

**CITY OF MASON
COUNCIL MEETING
AUGUST 8, 2016**

The meeting was called to order at 7:01 p.m. Chaplain Marc Champagne opened the meeting in prayer. All those present recited the Pledge of Allegiance.

ATTENDANCE

The following members of Council were present: Diana K. Nelson, Barbara Berry-Spaeth, Ashley Chance, Kathy Grossmann, Charlene Pelfrey, Don Prince, and Victor Kidd.

APPROVAL OF MINUTES

A motion to approve the July 11, 2016 Council Meeting Minutes was made by Councilmember Chance, seconded by Vice Mayor Spaeth. VOTE: ALL YEAS.

CITY MANAGER'S REPORT

The next meeting for the Warren County Municipal League will be held on August 17, 2016.

The 2016 Western & Southern Open will begin in Mason on Saturday, August 13, at the Lindner Family Tennis Center. This year, the tournament features the world's top ten ranked men and women in this combined week of tennis. The City of Mason will be hosting our economic development partners during the tournament to strengthen regional relationships and maximize opportunities to promote Mason as a place to do business.

Lou Eves Municipal Pool back-to-school hours start August 16. The pool will be open weekdays 4 p.m. to 8 p.m. and weekends 12 p.m. to 8 p.m. until Labor Day weekend.

Mason City Council is hosting Police Appreciation Day at the Mason Community Center on August 28. Mason Police Department along with neighboring departments are invited to bring their families to enjoy the Community Center and dinner.

City offices will be closed on Monday, September 5, in observance of Labor Day. The Community Center will have normal operating hours September 2 through September 4 and on September 5, the Community Center will be open from 6 a.m. to noon with limited services.

As part of the September 12 Council meeting, the City will unveil the new 911 Memorial located in the atrium of the Municipal Center. Mr. Ron DiFrancesco has been invited to speak at an educational event planned for early afternoon that day followed by the memorial unveiling ceremony beginning at 6 p.m. prior to the Council meeting. The public is invited to attend.

The City is partnering with the American Spirit Education Alliance to combine Heritage Festival with the annual Patriot Fair Saturday, September 17, at the Mason Municipal Campus. The event will begin with the annual parade at 10 a.m. Food/non-food vendors, kids zone, and Patriot Fair

activities will begin at 11 a.m. and continue throughout the day. In the evening there will be musical performances followed by fireworks.

A motion to not request a hearing for a D5A liquor permit for Great Wolf Lodge at 2501 Great Wolf Drive was made by Vice Mayor Spaeth, seconded by Councilmember Nelson. VOTE: ALL YEAS.

A motion to not request a hearing for a C1, C2, D6 liquor permit for Walgreens at 1086 Reading Road was made by Councilmember Chance, seconded by Councilmember Nelson. VOTE: ALL YEAS.

A motion to add Ordinance 2016-99 to the agenda was made by Vice Mayor Spaeth, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

COMMITTEE REPORTS

Councilmember Nelson presented a Finance Committee report on the City of Mason's finances over the first half of 2016. With 4% increase in revenue and 4.6% decrease in expenses compared to the first half of 2015, \$6 million transferred to the Capital Fund, and Moody's Aaa Bond Rating, the financial outlook for the City is good.

PARKS AND RECREATION FOUNDATION DONATION PRESENTATION

Eric Hansen stated at the Red, Rhythm and Boom event, the City had the opportunity to raise funds for Common Ground Park through the sale of wristbands and beverages. The Mayor presented a \$9,697 check to Alicia Farbstein of Mason Parks and Recreation Foundation. Commander Wylds of the American Legion presented an \$1,124 check to Ms. Farbstein. Mayor Kidd stated Mason Parks Foundation's goal towards completion of an important addition to our community has new energy.

RECOGNITION OF RED, RHYTHM AND BOOM VOLUNTEERS

Mayor Kidd stated many volunteers helped make Red, Rhythm and Boom a first class event. He recognized and presented a monetary donation to two organizations that provided a large number of volunteers, Heritage Presbyterian Church and Mason City Schools Honor Society. Eric Hansen stated over 100 volunteers donated 330 hours working Red, Rhythm and Boom with an estimated attendance of 10,000 – 15,000.

