

**CITY OF MASON  
COUNCIL MEETING  
SEPTEMBER 13, 2021**

A Meet and Greet with Jim Cohen of Keystone Lot, LLC began at 4:00 p.m. The meeting was called to order at 4:16 p.m.

**ATTENDANCE**

The following members of Council were present: Diana Nelson, Tony Bradburn, Michael Gilb, T. J. Honerlaw, and Kathy Grossmann. Ashley Chance arrived at 4:27 p.m. Joshua Styracula was absent.

**DEVELOPER PRESENTATION**

Eric Hansen said the City is the property owner as well as the regulatory authority for land use. The legislation is an opportunity to craft a development agreement with the purchaser of City property which allows additional restrictions via mutual contract as a property owner. The development agreement puts the property under contract by the property owner creating mutual obligations that have to be met by both the City and the developer before closing.

Kurt Seiler stated the development runs through a regulatory process after a development agreement with the property owner. The regulatory process includes the concept PUD and rezoning process and then the final PUD and permit process. This property would require rezoning through a rezoning application and a preliminary public hearing at Planning Commission. Planning Commission recommendations are then provided to Council. A First Reading, Public Hearing and Second Reading would occur at Council Meetings. The final Planned Unit Development (PUD) application would include a final plan of the project including traffic studies, pedestrian circulation, water main and sewer design, location and design of parking, site plans and construction schedule. The final PUD is reviewed at Planning Commission. With approval of the final PUD, staff will begin reviewing construction plans and building code compliance. After the regulatory process, the project would then go to closing for construction to begin.

Mayor Grossmann said the Downtown Development Fund is not intended to assist an individual or specific business. The fund is for the Downtown district and the City determines how those funds are invested. The developer is investing \$20K of private investment and \$850,000 in Mason Community Center membership revenue back to the City to help enhance the Downtown district.

Jim Cohen provided a CMC Properties overview noting the company won a Better Business Bureau's International Torch Award for Marketplace Ethics. Jim signed two forms, as the President of CMC Properties and as co-owner of Keystone Lot LLC. He encourages engagement with the community as the vision evolves on the proposed development since residents and business are the ones impacted. The development agreement also mandates community input. Jim explained the development contract is the first step in this long-term project and engineers will analyze traffic and streetscape as part of the many steps in the process. He anticipates bringing in small businesses that make Mason unique and complement businesses already in Mason. He

reviewed revitalizing downtown areas being a passion of his, the return on investment for this project, first discussions of the project beginning in June 2019, the vote on Ordinance 2021-92 formally beginning a contract, and hiring a professional architect to focus on Mason and the properties neighbors.

Council and Jim Cohen discussed suggested solutions to traffic, when the City acquired this property, a master plan for development, public input prior to a contract, density being addressed in 2018 to allow development, how this revitalization project began, and transparency of Downtown development among different Council bodies.

**ORDINANCE 2021-92 PUBLIC HEARING: AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH KEYSTONE LOT, LLC RELATED TO A DOWNTOWN DEVELOPMENT PROJECT**

Public Hearing was opened at 5:10 p.m.

Dave Meyer of 7821 Clearwater Court raised transparency and conflict of interest concerns with a contributor to Mayor's previous election campaign renting from CMC Properties. Mayor Grossmann stated there are no conflicts of interests.

Randy Stegbauer of 5358 Hidden Creek stated concerns with traffic, public input when decisions are already made, potential zoning changes, and this project setting the master plan for Downtown. Mayor Grossmann said Mason's Comprehensive Plan was published in 2010 with guidance to facilitate mixed-use development in Downtown and outlines the Downtown Overlay District.

David Williams of 3825 Brookhaven Court has apprehensions about the financial return not covering land costs, benefits being immeasurable, and lack of occupancy and tenant restrictions. Mayor Grossmann said the City has tenant and occupancy restrictions. Eric Hansen said the City plays two roles in this project, as a property owner and as a regulator. There are regulatory building codes that would apply to this development as they would to any other development. Councilmember Chance said the \$850,000 from the developer is over the course of ten or more years.

