

**CITY OF MASON  
COUNCIL MEETING  
JANUARY 13, 2020**

The meeting was called to order at 7:04 p.m. Chaplain Rick Huff opened the meeting in prayer. All those present recited the Pledge of Allegiance.

**ATTENDANCE**

The following members of Council were present: Diana K. Nelson, Ashley Chance, Tony Bradburn, Joshua Styrcula, Michael Gilb, T. J. Honerlaw, and Kathy Grossmann.

**APPROVAL OF MINUTES**

A motion to approve the December 9 Worksession Minutes and December 9 Council Meeting Minutes was made by Councilmember Nelson, seconded by Councilmember Honerlaw. VOTE: ALL YEAS.

**CITY MANAGER’S REPORT**

A motion to appoint Clerk of Council Lisa Ahr as the “elected official designee” for all council members for public records law training as required by Ohio Revised Code 149.43(E)(1) was made by Councilmember Chance, seconded by Councilmember Honerlaw. VOTE: ALL YEAS.

A motion to sponsor a table and express support at the February 1, 2020 Child Advocacy Center of Warren County event was made by Councilmember Honerlaw, seconded by Councilmember Nelson. VOTE: ALL YEAS.

The City will continue Christmas tree pick-up through the end of January. Residents should place their trees at curbside for pickup and recycling. Trees placed in bags at the curb will be removed by Rumpke.

City offices will be closed on Monday, February 17 in observance of President’s Day. Mason Community Center will be open with normal operating hours.

**COMMITTEE REPORTS**

Mayor Grossmann stated the Policy and Legislation Committee met for a brainstorming session. She said Committees are encouraged to meet prior to the fourth Monday of February.

**RECOGNITION OF VISITORS**

Team Orion from the First Lego League through Mason City Schools presented and conducted a skit of their project about making the Community Center more affordable and green. Councilmember Chance commended the group, reviewed his business Eco Development, and invited the students to visit his facility to discuss solar applications and technology. Mayor

Grossmann and Eric Hansen discussed Community Center revenue investing back into the Community Center for new amenities to help sustain the Center as an asset.

A motion to move Ordinance 2020-4 on the agenda was made by Councilmember Chance, seconded by Councilmember Bradburn. VOTE: ALL YEAS.

**ORDINANCE 2020-4 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR SALE AND PURCHASE AND AUTHORIZING CERTAIN ECONOMIC DEVELOPMENT INCENTIVES AND DECLARING AN EMERGENCY**

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

Eric Hansen said the City and schools partnership led to acquisition of this property and reserved it for development that will bring a higher return investment with low impact to the school district. Economic Development Director Michele Blair announced VEGA Americas North American Headquarters relocation to Mason. She introduced VEGA leadership John Kronenberger and John Groom, Co-CEO's, and Chantel Groom, Sales and Marketing Coordinator. Michele reiterated the importance and strength of the diversity of the advanced manufacturing ecosystem in Mason. VEGA is a global leader in process instrumentation and specializes in designing and manufacturing sensors that measure level, density, weight, and pressure. John Kronenberger thanked Council and City staff for this opportunity. He reviewed the history of VEGA being a third generation family-owned company out of Schiltach, Germany. VEGA employs over 1,480 people worldwide, over 200 of which are with VEGA Americas. He stated they chose Mason because VEGA has outgrown their Oakley location, for the proximity for employees, Mason's amenities and wellness align with the values of VEGA, and Mason has a site-ready location with over 50 acres. Michele stated the continued momentum in the Research and Development Park positions the City to leverage economic partnerships with companies moving in, the State of Ohio, and JobsOhio for additional roadway funding to assist with the design and construction of the new lateral corridor. The new campus proposes a development on approximately +/-50 acres to construct a 230,000 square foot state of the art facility that will include training, corporate offices, sales, manufacturing, assembly, and warehouse. She said the project will bring 217 fulltime employees and add an additional 50 fulltime employees within a five-year ramp-up. She said the proposed economic incentive for VEGA includes reduced land sale and CRA tax abatement for 15-years with an annual school PILOT payment to be made to Mason City School District during the term of the abatement. The City's incentive value is anticipated to be recouped within three years through the newly generated payroll. Michele stated the tax abatement will generate about \$4.8 million for the schools. John Kronenberger stated the training center will offer the ability to showcase technology to the community and build additional partnerships with local businesses such as their internship program partnered with FESTO and Sinclair Community College.

Councilmember Chance and Vice Mayor Gilb extended a thank you to Economic Development for the long-term vision of Mason and welcomed VEGA to Mason.

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.

A motion to adopt Ordinance 2020-4 was made by Councilmember Nelson, seconded by Councilmember Chance. VOTE: ALL YEAS.

A motion to authorize the CRA was made by Councilmember Chance, seconded by Vice Mayor Gilb. VOTE: ALL YEAS.

**RESOLUTION 2020-1 REQUESTING THE COUNTY AUDITOR TO MAKE TAX ADVANCES DURING THE YEAR 2020 PURSUANT TO SECTION 321.34 OF THE OHIO REVISED CODE**

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

Eric Hansen said when taxes are collected by Warren County on behalf of Mason, the County Auditor has several months after the due date to distribute the funds owed. During this delay, the County will earn interest from funds owed to local governments. State law allows local governments to request payments of the taxes prior to the required settlement. He stated it helps improve the cash flow for the local government and allows the local government to earn additional interest for itself rather than the County.