DANA MAIDENBERG – CITY OF MASON VOLUNTEER PROGRAM

Dana explained the volunteer program was started eleven years ago by residents interested in giving back to the community. This active program has over 100 volunteers donating thousands of hours and raising the quality of services to Mason residents. The City recognizes volunteers who have donated 100 hours or more over the past year: Theresa Galluppi, Bill Mundin, Jennifer McWilliams, Gladys Hillard, Mary and Charlie Yu, Sue Abe, Joe and Debbie Macke,

Miriam and John Jackobs, Gary Miller, Jack Tager, Tim Mullis, Mike Clements, Patrick Palmer, Dave Astles, Jackie Miller, and Tom Schauf.

RECOGNITION OF VISITORS

Ron Prater of 4362 Black Oak Lane introduced himself and stated he recently moved to Mason from Nashville, Tennessee and is interested in becoming involved in the Mason community.

ORDINANCE 2016-91 FIRST READING: AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 65 ACRES FROM I-1 INDUSTRIAL AND HT-1 HIGH TECH LIGHT INDUSTRIAL TO MXD-PUD MIXED-USE PLANNED UNIT DEVELOPMENT WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN LOCATED AT THE INTERSECTION OF INNOVATION WAY AND WESTERN ROW ROAD (OAKPARK)

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

Eric Hansen announced a second reading and public hearing will be held on September 12, 2016.

ORDINANCE 2016-92 APPROVAL OF THE EASEMENT VACATION PLAT FOR FALLING BROOK

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

Kurt Seiler stated this request is for approval of an easement vacation plat for the Falling Brook Subdivision. The layout for this development required relocation of an existing sanitary sewer line. The developer has moved the line to a newly recorded sanitary sewer easement and is requesting that the easement at the old location be vacated. Planning Commission has reviewed and recommends approval of Ordinance 2016-92.

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

A motion to adopt Ordinance 2016-92 was made by Councilmember Prince, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2016-93 APPROVAL OF THE FINAL PLAT FOR THE RESERVES OF CARMELLE PHASE 4A

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

Kurt Seiler stated this section is located between the existing Carmelle Subdivision and the Willow Brooke Subdivision on the south side of Mason-Morrow-Millgrove Road. Phase 4A will consist of 21 buildable lots and one open space lot. The plat will dedicate utilities, storm, and sewer easements as well as right-of-way necessary for this section of the development. Planning Commission recommended approval of the final plat contingent upon the completion of roads construction and submittal of the performance bond and subdivider's contract.

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

During Council discussion, Ted Robertson of 3230 Riverside Drive and Carmelle HOA Board member was interested in when the new Carmelle entrance would be landscaped. Kurt explained items that needed to be finalized before transferring the lots to Rhein. He expects the transfer to take place this fall and the entrance to be landscaped by Rhein soon after that. Kurt explained additional sections in this neighborhood expected to be developed by Rhein.

A motion to adopt Ordinance 2016-93 was made by Councilmember Chance, seconded by Vice Mayor Spaeth. VOTE: ALL YEAS.

ORDINANCE 2016-94 APPROVAL OF THE FINAL PLAT FOR WILLOW BROOKE SUBDIVISION – THE ESTATES SECTION TWO

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

Kurt Seiler stated the Estates section of the Willow Brooke Subdivision is located on the north side of Mason-Morrow-Millgrove Road, across the street from the Reserves of Carmelle. Section Two of The Estates will consist of 68 buildable lots and one open space lot. The plat will dedicate utilities, storm, and sewer easements as well as right-of-way necessary for this section of the development. He said Planning Commission recommended approval of the final plat contingent upon completion of the roads and bridge construction and submittal of the performance bond and subdivider's contract.