Sherri Federle of 967 Locust Court stated sensitivity to current businesses and residents, keeping the integrity and history of the town and buildings, and parking availability. Council discussed no plans to tear down any buildings outside of this property, water runoff not affecting neighbors surrounding this property, the development plan seeming final before voting, and this development being the first step to a vision of what Downtown can be.

Vice Mayor Gilb read a statement provided by Char Pelfrey who was unable to attend. She said public meetings occurred throughout 16 years for Downtown potential which encouraged mixed-use development for a walkable downtown. City owned parcels could alleviate parking concerns.

Minda Bower-Cornett of 5083 Concord Hills stated concerns with just recently hearing about this project, costs of apartments, and effecting the quality of life for those living in the Downtown area.

Mark Campbell of 5167 Lakeside Drive said a master plan is needed for development and the focus should be on various options that bring a master plan to life.

Stuart Cowan of 104 E. North Street stated concerns with the units per acre not being current with zoning, the building blending with the area, parking, and projected financials for development. Mayor Grossmann said the building height works well aesthetically within other communities.

Jon Weidlick of 5178 Concord Crossing said this project needs more planning and the long-term impact of decisions need to be considered. Mayor Grossmann said Mason has the opportunity to put infrastructure in the spotlight and generate revenue for schools.

Gail Sinclair of 110 E. Main Street has concerns with traffic, parking, zoning, and the project seeming to be a done deal prior to public input.

Councilmember Chance read a statement provided by Jim Fox. Jim and additional residents have concerns with an agreement prior to a master plan, increased traffic, a low sale price for City land, and an excessive tax abatement.

Sandy Moore of 105 Cowan Drive has concerns with the low cost of City land and said if she knew the land was available, she would have purchased for additional dog park space. Councilmember Bradburn said the Wellness Committee met and a dog park is budgeted at Mason Sports Park in the future. The park would be in the lower field area with many amenities including water.

John Looker of 111 E. Main Street said a traffic study is important for the project, thanked Mason for the Purple Heart banner displayed across Main Street, and had concerns with additional police presence. Jim Cohen said the current design is a concept plan and will be evaluated to identify ingress and egress. Eric Hansen said through the City's Campus Safety Program, additional security was advised due to intelligence provided.

Randy Stegbauer of 5358 Hidden Creek Circle read a statement by Kathy Kammett of 814 Autumn Lane who was not able to attend. She has concerns with the key location being given away and the availability of parking deterring new businesses. She said a theatre would enhance Downtown businesses.

Lisa Hine of 102 E. North Street has not been aware of community input opportunities, has concerns with development, and encouraged reaching out to other cities throughout Ohio.

Kathy Elliott of 5322 Crestview Drive provided concerns with how Mason is going to keep existing residents and plans to attract new residents to spend money Downtown.

Tom Grossmann of 4533 Morris Court said previous committees met with experts to improve infrastructure to attract mixed-use development Downtown, and reviewed tax abatements. Councilmember Chance said the proposed CDC agreement depoliticizes Downtown development and encouraged bringing professionals to determine what is needed in the City.

Christine Yockey of 211 Washington Way said community feedback and more information surrounding financials in the contract are needed. She has concerns with the low cost of the City's real estate. Mayor Grossmann said acquisition/disposition of property is negotiated between City staff and the developer, the developer was given property in other municipalities, and abatements and incentives are common for a development. Eric Hansen said the City doesn't purchase property for return on the market, but instead purchases for future investment for economic development. This property was purchased for road improvements—widening Mason Montgomery Road and bike path. The tax abatement would be driven by the developer in which the developer coordinates with the schools.

Dave Buesking of 5077 Parkside Drive said Council has an obligation to listen to the residents and a development process needs to be made by professionals.

Jennifer Patrick of 5191 Snider Cove Way provided concerns with overstepping of the City and this development will bring outside influences into this area.

Barbara Hogan of 5572 Crestview Drive reviewed the development process with opportunities for public input. Eric Hansen said the developer completes a traffic impact analysis for the development. The City completes a Downtown corridor analysis to improve overall Downtown congestion. He said contingencies would be in place for the developer or City to withdraw from the agreement throughout the process if obligations aren't met.

Public Hearing was closed at 7:00 p.m.

### **EXECUTIVE SESSION: SECURITY ARRANGEMENTS**

A motion to adjourn into Executive Session for the purpose of security arrangements was made by Councilmember Honerlaw, seconded by Councilmember Bradburn. VOTE: ALL YEAS. TIME: 7:01 p.m.

