

**CITY OF MASON
COUNCIL MEETING
NOVEMBER 14, 2016**

The meeting was called to order at 7:03 p.m. Chaplain Jerry Pelfrey 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 October 24, 2016 Council Meeting Minutes was made by Councilmember Chance, seconded by Vice Mayor Spaeth. VOTE: 6 YEAS, 1 ABSTAIN (Pelfrey).

CITY MANAGER'S REPORT

With travel and holiday schedules there has been interest in canceling the November 28 Council meeting. This would be helpful as a result of the holiday schedule, allows time for additional budget meetings, and the time needed for the completion of year end legislative items. With completion of November 14 business, there are no outstanding business items until the regularly scheduled December 12 meeting. A motion to cancel the November 28, 2016 Council Meeting was made by Councilmember Pelfrey, seconded by Councilmember Prince. VOTE: ALL YEAS.

At this time of year, City Council typically authorizes the purchase of a Holiday gift certificate for Butcher Bills, Kroger's, or the Community Center for each employee. If Council would like to offer this to all City employees, a motion to this effect would be appropriate. A motion to purchase Holiday gift certificates for City employees was made by Councilmember Prince, seconded by Councilmember Chance. VOTE: ALL YEAS.

The City appreciates the Veterans who organized the Veterans Day ceremony held at the Municipal Center Atrium on November 11 and thanks all Veterans for their service.

City offices will be closed on Thursday, November 24 and Friday, November 25 in observance of Thanksgiving. The Community Center will be open on Thanksgiving Day from 6:00 a.m. – noon. Patrons visiting the Center will have access to the fitness floor, walking track, gymnasium, and locker rooms. All other group exercise classes and programs are cancelled.

The Community Center's Shop Local event will be held on December 7 featuring Mason area merchants and home sales representatives. The public is also invited to sample free, delicious, and safer alternatives to traditional cocktails during the annual Mocktail event on that day.

COMMITTEE REPORTS

Vice Mayor Spaeth reported the Equipment Committee met and discussed Fire Department equipment purchases in 2017.

Councilmember Nelson reported the Finance Committee has been meeting and working on the 2017 Budget.

Councilmember Chance reported the Parks and Recreation Board met for the first time without Ms. Ginny Sundin. He said several activities planned in December are posted on the website.

Councilmember Grossmann reported the Employee Relations Committee met in preparation for next year's budget.

SWEARING IN OF FIREFIGHTERS BY CHIEF JOHN MOORE – DEPUTY CHIEF AARON BOSKO, LIEUTENANT JASON GRAHAM, FIREFIGHTER/PARAMEDIC GUY GOODPASTER AND MATT WAGERS

Chief Moore introduced Deputy Chief Aaron Bosko. Aaron has been with the City since 2003, was promoted to Fire Lieutenant in 2014 and promoted to Deputy Chief in May 2016. Chief Moore introduced Lieutenant Jason Graham. Jason has been with the City since 2009 and was promoted to Lieutenant in July 2016. Chief Moore introduced Firefighters Matt Wagers and Guy Goodpaster. Matt has been a part-time firefighter with the City since 2011 and was hired full-time in August 2015. Guy has been a part-time firefighter with the City since 2012 and was hired full-time in September 2015. Mayor Kidd administered the oath of office for each position and congratulated them on their achievements.

RECOGNITION OF VISITORS - none

ORDINANCE 2016-117 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EASEMENT AGREEMENT WITH CINCINNATI BELL TELEPHONE COMPANY LLC

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

Kurt Seiler explained Cincinnati Bell Telephone requests approval of an easement on the southwest corner of the old water tower property on Church Street, adjacent to the railroad tracks. Cincinnati Bell plans to plant 6' evergreen trees around three equipment pads to provide screening with additional landscaping to the corner. Each equipment box is 52" x 3' x 4'. Installation of equipment at this location is expected to provide greater fiber service to northern Mason.

A motion to adopt Ordinance 2016-117 was made by Vice Mayor Spaeth, seconded by Councilmember Prince. VOTE: ALL YEAS.

ORDINANCE 2016-119 FIRST READING: AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 6.78 ACRES FROM B-3 ROAD SERVICE COMMERCIAL TO B-PUD BUSINESS PLANNED UNIT DEVELOPMENT WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN LOCATED ON THE NORTH SIDE OF COX-SMITH ROAD, EAST OF SR-741 (SPECTRUM)

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

Eric Hansen announced a Public Hearing will be held at the December 12, 2016 Council Meeting.

ORDINANCE 2016-120 FIRST READING: ADOPTING THE REVISION, CODIFICATION, RECODIFICATION, REARRANGEMENT AND PUBLICATION OF THE ORDINANCES AND RESOLUTIONS OF THE CITY OF MASON, IN BOOK FORM, FOR THE CURRENT SUPPLEMENT

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

Eric Hansen announced this ordinance will receive a second reading at the December 12, 2016 Council Meeting.