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

A motion to adopt Ordinance 2016-94 was made by Vice Mayor Spaeth, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2016-95 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH COMPASS MINERALS AMERICA INC. FOR THE PURCHASE OF APPROXIMATELY 5,000 TONS OF HIGHWAY ROCK SALT AT \$56.45 PER TON

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

Eric Hansen discussed Ordinance 2016-95 and Ordinance 2016-96 together. He stated the most expensive part of snow and ice removal is the cost of salt and recently salt prices have fluctuated as high as nearly \$100 per ton. The City uses an incident command structure to better deploy resources across all departments, making snow and ice removal a priority. The new Service Center provides opportunities to improve this service with better response times, snow routes, and new technology. He explained the City has participated in group purchasing programs including the Southwest Ohio Purchasers for Government (SWOP4G) and a cooperative program with several communities in the County facilitated through the Warren County Engineer's Office. The City would like to participate in both of these pools by authorizing dollars for both bids. Mason purchases about 5,500 tons of rock salt each year to provide snow and ice control. Low bids received from Warren County Cooperative is \$58.00 per ton and from SWOP4G is \$56.45 per ton, representing a 20% and 11% decline over 2015 bid pricing. Both salt vendors, Compass and Detroit, are relatively new vendors to this area. One was the low bidder last year, however the quality of the salt they delivered was below average. Having access to two suppliers gives the City flexibility regarding the availability and quality of salt. While the total authorized by both ordinances is nearly \$575,000 it is not anticipated that more than \$300,000 will be needed between the two contracts. The total amount of rock salt purchased will depend on the severity of the winter season, however the City typically uses 5,500 tons per season and there is approximately 1,000 tons of rock salt currently in the salt storage facility.

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

A motion to adopt Ordinance 2016-95 was made by Councilmember Prince, seconded by Vice Mayor Spaeth. VOTE: ALL YEAS.

ORDINANCE 2016-96 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE DETROIT SALT COMPANY, LLC. FOR THE PURCHASE OF APPROXIMATELY 5,000 TONS OF HIGHWAY ROCK SALT AT \$58.00 PER TON

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

A motion to adopt Ordinance 2016-96 was made by Councilmember Chance, seconded by Councilmember Nelson. VOTE: ALL YEAS.

ORDINANCE 2016-97 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TEAM ALL SPORTS FOR THE RECONDITIONING OF THE BASEBALL FIELDS AT THE MASON SPORTS PARK IN THE AMOUNT OF \$50,000

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

Jennifer Heft explained the Parks Department is continuing the process of repairing the ballfields at the City's major parks. Nixon was started in 2014 and this year the Mason Sports Park is scheduled for maintenance. The Park opened in 2008 with five ballfields, three constructed with clay infields and two constructed with Red Brick Dust. In 2012, baseball user groups contributed funds to change Field #3's clay infield to grass, making it more competitive with surrounding fields. She stated the City and user groups have invested in Sports Park fields over the past 4 years, but infields are in need of an upgrade including 50 tons of Washington Ball Field Mix per field and laser/grading. This process will level the mix and remove irregularities such as worn spots at all base areas. Finally the grass area around home plate will be replaced to promote safety for the players by removing high spots that could be a tripping hazard. A sports turf blend sod is recommended for this area for added stress and drought tolerance. Jennifer stated the 2016 Budget included \$50,000 for work related to the Sports Park infields. Two bids were received for this work. Team All Sports bid is \$38,973 and the Mercer Group's bid was \$56,395. The bid received from Team All Sports is extremely attractive for the work. Staff is requesting Council's approval of the full budgeted amount of \$50,000 in order to take advantage of the pricing to perform additional work in the park, including the addition of five job boxes and improvements to the pitcher's mound and batting boxes. If the contract is approved, ballfields will be closed to fall ball for these needed repairs. Team All Sports will be able to start the work in the middle of September so fields will be ready for play in the spring.

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

A motion to adopt Ordinance 2016-97 was made by Councilmember Prince, seconded by Councilmember Grossmann. VOTE: ALL YEAS.

ORDINANCE 2016-98 AUTHORIZING THE CITY MANAGER TO PROVIDE THAT FUNDS BE MADE AVAILABLE TO FUND AN INCENTIVE AGREEMENT FOR TOUCHSTONE, INC.