A motion to reconvene into Regular Session was made by Councilmember Chance, seconded by Councilmember Nelson. VOTE: ALL YEAS. TIME: 7:08 p.m.

A recess was held at 7:09 p.m.

The regular Council Meeting reconvened at 7:33 p.m.

Chaplain Kyle Linville opened the regular meeting in prayer followed by a moment of silence in remembrance of September 11, 2001. All those present recited the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

Council discussed transcribing the August 30 7:00 p.m. Special Council Meeting. A motion to approve the April 26 Council Meeting, August 9 Council Meeting, August 30 4:30 p.m. Special Council Meeting, August 30 5:00 p.m. Special Council Meeting, and August 30 7:00 p.m.

transcribed Special Council Meeting minutes was made by Councilmember Honerlaw, seconded by Councilmember Bradburn. VOTE: ALL YEAS.

### **CITY MANAGER'S REPORT**

A motion to appoint Jennifer Heft as Acting City Manager various times in the coming months was made by Councilmember Nelson, seconded by Councilmember Chance. VOTE: ALL YEAS.

Saturday, September 18 is the City's Red, Rhythm and Boom event along with the City's traditional annual Heritage Festival. A parade will be held beginning at 10:00 a.m. making its way through Downtown Mason towards the Mason Municipal Center. Parade viewers are encouraged to gather near the Mason Municipal Center for short performances. Access to kid zone activities and attractions as well as food and non-food vendors will begin at 4:00 p.m. American Legion and local brewers will provide adult beverages with 50% of sales going to Mason Parks Foundation. Stage entertainment will begin at 6:00 p.m. with Craig Campbell and then Grammy award winner, Clint Black will perform at 8:30 p.m. A fireworks display presented by Rozzi's Famous Fireworks will conclude the evening at 10:00 p.m.

Warren County is hosting a ribbon cutting ceremony for the new County Jail & Sheriff's Office on Tuesday, October 12 at 9:30 a.m.

The 7<sup>th</sup> Annual Mason Corporate Challenge will be held on Saturday, October 16 at 9:00 a.m. at the Mason Golf Center. This is a 5k walk/run designed to engage the Mason corporate community in a city-wide competition, support employee involvement in health and wellness activities, and "give-back" by donating proceeds to select charities.

A motion to not request a public hearing for a change in stock ownership for a C1, C2, D6 liquor permit for Dhanvi Enterprise LLC was made by Councilmember Chance, seconded by Councilmember Bradburn. VOTE: ALL YEAS.

A motion to not request a public hearing for a change in stock ownership for a C1, C2, D6, D8 liquor permit for Kings Mills Liquor LLC was made by Councilmember Bradburn, seconded by Councilmember Chance. VOTE: ALL YEAS.

Resolution 2021-20 was moved up on the agenda.

### **RESOLUTION 2021-20 RECOGNIZING SEPTEMBER AS MASON HISTORICAL AWARENESS MONTH**

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

Eric Hansen said in April 1980, in celebration of the recent establishment of the Mason Historical Society, Mason City Council presented a proclamation to the organization recognizing Mason Historical Awareness Month in order to celebrate Mason's rich history. Forty-two years later, the City as well as the Mason Historical Society would like to pass a similar resolution recognizing

what a valuable partner the Mason Historical Society has been to the City as it continues to preserve and educate residents about Mason's history. He said Premier members of the Community Center are provided with a one-year membership to the museum.

Jay Meibers, current President of the Mason Historical Society provided an overview of Mason Historical Society's, preserving and providing knowledge on Mason's history. He said the partnership with Mason makes the Alverta Green Museum stronger and invited residents to explore the museum. Upcoming events include a program on The Fatal Flight, a crash that happened in 1955 near SR 741, and an open house at the museum to unveil a new mural.

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

Councilmember Honerlaw said a rotation may be considered where donations from events, like Red, Rhythm and Boom, will go towards places like the Historical Society.

A motion to adopt Resolution 2021-20 was made by Councilmember Chance, seconded by Councilmember Honerlaw. VOTE: ALL YEAS.

