this evaluation would

include recommendations for improving the effectiveness and efficiency of Fire and Emergency Medical Services and a strategic plan for the future of the Department. Staff and Council's Safety Committee developed a comprehensive Request for Proposals and solicited responses from two well-regarded and experienced fire and emergency medical consulting firms. Scot reported both firms, Tri-Data and Matrix, provided thorough and responsive proposals. Either of the proposals will require considerable time and attention from City staff, particularly the Fire Department. Another element of the 10 Point Plan is to identify short-term professional assistance to supplement the Department's staffing to assist with the workload from the consulting study itself as well as implementing the resulting recommendations. Chief Ferrell is pursuing opportunities for this type of assistance.

Scot explained Matrix's proposal will advance discussion on a number of items in the 10 Point Plan such as staffing structure and levels, training standards and resources, future fire station needs and location, and future staffing and equipment needs. The proposal submitted by Matrix also includes analysis and recommendations in the following areas:

- Service delivery Citywide both Fire and EMS
- Overall management of the Department including incident command, pre-fire planning, and incident critique
- Personnel management issues such as training, safety and performance evaluation
- Overall staffing and staffing of individual units
- Location and resource deployment of fire stations
- Utilization of Mutual Aid agreements
- Comparison to national and regional trends and standards
- Training, inspections, investigations, fleet maintenance and other support services

He added the Safety Committee reviewed both proposals and sought addendums from each firm to address specific concerns the Committee had with the respective proposals. As a result, Tri-Data reduced their time frame from 20 to 16 weeks. Matrix's timeframe remained at 14 weeks. Matrix increased the depth of Firefighting expertise in their proposed team of professionals. Tri-Data's proposal includes a total cost of \$49,797 while Matrix's proposed cost is \$42,000. Based on the submitted proposals and resolution of the Safety Committee's concerns, Ordinance 2006-25 authorizes a contract with Matrix Consulting Group for an amount not to exceed \$42,000

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

Councilmember Bradburn stated the Safety Committee met and reviewed the proposals. He said Matrix planned a better time frame using only 14 weeks. He said the Committee is recommending adoption of this ordinance. Mayor Pelfrey stated she fully supports this legislation as it is a vital step to moving in the right direction.

A motion to adopt Ordinance 2006-25 was made by Vice Mayor Grossmann, seconded by Councilmember Kline. VOTE: ALL YEAS

**ORDINANCE 2006-26 AUTHORIZING THE CITY MANAGER TO ENTER INTO A**

**CONTRACT WITH 32 FORD FOR THE PURCHASE OF ONE (1) 2006 FORD F-350 ONE TON PICK-UP TRUCK**

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

Eric Hansen stated as part of its fleet, the Parks Department utilizes a 1996 Dodge 2500 pickup truck for parks maintenance, ball field maintenance, staff transportation, plowing snow, and other miscellaneous maintenance operations. The Dodge pickup has accumulated 77,388 miles, exceeds the City's scheduled vehicle replacement cycle, and is bringing diminishing returns by incurring increasing maintenance costs as wear and tear increases. The truck has consistently been out of service with mechanical problems a number of times throughout the past two years. Maintenance and Repair costs have reached nearly \$17,000. He said replacing the vehicle with a Ford one-ton will provide a cost effective work vehicle, better equipped to handle the mechanical stress associated with the heavy towing of trailers and other cargo, which are typical Parks maintenance activities. Eric reported the State Bid price for this vehicle is \$40,590. Upon replacement, the Dodge pickup truck will be declared surplus and auctioned. As part of the budget process, both the Equipment Committee and the Finance Committee discussed and recommended the replacement of this vehicle and the 2006 Budget included \$45,000 for this purchase.

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

A motion to adopt Ordinance 2006-26 was made by Councilmember Osborne, seconded by Councilmember Kline. VOTE: 6 YEAS, 1 ABSTAIN (Bradburn)

**ORDINANCE 2006-27 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH 32 FORD FOR THE PURCHASE OF ONE (1) 2006 FORD F-350 ONE TON PICK-UP TRUCK**

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

Eric Hansen stated as part of its fleet, the Public Utilities Department utilizes a 1994 Ford F-150 two-wheel-drive pickup truck for sanitary sewer maintenance, plant maintenance, lift-station maintenance, sewer smoke-testing, emergency sewer response call-ins, maintaining approximately 2,000 manholes throughout the City, snow and ice control, and other miscellaneous maintenance operations. He said this pickup has accumulated slightly over 94,400 miles, it exceeds the City's scheduled vehicle replacement cycle, and the vehicle is bringing diminishing returns by incurring increasing maintenance costs as wear and tear increases. The pickup is also rusting out through the floorboards, and throughout the cab and bed. To remain in the City fleet, the vehicle would require significant repairs, the cost of which would more than likely exceed its value. Eric said the State Bid price for this vehicle is \$36,120, which includes plowing equipment. Upon replacement, the existing truck will be declared surplus and auctioned.

As part of the budget process, both the Equipment Committee and the Finance Committee discussed and recommended the replacement of this vehicle. The 2006 Budget included \$36,000 for the purchase of this replacement vehicle.

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

A motion to adopt Ordinance 2006-27 was made by Vice Mayor Grossmann, seconded by Councilmember Kline. VOTE: 6 YEAS, 1 ABSTAIN (Bradburn)

### **CITY MANAGER'S REPORT**

◆ The fifth annual State of the City address will be held on Monday, March 6 at the former Mason Municipal Building located at 202 West Main Street at 7:30 p.m. A building open house with refreshments by One Restaurant will occur from 6:30 till 7:30 p.m. Residents and businesses are invited, along with other stakeholders in our community.

◆ The City's Tax Office launched a new online tax tool on February 15. Taxpayers can now go to the City's web site at [www.imaginemason.org](http://www.imaginemason.org) and calculate their City of Mason income taxes online. Then all they have to do is print their tax form out, attach their supporting documentation, sign it, and mail it to the City. Thus far, more than 100 customers have prepared their returns online. Staff is monitoring the process to ensure that there are no miscalculations. This process will substantially reduce City man-hours required for auditing tax returns.

### **COMMITTEE REPORTS** None

### **COUNCIL OLD AND NEW BUSINESS**

Mayor Pelfrey stated the Tax Board of Review Committee is looking for two volunteers to serve. She stated anyone interested should contact Scot Lahrmer at 229-8510. Scot said the members of this Committee hear any appeals a resident may have on tax issues.

Councilmember Kline stated the article that appeared in last weeks *Pulse Journal* was well written. He said it talked about businesses wanting to come to the Mason downtown area. He also stated a Steering Committee has been formed and we need to get Council more involved. He requested a Worksession with Council on this topic. He also congratulated Councilmember Kidd for entering the race for State Representative.

### **RECOGNITION OF VISITORS** None

### **EXECUTIVE SESSION**

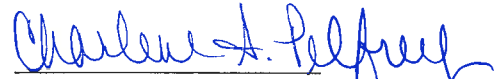
A motion to go into executive session for the purpose of discussing personnel was made by Councilmember Kidd, seconded by Councilmember Osborne. VOTE: ALL YEAS

A motion to reconvene into regular session was made by Councilmember Bradburn, seconded by Councilmember Osborne. VOTE: ALL YEAS

**ADJOURN**

A motion to adjourn was made by Councilmember Kidd, seconded by Councilmember. VOTE:  
ALL YEAS Time: 9:03 p.m.

  
Clerk of Council

  
Mayor