

**CITY OF MASON
COUNCIL MEETING
OCTOBER 12, 2015**

The meeting was called to order at 7:07 p.m. Chaplain Tom Moll 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, Ashley Chance, Jim Fox, Charlene Pelfrey, Don Prince, and David Nichols.

APPROVAL OF MINUTES

A motion to approve the September 28, 2015 Council Meeting Minutes was made by Vice Mayor Kidd, seconded by Councilmember Spaeth. VOTE: 5 YEAS, 2 ABSTAIN (Pelfrey, Prince).

CITY MANAGER'S REPORT

The Mason Historical Society's Cemetery Walk is scheduled for Monday, October 19 at 7:00 p.m. at Rose Hill Cemetery, with a rain date scheduled Tuesday, October 20.

Warren County Municipal League membership meeting will be held on Wednesday, October 21.

The Mason Deerfield Chamber of Commerce is offering an opportunity to meet City of Mason and Deerfield Township candidates on Wednesday, October 21 from 6:30–8:30 p.m.

The Mason Community Center, in partnership with the Mason Public Library and Christ's Church at Mason, will host the Kooky Spooky JamBOOread and Trunk-n-Treat on Saturday, October 24 from 6:00-8:00 p.m. Wear your costume, play games, and listen to spooky stories.

Halloween will be celebrated on Saturday, October 31 from 6:00-8:00 p.m., rain or shine.

Mason Deerfield Chamber of Commerce will be hosting the annual Gems of Excellence Awards Night on Thursday, November 5 at 5:30 p.m. at the Manor House. A motion is in order to approve attendance by Mason City Council and City staff.

A motion to approve attendance to Mason Deerfield Chamber GEMS of Excellence Awards Night was made by Vice Mayor Kidd, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

Consideration for a new Service Center began in 2004 with a Space Needs Analysis with projected costs of \$15.5 million to build facilities on City owned property that would meet the City's needs. In contrast, the new Service Center is actually bigger than the analysis recommended and was completed at a cost of \$6.6 million. In July 2014, Council authorized a Guaranteed Maximum Price (GMP) contract to rehab the building with Cintech for \$3.8 million that included a cost savings clause. Since actual costs totaled \$3.3 million, the City's share of

the savings totaled \$330,000. This cost savings was used to advance many items that were deferred such as a fuel station, which will allow all operations out of one facility. With the inherent efficiency of the new Service Center, staff anticipates improvements in City services and response times, reduced wear and tear on equipment, and tax dollars saved.

One of the City's new corporate partners would like to provide an exciting opportunity for the community at the next Council Meeting. In order to accommodate this request, it is recommended that the meeting start earlier than the usual 7:00 p.m. meeting time.

A motion to move the start time of the October 26, 2015 Council Meeting to 6:30 p.m. was made by Councilmember Spaeth, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

COMMITTEE REPORTS

Councilmember Spaeth gave a report from the October 8 Park Board meeting and listed the many events and activities happening in the City, Community Center and Parks. She stated that in October the City celebrates the five-year anniversary of its partnership with TriHealth to expand the Community Center.

Councilmember Pelfrey stated that the Bicentennial Committee is collecting pictures and commemoratives to add to the Time Capsule before it is closed in January 2016. She invited Mason residents to deliver historical items to the Committee or City and original pictures can be copied then returned.

Mayor Nichols gave his compliments to the Bicentennial Committee and stated that the weekend Birthday Party events were just wonderful. He thanked everyone involved in this successful celebration.

PRESENTATION BY THE AMERICAN LEGION

Commander Mike Wylds stated that the American Legion is honored to present a \$3400 donation to the Mason Parks and Recreation Foundation. Commander Wylds and American Legion representatives Herb Nally, George Grunner, John Ray, Paul Brenkus, and Matt Hertel presented the check to Mason Parks and Recreation Foundation President Rachel Kopfler. Rachel thanked the Legion and stated that it has been her pleasure getting to know and working with the American Legion.

RECOGNITION OF VISITORS

Tony Bradburn of 5174 Tinewood Drive stated that when he spoke at the August Council Meeting it was not his intention to criticize Mr. Cox but to raise questions regarding the protection of voters' rights.

John Looker of 111 East Main Street stated that there will be a Veterans Day event on November 11th at 7:00 p.m. in the Municipal Center Atrium. He invited high school students to consider participating in the following opportunities sponsored by the American Legion: The Americanism and Government Test, Oratorical Contest, Boy State and Girl State.

Lynn Calvert of 201 Short Street explained a request for a reduction in tap fees on her property.

Vice Mayor Kidd responded to Tony Bradburn's earlier statements by saying that when asked, Rich Cox stated that he chose his resignation date for his own particular reasons and that it was not based on input from anyone.

