

**CITY OF MASON
COUNCIL MEETING
FEBRUARY 27, 2012**

The meeting was called to order at 7:03 p.m. Father Anthony Tozzi opened the meeting in prayer. All those present recited the Pledge of Allegiance.

ATTENDANCE

The following members of Council were present: Victor Kidd, Barbara Spaeth, Rich Cox, Tom Grossmann, Charlene Pelfrey, Don Prince, and David Nichols.

APPROVAL OF MINUTES

A motion to approve the February 13, 2012 Council Meeting Minutes was made by Vice Mayor Kidd, seconded by Councilmember Prince. VOTE: 6 YEAS, 1 ABSTAIN (Pelfrey).

K-9 PRESENTATION TO THE MATT HAVERKAMP FOUNDATION

Chief Ferrell introduced Sergeant Matt Hayes. Sergeant Hayes stated that the Matt Haverkamp Foundation graciously donated \$7500 towards the purchase of Mason's newest K9, Major. He introduced Tim Kraus, President of the Matt Haverkamp Foundation. Tim Kraus stated that the Foundation was established in 2005 to honor the memory of Matt Haverkamp, a Golf Manor Police Officer, who developed the department's first K9 Unit and Bike Patrol Unit. Major is the 16th dog purchased through the Foundation. The Foundation raises funds through two major events: *Matt's 5K Pursuit* and the *Matt Haverkamp Memorial Golf Outing*. Chief Ferrell invited representatives from the Haverkamp Foundation forward and presented a plaque in appreciation of their donation. Mr. Kraus introduced Nancy and Bruce Haverkamp and Julie Kraus.

RECOGNITION OF MARTY HEIDE OF CONGRESSMAN MIKE TURNER'S OFFICE

Marty Heide presented information on two community outreach activities that Congressman Mike Turner's office is sponsoring. Service Academy Day is on April 21st at Centerville High School from 9:00 a.m. until noon. There will be representatives from all five service academies present to explain the application process. Ms. Heide stated that this year, for the class of 2016, Congressman Turner has nominated 28 candidates and one young lady from Mason has been confirmed to attend West Pointe Academy in June. Also, the annual Congressional Art Competition for High School seniors and juniors is currently ongoing. The winner's art will be hung in the Nation's Capitol for one year. She announced that she will be in Mason on Friday, March 30th from 11:00-12:00 p.m. in the Mason Municipal Center to help residents navigate through the Federal agency system.

TODD BAUER, MASON HIGH SCHOOL SOCCER BOOSTERS SCHOLARSHIP PRESENTATION: TYLER BLUST, MORGAN COLE, AMY HAAS, AND LAHIRU WIMALASENA

Todd Bauer, President of Mason High School Soccer Boosters, thanked the City of Mason and the Park and Recreation Department for their support. He explained that since 2009, the City of Mason has partnered with the Booster organization in hosting the *Mason Preseason Classic* at Heritage Oak Park. The tournament has grown from 40 teams to over 80 teams, some coming from as far away as Chicago and Cleveland. An estimated \$750,000 in local business is generated from the tournament. Proceeds from the tournament are used to provide \$250 scholarships to four local soccer seniors. He introduced and awarded certificates to the three students present: Mr. Blust, Ms. Cole, and Ms. Haas.

RECOGNITION OF VISITORS

Jeff Wilson of CSI Waste Services introduced himself to Council and stated that CSI is submitting a competitive bid to provide waste collection services for the City. He thanked the City for this opportunity and said that he looks forward to working with the City if their bid is accepted.

ORDINANCE 2012-13 AUTHORIZING THE CITY MANAGER TO PROVIDE THAT FUNDS BE MADE AVAILABLE TO THE MASON PORT AUTHORITY TO FUND AN INCENTIVE PROGRAM FOR THE TOP GUN SALES PERFORMANCE PROJECT AND DECLARING AN EMERGENCY

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

Eric Hansen explained that since Council is familiar with Steve Osborne, a former City of Mason Councilmember, some unique enhancements have been added to this incentive package to create objectivity. These additional conditions encourage job growth and protect the City's participation. They include the City being included as a second mortgage holder on both properties, listed as the beneficiary of a \$500,000 term life insurance policy, and a priority status lease option giving the City the right to lease 28,000 square feet of the project property. Eric explained that two additional "value added" benefits to this program provide a service to the City in exchange for our investment. The Media Bank Tool provides the City with additional recruitment services for attracting desired companies. The Technical Resource Center Tool provides square footage to be used to recruit targeted companies to Mason at a sharply reduced lease rate. These tools will help to locate other high paying employers to Mason.

Michele Blair introduced Top Gun executives Steve Osborne, President and CEO, and David Kessinger, Vice President. She stated that Top Gun Sales Performance is a global sales support organization that specializes in programing, content management, tech support and high end solutions, training, and sales for Fortune 500 companies. Top Gun is considered one of Mason's tier 1 technology companies in the digital IT sector. The Economic Development Committee strives to accomplish three things in order to be good stewards of the public dollar: maximize assets, maximize investment, and mitigate risk. The Top Gun incentive program maximizes a 68,000 square foot asset on Financial Way. She explained that the building is an attractive class A facility that is equipped with the foundations for superior technology and has gone underutilized for more than five years since CNG's move. Top Gun is a good match for this

facility and is expected, within the next 10 to 15 years, to maximize the full employee building potential of this building. She stated that Top Gun currently is occupying a 19,000 ft² building, needs 30,000 ft² now and expects to occupy 60,000 ft² in the next five plus years. This represents a 250% increase. Michele discussed the creative lease options this incentive program opens up for the City of Mason to attract new high tech companies. She stressed the importance of continuing the momentum of recruiting companies in the targeted business sectors of Digital IT and Bio Health IT. Michele explained the matrices distributed to Councilmembers outlining the amortization schedule, job targets, and 15-year return on investment of the Top Gun incentive program. These matrices do not reflect the benefit to the School District and the value gained from the Media Bank and Technical Resource Center. Michele stated that a life insurance policy, 2nd mortgage, and 20-year amortization schedule all are in place to mitigate the City's risk.