### **MEETING RULES**

Jeff Forbes said each individual in the Council Chambers needs to be seated. There are as many seats as individuals allowed due to occupancy and fire regulations. He advised visitors to be considerate of others and there is a five-minute time limit for each visitor addressing Council during Recognition of Visitors.

### **RECOGNITION OF VISITORS**

Noble Johnston of 219 Aunker Drive and Bill Paylef of 310 S. West Street provided concerns of a worn-down shed and now dumpster on an adjacent property, at 308 S. West Street, as well as the sturdiness of the home on that property. Kurt Seiler recommended getting the Warren County Health Department involved for house concerns. The property owner is provided time to clean up shed debris and as part of codified Ordinance 521.10, there is an appeal period of thirty days before the City takes additional action to have the property cleaned up. Eric Hansen encouraged working with neighbors for property maintenance issues. Councilmember Honerlaw said typically dumpsters will be charged per day after seven days.

Mark Haake of 3620 Dunlop Court had concern with the time frame of City property getting transferred to Jim Cohen. Jeff Forbes said a development contract would be signed after thirty days, if legislation passes, and a series of contingencies and inspections occur before the property would be transferred. After the property is conveyed to the developer, if the developer does not fulfill requirements, a provision is in place where the City could redeem the property.

Randy Stegbauer of 5358 Hidden Creek Circle does not like the Downtown development layout, proximity to the road, and not providing for green space, rooftop dining, and additional activities.

Al Lirtzman of 7343 Red Oak Court wants other developers invited to give alternative designs. Mayor Grossmann explained the difficulty to request a design for the land the City owns, without Jim Cohen's property.

Joe Moser of 966 Sheffield Drive said clarity of financials is needed and seems to be 2038 or 2040 before receiving any return. Eric Hansen said the 15-year tax abatement requires the developer negotiating with the schools to determine what the PILOT payment would be and the City won't receive any type of cash return, the return is the development and what type of activity that may bring Downtown. Mayor Grossmann said the schools will be funded even during the abatement period.

Joy Bennett of 1054 Willow Lane shared her family's story and said Resolution 2021-22 doesn't express the complexity of families. This decision is not for Council to determine.

**ORDINANCE 2021-71 AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 13.31 ACRES FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN LOCATED AT 6369, 6429 AND 6465 MASON ROAD (AINSLEY PUD)**

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

Mayor Grossmann said the applicant withdrew their application.

Public Hearing was opened at 8:27 p.m.

Public Hearing was closed at 8:27 p.m.

A motion to adopt Ordinance 2021-71 was made by Councilmember Bradburn, seconded by Councilmember Honerlaw. VOTE: ALL NAYS.

**ORDINANCE 2021-92 AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH KEYSTONE LOT, LLC RELATED TO A DOWNTOWN DEVELOPMENT PROJECT**

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

Eric Hansen stated a Development Agreement is an offer to purchase property with mutual obligations and contingencies that then go through the typical regulatory process that goes to staff for review, Planning Commission, and back to Council for a Public Hearing. The Downtown Development Funds intent is to provide improvements to the general Downtown area. Part of the process is reaching an agreement with the developer regarding items like Mason Community Center memberships, overhead utilities, corridor traffic analysis, drafting terms, City

authorizations of the tax abatement, and additional added value to the City. He said the project is a mixed-use residential/commercial use development with 120 high-end custom residential units, retail space, and 217 parking spaces.

Council discussed the importance for the public to get engaged, giving away City property for \$100,000, parking availability, storm water fees, tax abatements being utilized when there's a return on development, hiring a Downtown Manager, coordinating development with the CDC, the City being required to pay if Keystone Lot LLC does not finish the project, cost estimate to bury utilities, incentives for development, working hard to move Mason forward, other communities growing and succeeding around Mason, Mason accomplishing 80-90% of all economic development in Warren County, this project being a building block to change Downtown, having a master plan prior to Downtown development, generating foot traffic and revenue, and having a developer with an impactful and substantial private investment.

Councilmember Chance read a statement from Councilmember Styracula who was unable to attend. He has concerns with only three public meetings before deciding to change the overall look and feel of Mason's Downtown with the largest development in the Downtown area.