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

A motion to adopt Resolution 2020-1 was made by Councilmember Styrcula, seconded by Councilmember Nelson. VOTE: ALL YEAS.

**ORDINANCE 2020-1 ACCEPTING THE PUBLIC IMPROVEMENTS FOR WILLOW BROOKE THE ESTATES SECTIONS TWO AND THREE AND RELEASING THE PERFORMANCE BONDS**

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

Kurt Seiler said Sections Two and Three of Willow Brooke, The Estates subdivision are located on the north side of Mason-Morrow-Millgrove Road and to the east of the Ridge Section. City staff along with Greater Cincinnati Water Works has inspected the public improvements. The utilities and other improvements will become the City's responsibility upon acceptance. Staff recommends accepting the public improvements, contingent on the submission of a one-year maintenance bond and a performance bond for remaining punch list items such as sidewalks and street trees.

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

Councilmember Nelson and Kurt discussed the last section pending in the subdivision awaiting landscaping improvements.

A motion to adopt Ordinance 2020-1 was made by Councilmember Bradburn, seconded by Councilmember Chance. VOTE: ALL YEAS.

**ORDINANCE 2020-2 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT, NOT TO EXCEED \$38,333 WITH WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT FOR THE EDUCATION, INSPECTION AND ASSOCIATED SERVICES NECESSARY TO MEET THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PHASE II REQUIREMENTS**

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

Jennifer Heft stated since 2004, the City has annually entered into an agreement with Warren County Soil and Water Conservation District (SWCD) to help provide educational opportunities as well as inspection services for the City. Educational opportunities include conducting school presentations, providing employee training, and assisting residents with pond/yard maintenance and design. The inspection services include construction site inspection of Best Management Practices, compliance with federal, state and local regulations, proper installation of post construction Best Management Practices, and proper long-term operation and maintenance of these facilities based on the required updates to the Stormwater Manual. She said each year, staff works with the SWCD to complete inspection services on current construction activities and on existing storm water facilities to ensure proper operation and maintenance. As per Ohio EPA's requirements, an inspection must be completed at least once a month. The City partners with the District to meet permit and inspection requirements without the expense of hiring staff that would otherwise be required. She said partnering with Warren County Soil and Water Conservation District has given the City an opportunity to consistently meet EPA Best Management Practice regulations at the least cost to residents.

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

Councilmember Chance and Jennifer discussed Warren County SWCD fee increase as a result of inflation as well as changes to the required Ohio EPA regulations.

A motion to adopt Ordinance 2020-2 as amended was made by Councilmember Nelson, seconded by Councilmember Gilb. VOTE: ALL YEAS.

**ORDINANCE 2020-3 AN ORDINANCE ACCEPTING THE PROPOSAL FOR REDESIGN OF THE MASON GOLF CENTER FROM HURDZAN GOLF, LLC IN THE AMOUNT NOT TO EXCEED FEE OF \$125,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS**

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

Kurt Seiler stated Hurdzan Golf is a highly respected and recommended firm. The 2020 budget included \$2 million for investment and redevelopment of the golf course. This contract is the first step of that process to begin design work and potentially begin work this fall. The total improvement project is anticipated to be completed in phases over several years.

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

Council and staff discussed part of the design process including educational and brainstorming discussions, redevelopment being an incremental process, and Hurdzan Golf compiling biddable documents and operation adjustments during construction.

A motion to adopt Ordinance 2020-3 as amended was made by Councilmember Nelson, seconded by Vice Mayor Gilb. VOTE: ALL YEAS.

### **OLD AND NEW BUSINESS**

Councilmember Nelson and Mayor Grossmann discussed the second meeting of each month to include a work session prior to the Council Meeting.

### **RECOGNITION OF VISITORS**

Theo Vieux of 3842 Hanover Drive shared concern of The Golf Center benefiting the entire community. Councilmember Chance stated The Golf Center is viewed similar to the Community Center and is utilized as an economic development tool to bring businesses and revenue to the community. He said tax revenue coming from Mason businesses helps keep residents' taxes lower. The golf course was designed by Jack Nicklaus, is a premier amenity in Mason, and offers green space for the community. Replacing the golf course could potentially create a burden on the schools, infrastructure, and cost savings. Mayor Grossmann said The Golf Center is an amenity for the entire community through a park-like setting of greenspace, a family history for residents, and the CourseView Restaurant.

### **EXECUTIVE SESSION: EMPLOYMENT/COMPENSATION OF PUBLIC EMPLOYEES**

A motion to adjourn into Executive Session for the purpose of employment/compensation of public employees was made by Councilmember Styrcula, seconded by Councilmember Honerlaw. VOTE: ALL YEAS. TIME: 8:17 p.m.

A motion to reconvene into Regular Session was made by Councilmember Bradburn, seconded by Councilmember Chance. VOTE: ALL YEAS. TIME: 8:55 p.m.

**ADJOURN**

A motion to adjourn was made by Councilmember Bradburn, seconded by Councilmember Chance. VOTE: ALL YEAS. TIME: 8:56 p.m.