Councilmember Grossmann led a discussion on the advantages of Top Gun acquiring this property. A non-profit organization is interested in this property and Jeff Forbes explained that a non-profit corporation would be entitled to a property tax exemption. If Top Gun acquires this property, the City would collect property tax revenue and have the added value of leasing out 30,000 sq. ft. of office space if Top Gun does not meet targets.

Steve Osborne thanked Council, City staff, and the Economic Development Committee for this opportunity. This creative incentive program is a win-win-win for Top Gun, the City of Mason, and its constituents. He emphasized his desire for Top Gun to earn 100% of the incentive and to make the City whole. Mr. Osborne stated that Top Gun is growing rapidly and this building will allow them to dramatically accelerate growth. Since July 2011 they have added 24 jobs and still have openings. They began as a Sales Training Company and expanded into technology, operating large networks. They manage one of the largest digital signage networks in the nation for companies such as Wendy's, Rally's, and Foot Locker. Top Gun has been recognized as one of Cincinnati Business Courier's *Fast 55*, has won the *Tri-state Success Award*, and was voted *Top Business Partner* by two of their customers.

A motion to suspend the rule and allow for adoption after the first reading was made by Vice Mayor Kidd, seconded by Councilmember Cox. VOTE: 6 YEAS, 1 NAY (Prince).

Council discussed the funding for this sort of investment. While the money is an unbudgeted expenditure, it comes from the City's cash reserves. Fire services have a self-sustaining line of revenue that depends on funding mechanisms such as fire levies. Councilmember Prince commented that he felt this was being pushed through too quickly and would have liked a Work Session on this. Council discussed the urgency of this matter and their confidence in the Economic Development Committee's direction on this project. Other discussion points included the steps taken to minimize the City's risk, the return on investment, the unique value of this property, and the importance of "thinking outside the box".

A motion to adopt Ordinance 2012-13 was made by Vice Mayor Kidd, seconded by Councilmember Spaeth. VOTE: 6 YEAS, 1 NAY (Prince).

CITY MANAGER'S REPORT

► Mason Community Gardens has been located on SR-741 the past two summers and this year has been moved to a more permanent location on Mason-Morrow-Millgrove Road across from the Mason Sports Park with over 150 plots available. Residents are invited to a free presentation by Warren County Master Gardener Cindy DeSerna, “A, B, Seeds of Gardening” workshop at 6 p.m. on Wednesday, February 29 at the Community Center. The program is free and open to the public. Applications to participate in the Community Gardens can be found on the City website.

► The Patriots Fair Committee has submitted a request that the City act as a sponsor for the October 6, 2012 event by providing \$3,210 of in-kind services. A motion to sponsor the Patriots Fair in 2012 was made by Councilmember Pelfrey, seconded by Vice Mayor Kidd. VOTE: ALL YEAS.

COMMITTEE REPORTS

Councilmember Pelfrey of the Safety Committee reported that Council discussed, during the Work Session today, a replacement levy in 2012 for the 5 mill levy due to expire in 2013.

Councilmember Prince of the Veterans Memorial Committee reported that they met and reviewed the maintenance punch list for the memorial in preparation for the Memorial Day events. They are presently looking into having the wall professionally cleaned to remove calcium deposits. He responded to Vice Mayor Kidd by stating that a chart can be found in the Atrium of the Municipal Center describing the placement of memorial bricks at the Veterans Memorial.

OLD AND NEW BUSINESS

Councilmember Pelfrey stated that the Veterans Memorial Committee is interested in adding a tribute to those who perished September 11th in the World Trade Center. A request has been made to acquire a piece of steel from the towers.

Councilmember Spaeth corrected the April Park Board meeting date to April 12th. She also inquired about Community Garden irrigation methods. Eric responded that there is a water truck provided by Public Works on sight and that a second water source has been donated by the community garden volunteers.

RECOGNITION OF VISITORS

none

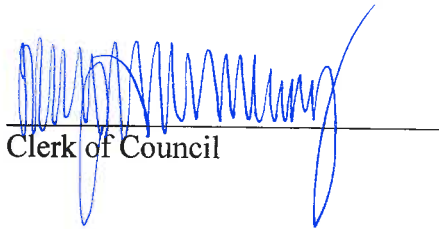
EXECUTIVE SESSION: LITIGATION AND PERSONNEL

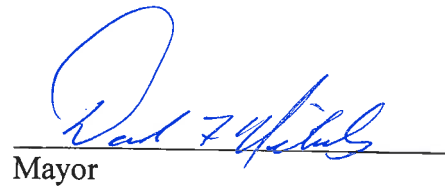
A motion to adjourn into Executive Session for the purpose of discussing litigation and personnel was made by Vice Mayor Kidd, seconded by Councilmember Spaeth. VOTE: ALL YEAS. TIME: 8:50 p.m.

A motion to reconvene into Regular Session was made by Vice Mayor Kidd, seconded by Councilmember Cox. VOTE: ALL YEAS. TIME: 9:50 p.m.

ADJOURN

A motion to adjourn was made by Councilmember Cox, seconded by Vice Mayor Kidd. VOTE: ALL YEAS. TIME: 9:51 p.m.


Clerk of Council


Mayor