A motion to adopt Ordinance 2021-92 was made by Vice Mayor Gilb, seconded by Councilmember Honerlaw. VOTE: 4 YEAS, 2 NAY (Nelson, Chance).

A brief recess was held at 9:17 p.m.

The regular Council Meeting reconvened at 9:25 p.m.

**RESOLUTION 2021-18 EXPRESSING COUNCIL'S POSITION IN OPPOSITION TO THE LEGALIZATION OF RECREATIONAL MARIJUANA**

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

Eric Hansen said in 2017, the State of Ohio signed into law the legislation for the Ohio Medical Marijuana Control Program to regulate and issue licenses to cultivate, process and dispense medical marijuana. In early 2018, after recommendation from Planning Commission, Council adopted legislation to amend the City zoning code to prohibit the establishment of all medical marijuana facilities in the City of Mason. At the recent Policy and Legislation Committee Meeting, in response to pending legislation introduced in the Ohio General Assembly seeking to legalize recreational marijuana, committee members recommended passing a resolution that formally expressed Council's position in opposing the legalization of recreational marijuana. The Policy and Legislation Committee met and made some updates to the resolution and requested it be placed back on the agenda for consideration at the September 13 meeting. This resolution would express commitment to the position that the legalization of recreational marijuana, contrary to Federal law, is not in the best interest of the State of Ohio and Mason community.

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

Council discussed regular marijuana use increasing heart attacks in youth, more anesthesia needed if undergoing surgery with marijuana use, researched and real-life positive experiences with medical marijuana, being against recreational marijuana use, prohibiting medical marijuana dispensaries in Mason, and medical marijuana still being illegal at the federal level.

A motion to adopt Resolution 2021-18 was made by Councilmember Bradburn, seconded by Councilmember Honerlaw. VOTE: ALL YEAS.

**RESOLUTION 2021-21 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE WARREN COUNTY BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR**

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

Jennifer Heft said this annual routine legislation is not the City's operating budget. This tax document is a receipt of local government revenues as well as to establish property tax rates and allocation of revenues that go to the City's general fund versus the debt service fund. As required by the State of Ohio, a budget to justify receipt of local government monies is required to be adopted each year. The Tax Budget is then submitted to the County Auditor who then sets property tax rates that are effective for the 2021 property tax collection year collected in 2022.

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

A motion to adopt Resolution 2021-21 was made by Councilmember Bradburn, seconded by Vice Mayor Gilb. VOTE: ALL YEAS.

**RESOLUTION 2021-22 RECOGNIZING MASON'S COMMITMENT TO FAMILIES**

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

Eric Hansen stated the Policy and Legislation Committee recommended this legislation. The City continues commitment to building a culture of wellness in the community by offering amenities such as the Mason Community Center, Golf Center, Aquatic Center, premier parks, bike path systems, nature trails and more has set the foundation for Mason to be known as a community where families and children thrive. In addition to the City's commitment to building a culture of wellness, services such as the Fire Department, Police Department, Campus Safety Team and Service Department reiterate that the City's top priority is the health and safety of its constituents. He provided anecdotes of his experience with the City's commitment to helping families.

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

Mayor Grossmann said this resolution showcases the character of our community.

A motion to adopt Resolution 2021-22 was made by Councilmember Bradburn, seconded by Honerlaw. VOTE: ALL YEAS.

**ORDINANCE 2021-93 AN ORDINANCE ACCEPTING THE PROPOSAL FOR DESIGN SERVICES FOR SR 741/KINGS MILLS ROAD STREETScape PROJECT FROM ORCHARD, HILTZ, & MCCLIMENT, INC. IN THE AMOUNT NOT TO EXCEED FEE \$163,723 AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS**

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

Kurt Seiler said updating the SR 741 corridor and creating a more memorable gateway for drivers from I-71 has been a long-term goal of the City. ODOT has tentatively scheduled the resurfacing of SR 741 from Center Drive to the I-71 northbound ramps for spring of 2023 through their Urban Resurfacing Program. The first phase of the SR 741/Kings Mills Rd Streetscape Improvement project will be to convert the narrow concrete median from Center Drive, Kroger, to Courseview Drive to a full width landscaped island. The design proposal also includes lighting improvements. OHM, Inc. was selected through a qualifications-based process out of eight design firms that submitted proposals for the project. He said the 2021 Budget included \$150,000 for the design of this project. The original budget did not include the design of two traffic signal upgrades at SR 741/Courseview Drive & SR 741/Beach Boulevard. This design contract includes engineering and landscape design for phase 1 as well as resurfacing plans required by ODOT for the Urban Resurfacing Program.