ORDINANCE 2015-90 SECOND READING: AMEND THE CODE OF ORDINANCES OF THE CITY OF MASON TO AMEND IN PART ZONING CODE CHAPTERS 1137, 1161, 1181 (ZONING CODE AMENDMENTS)

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

Kurt Seiler said that from time to time, suggestions are made in order to modernize standards and reflect current practices. He explained that the first amendment is in Chapter 1137 and will bring public hearing notification requirements for Planning Commission in line with current practices by requiring that property owners within 300 feet be notified. Kurt explained that currently PUD developments require public notification in two local newspapers. The second amendment is in Chapter 1161 and requires public notification in only one local newspaper for PUD developments, which is consistent with other zoning public notice requirements found within the code. The third amendment is in Chapter 1181 and removes a building height exemption and will require all buildings to meet height regulations. He stated that it also addresses height exemptions for places of public assembly and brings the calculation standard in conformance with other standards within the code. Planning Commission reviewed and recommended the Zoning Code amendments as written.

The Public Hearing was opened at 7:45 p.m.

The Public Hearing was closed at 7:46 p.m.

A motion to adopt Ordinance 2015-90 was made by Councilmember Fox, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

RESOLUTION 2015-15 DECLARING THE MONTH OF OCTOBER AS NATIONAL DISABILITY EMPLOYMENT AWARENESS MONTH

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

Jennifer Heft discussed Resolution 2015-15 and Ordinance 2015-104 together. She stated that in 1988, the United States Congress declared October as National Disability Employment Awareness Month. The theme for this year is "My disability is one part of who I am" bringing an awareness to the concept that "at work, it's what people *can* do that matters." She explained that this theme aligns nicely with Mason Community Center operations that offer activities and programming for people of all abilities. Several years ago the Center began a program, "Tri-It" that brings together families, resources, and support groups for families with special needs adults and children. Jennifer stated that two years ago the City partnered with COI Connected in a pilot program for litter removal and picnic shelter cleanup in City Parks. During the winter season,

this pilot program was extended into the Community Center to fold towels and clean fitness equipment. COI Connected is a partner organization to Community Options, Inc. that began operations in Mason in 1994 and is locally owned. She explained that the company provides assisted living services to mentally handicapped adults and developmentally disabled children ranging from housing, transportation, programming, and outreach. The City pays a monthly stipend to COI Connected for services provided. Jennifer stated this pilot program has been successful on a variety of levels and provides Park Maintenance and Community Center staff the time to focus on higher priority tasks and assignments. In addition, the City's Fleet Manager has discussed possible work to be done by COI employees at the new Mason Service Center. Jennifer stated that with the success of the pilot program, staff recommends formalizing the program through a contract and recognizing the relationship between COI Connected and the City of Mason during National Disability Employment Awareness Month.

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

A motion to adopt Resolution 2015-15 was made by Vice Mayor Kidd, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2015-104 AUTHORIZING THE CITY MANAGER TO ENTER INTO A STAFFING SERVICES AGREEMENT WITH COMMUNITY OPTIONS, INC.

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

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

A motion to adopt Ordinance 2015-104 was made by Councilmember Pelfrey, seconded by Councilmember Prince. VOTE: ALL YEAS.

RESOLUTION 2015-16 IN SUPPORT OF THE MASON POLICE DEPARTMENT AND LAW ENFORCEMENT OFFICERS NATIONWIDE

Jeff Forbes read the entire Resolution.

Eric Hansen stated that the City of Mason enjoys a premier professional Police Department with service to the community at the forefront of all that they do. The City currently receives federal funding under the Bulletproof Vest Partnership Program as well as the Edward Byrne Memorial Justice Assistance Grant Law Enforcement (JAG LE). The JAG LE grant has assisted in purchasing In-Car Camera systems for Police vehicles. Eric stated that this resolution shows support for local officers, as well as those across the country and is recommended for adoption.

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

Mayor Nichols expressed his disgust with public perception and treatment of Law Enforcement Officers across the country. It is important that the community express appreciation to Police

Officers who risk their lives every day serving our community and who know they will never get rich in this profession. He stated that he is so proud of Mason for supporting our Police Department.

A motion to adopt Resolution 2015-16 was made by Councilmember Fox, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

ORDINANCE 2015-106 AUTHORIZING THE CITY MANAGER TO EXECUTE ADDENDUM NO. 2 TO THE EXISTING LEASE AGREEMENT WITH ASSUREX HEALTH, INC.