ORDINANCE 2016-121 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CENTURY EQUIPMENT CO. FOR THE PURCHASE OF ONE (1) TORO MULTI-PRO 1750 SPRAYER, IN THE AMOUNT OF \$32,487.77, AND DECLARING AN EMERGENCY

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

Jennifer Heft stated during the 2016 Budget process, Recreational Management Services, Inc., the management company for the Golf Center, recommended replacement of a 1992 model sprayer that is currently used for applying turf care chemicals to the golf course. This sprayer has experienced several problems and replacement parts are no longer available. She said staff recommends the purchase of Toro brand equipment as it is consistent with existing Toro brand accessories and spare parts. The State Purchasing Program will be used for this purchase. The current State contract price for the Toro Multi-Pro 1750 Sprayer is \$32,488 which is less than the 2016 Budget amount of \$35,000. An emergency clause has been added to allow the order to be placed and ready for use at the beginning of the 2017 golf season.

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

A motion to adopt Ordinance 2016-121 was made by Councilmember Prince, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2016-122 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH BROWNING DAY MULLINS AND DIERDORF FOR GOLF CENTER MASTER PLANNING SERVICES IN THE AMOUNT OF \$64,500

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

Eric Hansen discussed Ordinance 2016-122, Ordinance 2016-123, and Ordinance 2016-124 together. The Grizzly golf course, Bruin golf course, Golf Center facilities and the Linder Family Tennis Center consist of over 264 acres. The City purchased the Grizzly golf course in 2007 in order to secure strategic green space along I-71 adjacent to Tennis Tournament property. Eric explained the decision at that time was to preserve the property from high-density residential development that would have impacted City services and the School District. Prior to the City's purchase, two parts of the original Grizzly golf course, five holes and driving range, were sold off to private entities for development. Tennis for Charity owns the Bruin golf course along with the Linder Family Tennis Center. He stated Tennis for Charity and Cincinnati Tennis have invested significantly in expansion of the stadium and supporting infrastructure particularly over the last 6 years. Tennis came to the site in 1979, and has grown into a world class event, drawing 200,000 people over the 10-day period. Earlier this year, Tennis officials indicated plans for another expansion to the stadium. Also, at that time the City was undertaking a remodeling project at the Golf Center that required short-term structural repairs to preserve and extend the lifespan of the facility. Eric said City Council's Golf Course Committee and tennis officials began more intense discussion about future development plans for the site. One result of those discussions included Mason branding on signage that tennis officials were planning for the entrance to the facility. Secondly, the City in partnership with tennis officials began meeting with Browning Day Mullins and Dierdorf, the Tennis for Charity's/Cincinnati Tennis's architectural and planning firm, to discuss joint development opportunities. Eric stated in July, Jack Nicklaus and members of his Design group visited his namesake course evaluating the potential to restore the course to the stature it once held and consistent with the quality and caliber of facilities at or near the site. What has culminated after meeting with these groups is an opportunity for two agreements to enhance a community asset and partnership that has significant economic development potential to the City. The first agreement in Ordinance 2016-122 is for master planning of the entire campus by Browning Day Mullins and Dierdorf. This will be done in conjunction with Tennis for Charity and will use shared funds that the City and Tennis for Charity have generated. Ordinance 2016-123 is a consulting contract with Nicklaus Design Group focusing on course layout, opportunities to improve and expand marketability, tournaments, and rounds of golf played. Working together, these two agreements will deliver a layout of future plans to maximize development of the site, ideas for a revitalized golf course, opportunities for expansion at the Tennis Center, improved transportation and expanded parking, explore options for hotel, conference and or entertainment center, a training center along with opportunities where shared functions can occur. Eric discussed a modification to the lease agreement with Tennis for Charity (TFC) in Ordinance 2016-124. The City's current agreement with TFC allows the City to operate and maintain the Bruin course, as well as a driving range facility located on TFC property. After experiencing parking issues due to weather at this year's Western & Southern, TFC has decided to close the Bruin course and prepare

for parking improvements. Due to the change in circumstances, the agreement needs to be amended to remove the City's responsibility for maintaining the Bruin course while continuing its commitment to maintain a driving range facility. The addendum replaces Mason's annual lease payment of \$50,000 with an increased contribution to the joint use fund, which is held and maintained by the City from \$10,000 to \$60,000 and continues TFC's contribution to the fund in the amount of \$10,000. Again, setting aside these funds is a proactive approach for future shared investment in the property. The Golf Course Committee has focused on positioning this City asset for strategic opportunities. They have reviewed the above proposals and recommend Ordinance 2016-122, Ordinance 2016-123 and Ordinance 2016-124 for approval.