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

Councilmember Nelson said updating the landscaping for visitors coming to Mason from the highway is an exciting project for the City.

Councilmember Bradburn compared the updates to the intersection at Parkside Drive and SR 741 with sidewalks and bike path and likes the updates of the entryway to the City. Kurt Seiler said this project will stay within the existing right-of-way limits.

A motion to adopt Ordinance 2021-93 was made by Councilmember Nelson, seconded by Councilmember Honerlaw. VOTE: ALL YEAS.

**ORDINANCE 2021-94 AUTHORIZING TO CALL AND PAY OUTSTANDING 2012 SEWER SYSTEM REFUNDING BONDS DATED FEBRUARY 2, 2012**

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

Eric Hansen said the City has been very diligent in reducing overall debt and future debt service payments. Earlier this year, the City paid off \$2.2M of bonds for street and stormwater improvements. One of the City's largest outstanding debt issuances were \$30 million in Sewer Revenue Bonds that were issued in 2004 to finance the Water Reclamation Plant. This facility has been key to the growth and economic development of Mason. Calling and paying off these bonds will result in a savings of \$2.3 million of interest expense for the City over the next seven years. He said a key part of a rate study in 2011 included making annual cost of living adjustments using the same rate that Council approved each year for personnel and other fees charged by the City. This incremental annual increase has allowed utilities to be financially healthy and avoid substantial increases. After the bonds are paid off, it is recommended that a new rate study be completed in 2022 to determine the appropriate rates, reserve balances, and future needs of an aging facility. Significant review of future capital improvement and operating preventative maintenance will be part of this study. With the elimination of the annual debt service, a rate study may allow for an adjustment to the sewer rates after a careful review of the long-term needs of the sewer utility.

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 and Eric discussed this being a testimony that the City is looking out for Mason's tax base, sewer funds aiding during COVID-19 by improving efficiency at the facility as well as providing relief, and allowing the ability to expand on economic development opportunities.

A motion to adopt Ordinance 2021-94 was made by Councilmember Chance, seconded by Councilmember Nelson. VOTE: ALL YEAS.

**ORDINANCE 2021-95 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TEAM ALL SPORTS TO MAKE IMPROVEMENTS TO NINE BASEBALL FIELDS AT SUNDIN FIELDS AT HERITAGE OAK PARK AND DECLARING AN EMERGENCY**

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

Jennifer Heft stated the Master Plan for the park included the redevelopment of the soccer fields adding irrigation and the resurfacing of the parking lot located on the west section of the park. Currently, there are no plans or funds included in the 2021 Budget to make the proposed improvements to the baseball fields. Mike Mumma with the Mason Youth Organization (MYO) offered to financially assist the City with extensive maintenance needed on the nine baseball fields located at Sundin Fields at Heritage Oak Park. MYO solicited a quote from Team All Sports to provide the work which consists of regrading the fields with a laser grading service, cut and straighten the edges at the turf and soil interfaces, remove lips, clean vegetation from skin, and smooth grade any surface irregularities. Jennifer said Team All Sports would also install 25 tons of DuraEdge classic infield mix per field.

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.

Councilmember Chance and Mayor Grossmann thanked the City and partnership in this much needed situation.

A motion to adopt Ordinance 2021-95 was made by Councilmember Nelson, seconded by Councilmember Honerlaw. VOTE: ALL YEAS.

**ORDINANCE 2021-96 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CBT IN AN AMOUNT NOT TO EXCEED \$53,855 FOR THE PURCHASE OF A COOLING SCREW CONVEYOR FOR THE BIO SOLIDS DRYER AT THE CITY OF MASON WATER RECLAMATION PLANT**

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

Jennifer Heft said as part of the operations of the City's Water Reclamation Plant (WRP), the Cooling Screw Conveyor cools down the bio-solids to a safe temperature to be transported and stored safely in the bio-solids silo. CBT is the sole source supplier for this area of the state therefore they are the supplier of choice for replacement of this piece of equipment. CBT provided a quote of \$53,855 for the Cooling Screw Conveyor. Once authorized, the Conveyor will take approximately two to three months for the equipment to arrive. Replacement of the Cooling Screw Conveyor is part of the Annual Water Reclamation Plant Maintenance & Replacement Program.