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

Eric Hansen discussed Ordinance 2015-106, Ordinance 2015-107, and Ordinance 2015-108 together. He stated that four years ago the City entered into a lease agreement with a small and promising young start-up company, Assurex. Rapid growth has challenged Assurex's ability to operate within current space at the Community Center and Municipal Center. Eric explained that in an effort to retain all company employment within City limits, the company will invest and provide tenant improvements to an additional 5,000 square feet of unfinished space in the Municipal Center Lower Level and continue job creation. Ordinance 2015-106 authorizes Lease Addendum No. 2 which is consistent with the original Assurex lease at the Municipal Center previously authorized and follows the same term expiring at the end of next year. Eric stated that Ordinance 2015-107 authorizes a lease agreement with a promising new technology company, Include-Fitness, LLC. Include-Fitness provides service to disabled and rehabilitating individuals including a specific focus on veterans by manufacturing medical rehabilitation and fitness equipment that meets this population's specific needs. Eric explained that four Include-Fitness employees will occupy space in the Municipal Center lower level with room to expand to eight employees. As a CincyTech company, the City's ambition is that when Assurex graduates into their new facility, Include-Fitness will be another promising partner that dovetails with the City's focus on Biohealth IT and wellness. Regarding Ordinance 2015-108, Eric explained that over twelve years ago, tax favored bonds were issued for construction of the Municipal Center. Since that issuance, the City has been actively paying down the debt. He explained that with the rapid expansion of Assurex, the City is required to partially pay debt for areas that are no longer used for public purposes. Assurex's success, lease payment, and contribution to the community allows the City to defease a portion of the Municipal Center debt. Ordinance 2015-108 allows the City to reduce the debt by paying \$2,510,000 of the principal. Eric stated that Municipal Center debt will have been reduced from the original issuance of \$24.2 million down to \$11.6 by the end of 2015. He said that creativity and partnerships have allowed the City to pay off facilities earlier than expected that the entire community enjoys.

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

A motion to adopt Ordinance 2015-106 was made by Councilmember Spaeth, seconded by Councilmember Prince. VOTE: ALL YEAS.

ORDINANCE 2015-107 AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH INCLUDE-FITNESS, LLC

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

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

A motion to adopt Ordinance 2015-107 was made by Councilmember Spaeth, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2015-108 AUTHORIZING DEFEASANCE OF A PORTION OF THE CERTIFICATES OF PARTICIPATION (CITY OF MASON MUNICIPAL FACILITIES REFUNDING PROJECT), AUTHORIZING THE EXECUTION OF AN ESCROW DEPOSIT AGREEMENT, AND AUTHORIZING THE PURCHASE OF SECURITIES TO FUND AN ESCROW FUND

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

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

A motion to adopt Ordinance 2015-108 was made by Vice Mayor Kidd, seconded by Councilmember Chance. VOTE: ALL YEAS.

A motion to add Ordinance 2015-109 to the agenda was made by Councilmember Pelfrey, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

ORDINANCE 2015-109 RENAMING HERITAGE OAK PARK AS SUNDIN FIELDS AT HERITAGE OAK PARK

Jeff Forbes read the entire Ordinance.

Eric Hansen stated that both Ordinance 2015-105 and Ordinance 2015-109 recognize two gems in the City, Ginny Sundin and Heritage Oak Park. Ordinance 2015-105 is the “how” that adds signage and upgrades to Heritage Oak as well as other Mason facilities. Ordinance 2015-109 is the “why” that recognizes Ginny Sundin’s contributions to the City of Mason.

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

During Council discussion, Councilmembers discussed their personal experiences with Ginny, their admiration for her, and thanked Ginny for her extraordinary dedication and commitment to the City. Ginny Sundin’s service to the community has had a positive impact on many lives.

A motion to adopt Ordinance 2015-109 was made by Councilmember Spaeth, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

ORDINANCE 2015-105 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ABC SIGNS FOR LABOR AND MATERIALS NECESSARY TO CONSTRUCT ENTRANCE SIGNS IN AN AMOUNT NOT TO EXCEED \$110,000

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

Eric Hansen explained that this ordinance establishes funds for the new park sign, Sundin Fields at Heritage Oak Park, and the template for additional signs at the new Service Center, Golf Center, and other City Parks and properties.

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

A motion to adopt Ordinance 2015-105 was made by Councilmember Spaeth, seconded by Councilmember Chance. VOTE: ALL YEAS.

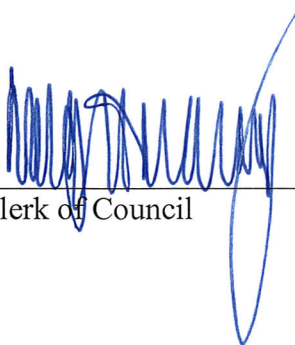
Mason Park Board members joined Mason City Council in recognizing Ginny Sundin as she was presented with flowers and framed artwork of "Sundin Fields at Heritage Oak Park."

OLD AND NEW BUSINESS - none


ADJOURN

A motion to adjourn was made by Councilmember Pelfrey, seconded by Councilmember Chance. VOTE: ALL YEAS. TIME: 8:25 p.m.

A reception for Ginny Sundin was held after the meeting was adjourned.



Clerk of Council



Mayor