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

Council discussed the direction, expectations, goals, and plans for the property. Councilmember Chance, Golf Course Committee Chair, stated facilities at the Golf Center are declining and it is prudent to consider options for the best use of City property adjacent to world class Lindner Tennis Center. Bringing in experienced teams such as Nicklaus Design Group and Browning Day Mullins and Dierdorf will assist the City in making informed decisions. Council discussed economic development in the area, the value a golf course brings to a community as a recreational amenity, the importance of making the property financially viable, and the need to schedule a work session when the plans are ready. Eric Hansen stated fundamental master planning will help paint the vision and identify potential opportunities that may be used in years to come. Financial viability is crucial and requires market data. He stated TFC's plans for the Bruin Golf Course is to remain green space that is able to handle more intense parking during future tournaments.

A motion to adopt Ordinance 2016-122 was made by Councilmember Pelfrey, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2016-123 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH NICKLAUS DESIGN GROUP FOR GOLF CENTER MASTER PLANNING AND CONSULTING SERVICES IN THE AMOUNT OF \$75,000

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

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

A motion to adopt Ordinance 2016-123 was made by Councilmember Chance, seconded by Vice Mayor Spaeth. VOTE: ALL YEAS.

ORDINANCE 2016-124 AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND ADDENDUM TO THE GOLF FACILITY LEASE AGREEMENT WITH TENNIS FOR CHARITY, INC.

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

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

A motion to adopt Ordinance 2016-124 was made by Councilmember Chance, seconded by Councilmember Nelson. VOTE: ALL YEAS.

ORDINANCE 2016-125 AUTHORIZING THE CITY MANAGER TO EXECUTE CERTAIN ADDENDA TO LEASE AGREEMENTS WITH ASSUREX HEALTH, INC.

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

Eric Hansen stated in 2011, the City authorized the first lease with Assurex Health for space in Mason Community Center. During that time, Assurex has grown from 20 employees to 200 employees with an estimated annual payroll of \$12 million. He explained the initial lease agreement was followed with subsequent expansions into the Municipal Center basement and additional addendums to the lease. The lease agreement provides rent rates for each space and includes Community Center memberships for Assurex employees. Mason has nurtured a strong Assurex partnership with the objective of increasing the City's biohealth cluster. Eric said the attached ordinance and addenda for both lease contracts at the Community Center and the Municipal Center will allow the extension of current lease terms on the Mason Municipal Campus over the next year, allow for certain additional flexibilities of space to accommodate the integration with Myriad operations, and position the City to continue planning for the next steps of growth.

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

A motion to adopt Ordinance 2016-125 was made by Councilmember Pelfrey, seconded by Councilmember Chance. VOTE: ALL YEAS.

OLD AND NEW BUSINESS

Eric Hansen stated Mason anticipates future improvements to SR-741 and will host an open house meeting on November 30 with formal presentation and staff available to answer questions concerning the plans' status. Postcards have been mailed to notify 3700 property owners of this meeting. Information on future roadway improvement projects in the City can also be found on Mason's website.

Mayor Kidd encouraged residents to visit Two Cities Pizza restaurant now open in the old Mason Municipal Building on Main Street. The Mayor asked if "Mason" signage on the Kings Mills Road Bridge over I-71 could be better lit. Eric Hansen stated that ODOT restrictions limit the amount of light and how it impacts interstate traffic.

Councilmember Chance welcomed new Public Utilities Director Shawn Hollon.

RECOGNITION OF VISITORS

Perry Schwartz of 6309 Tarton Fields Lane commented on how complicated the process would be if golf course property was transferred to the Fairways at Pine Run HOA.

Randy Trapp of 537 Wedge Way expressed his concerns regarding economic development of golf course property neighboring residential property, his desire for the property to remain a golf course, and compared operating costs of city parks to the golf course.

Mel Brock of 620 Bunker Lane stated that a golf course benefits the adjacent community. He compared Mason's Golf Center to other community golf courses in the area.

Mike Anthony of 3778 Riverside Drive stated one of the reasons he chose to move to Mason is for parks and recreation amenities. He raised concerns regarding the Open House meeting date selected for the SR-741 improvement presentation. Eric responded that additional meetings may be planned and the presentation will be available on the website.

Clair Logan of 4934 Bordeaux Lane has been picking up aluminum soda cans thrown into the median near her home on a daily basis. She requests the City find the culprit.


EXECUTIVE SESSION: EMPLOYMENT/COMPENSATION OF PUBLIC EMPLOYEES

A motion to adjourn into Executive Session for the purpose of discussing employment/compensation of public employees was made by Councilmember Chance, seconded by Vice Mayor Spaeth. VOTE: ALL YEAS. TIME: 8:39 p.m.

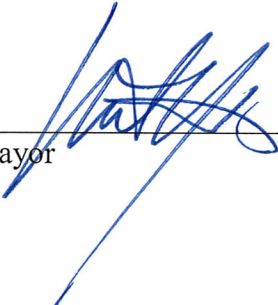
A motion to reconvene into Regular Session was made by Councilmember Chance, seconded by Councilmember Grossmann. VOTE: ALL YEAS. TIME: 9:28 p.m.

ADJOURN

A motion to adjourn was made by Councilmember Chance, seconded by Councilmember Prince. VOTE: ALL YEAS. TIME: 9:28 p.m.



Clerk of Council



Mayor