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.

Councilmember Bradburn said a backup unit may be needed if this unit goes down.

A motion to adopt Ordinance 2021-96 was made by Councilmember Nelson, seconded by Councilmember Chance. VOTE: ALL YEAS.

A motion to move Recognition of Visitors up on the agenda was made by Councilmember Bradburn, seconded by Councilmember Nelson. VOTE: ALL YEAS.

**RECOGNITION OF VISITORS**

Julie Womack of 6854 Roberts Park Drive had concerns with Mason proposing Sanctuary City legislation. Mayor Grossmann said the Policy and Legislation Committee is still analyzing legislation.

Marilyn Rumbin of 9378 Mason Montgomery Road said Mason needs to protect the unborn as a moral and spiritual obligation.

Eva Schneiderman of 3523 Gurrey Lane said beliefs of everyone in the City are not the same and Council needs to think about the betterment of all residents.

Dave Naureth of 118 Holly Lane said he supports being a Sanctuary City.

Nancy Spidare of 7087 Scarlet Oak Court said science proves life begins at conception and Council should consider being a Sanctuary City.

Cora Steinberg of 7727 Cove View Drive said Council should not tell women what to do with their lives and is concerned with the Mayor being disrespectful to visitors.

Father Berry, a pastor at St. Susanna Church at 616 Reading Road said Mason needs a life affirming ordinance to choose life over death.

Trisha Hilton-Mills of 535 Shawnee Lane said accepting marijuana is a federal decision, Mason can protect families in other ways, and Sanctuary City is a church versus state issue.

Ian Sugerman of 8086 Halyard Court stated abortion is never the answer.

Adam Kenzy of 2009 Willow Lane stated abortion is not a church versus state matter and is pro-life.

Roger Gibb of 5155 Farmridge Way said local government is accountable to the people and is concerned with federal fiscal irresponsibility, federal overreach, and corruption by career politicians.

John Looker of 111 E. Main Street said Thursday night the City of Sydney is bringing the traveling Vietnam Wall for a program and POW guest speaker will be speaking at 5:30 p.m. He said 2,700 crosses will be displayed and each cross displays five dog tags for every veteran lost in Vietnam.

Suzie Lirtzman of 7343 Red Oak Court said being a Sanctuary City is a religious debate, individuals have a choice, and Council needs to separate church and state.

Al Lirtzman of 7343 Red Oak Court stated not to put items in a policy that cannot be enforced, a Sanctuary City legislation would not stop abortions, and Council should focus on what impacts the City. Mayor Grossmann said discussions have been had but nothing is written in regard to being a Sanctuary City.

Regina Brewer of 752 Maplewood Lane said the unborn do not have a voice and if Mason becomes a Sanctuary City, resources need to be provided to help families.

Gina Mirone of 1111 Deerfield in Lebanon provided concerns of considering Sanctuary City with no clinics in Mason and stated Council should not consider an ordinance.

Joe Moser of 966 Sheffield Drive shared his family's experience with overcoming fetal health concerns and is pro-life.

## **COMMITTEE REPORTS**

Council discussed having proof of leaked information before spending City funds on research and restoring order and integrity in Council. Jeff Forbes stated this investigation was recommended by the Policy and Legislation Committee. A motion to engage Alan Abes and Dinsmore Law Firm to work with the Policy and Legislation Committee to investigate leaks of confidential information was made by Councilmember Honerlaw, seconded by Councilmember Bradburn. VOTE: 4 YEAS, 2 NAYS (Nelson, Chance).

Councilmember Nelson said the Downtown Committee is interviewing different developers to complete a master plan. Councilmember Honerlaw said a designer from the Yard & Company offered advice on Downtown Mason and development would raise property values.

## **ADJOURN**

A motion to adjourn was made by Councilmember Bradburn, seconded by Councilmember Honerlaw. VOTE: ALL YEAS. TIME: 11:44 p.m.