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

Eric Hansen introduced Economic Development Director Michele Blair to discuss an incentive agreement for an expanding Mason business. Michele stated Touchstone is a merchandise, licensing and branding company, recognized as one of the top 50 companies in the United States in the Technology and Digital Branding Design sector. Touchstone relocated their corporate headquarters to Mason in 2007 and constructed a new 40,000 square foot building in Mason Industrial Park off of Western Row Road. Michele introduced Derek Block, President and founder of Touchstone, Inc. Mr. Block said Touchstone business started in 1996 brand building for companies such as St. Jude Children's Hospital, Kiwanis, and Progressive Insurance. Merchandise collections are warehoused, fulfilled and distributed out of the Mason location. Growth is focused on direct-web retail, and since moving to Mason the company has grown from \$5 million to \$30 million. The company reset three years with a new REP system and reorganized structure of the business to handle this growth. He said the company is motivated to stay and grow in Mason, a great place to live and raise families. Michele Blair explained the

\$80,000 incentive would retain 60 jobs and add 35 jobs over 5 years. Touchstone worked with the City to create a matching fund using Touchstone services towards the purchase of promotional items for the Golf Center and Community Center operations.

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

Eric Hansen clarified that Touchstone has generously offered to increase the value of their services. By increasing the City incentive amount by \$20,000, Touchstone would increase their contribution by another \$100,000. This would bring the total Touchstone contribution to \$260,000 and the City contribution to \$100,000. A motion amending Ordinance 2016-98 would be appropriate if Council would like to take advantage of this expansion. Council discussed the need to better understand and establish criteria when considering business incentives and work sessions scheduled to discuss in detail these incentives. During Council discussion, it was determined that \$2 million in new annual payroll would yield about \$23,000 in tax revenue, recovering the City's investment in under four years. The City does between \$60,000-\$100,000 of business per year on branded merchandise. Jennifer explained that there is potential to increase revenues at the Golf Center and Community Center with Touchstone's expertise. Derek Block believes immediate impact in these areas is possible.

A motion to amend Ordinance 2016-98 by increasing the City Incentive amount by \$20,000 which will increase the Touchstone contribution by another \$100,000 was made by Councilmember Chance, seconded by Vice Mayor Spaeth. VOTE: ALL YEAS.

A motion to adopt Ordinance 2016-98 as amended was made by Vice Mayor Spaeth, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

ORDINANCE 2016-99 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MOTOROLA SOLUTIONS FOR THE PURCHASE OF 14 PORTABLE APX6000 RADIOS AND RELATED EQUIPMENT FOR USE BY THE CITY OF MASON FIRE DEPARTMENT AND DECLARING AN EMERGENCY

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

Eric Hansen stated reliable, consistent radio communication is critical in emergency situations. Warren County dispatch and the City of Mason communications have upgraded from analog to digital equipment. Radios used at the RNC convention in Cleveland are the same style radio used by Mason Fire Department and are available for purchase at half-off list price. Purchase of an additional 14 radios at an approximate cost of \$2600 per radio to replace older style radios would provide consistency within the Fire Department.

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

A motion to adopt Ordinance 2016-99 was made by Councilmember Prince, seconded by Councilmember Chance. VOTE: ALL YEAS.

OLD AND NEW BUSINESS

Councilmember Pelfrey discussed proposed legislation for addressing the problem of signs placed in the right-of-way. She would like fair notice given and that any action taken is friendly to residents. Eric stated that picking up signs on weekends has reduced sign clutter, and unless Council wished to pursue, no additional legislation is necessary at this time.

RECOGNITION OF VISITORS

Perry Schwartz of 6309 Tarton Fields Lane expressed his belief that most realtors think they are allowed to post signs on Sundays, which is in total violation of the sign ordinance.

EXECUTIVE SESSION: LAND ACQUISITION

A motion to adjourn into Executive Session for the purpose of discussing land acquisition was made by Councilmember Nelson, seconded by Vice Mayor Spaeth. VOTE: ALL YEAS.
TIME: 8:48 p.m.

A motion to reconvene into Regular Session was made by Councilmember Prince, seconded by Councilmember Nelson. VOTE: ALL YEAS. TIME: 9:25 p.m.

Council discussed scheduling future work sessions.

ADJOURN

A motion to adjourn was made by Councilmember Chance, seconded by Councilmember Prince. VOTE: ALL YEAS. TIME: 9:27 p.m.



Clerk of Council



Mayor