

**CITY OF MASON
COUNCIL MEETING
FEBRUARY 22, 2021**

The meeting was called to order at 7:00 p.m. Pastor Phil Blodgett opened the meeting in prayer. All those present recited the Pledge of Allegiance.

ATTENDANCE

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

APPROVAL OF MINUTES

Councilmember Honerlaw stated a revision is not needed on the January 25, 2021 minutes. A motion to remove the January 25, 2021 Council Meeting minutes from tabled was made by Councilmember Honerlaw, seconded by Councilmember Bradburn. VOTE: ALL YEAS.

A motion to approve the January 25, 2021 Council Meeting minutes was made by Councilmember Bradburn, seconded by Councilmember Styracula. VOTE: ALL YEAS.

A motion to approve the February 8, 2021 Council Meeting minutes was made by Councilmember Bradburn, seconded by Councilmember Honerlaw. VOTE: 6 YEAS, 1 ABSTAIN (Nelson).

CITY MANAGER'S REPORT

March 10, 11, and 12 are Member Appreciation Days at Mason Community Center. There will be prize drawings and members can bring a friend free without a guest pass.

Mason has had over twenty snow and ice events this season. The City's incident command approach effectively spreads the work across all City Departments as snow removal becomes the priority and impacts other services. While the City's salt storage facility is a significant asset to these efforts, high regional demand due to large snow events can slow deliveries and create a need to ration salt at times. The February 12, 2021 snow and ice event accumulated seven inches of snow. As a City, this equates to 528 tons of salt used, approximately 8,000 miles driven, and a total of approximately 1,500 labor hours. 12 million cubic feet of snow or 6,000 snowballs per each resident in Mason were removed from City roads.

Two Cities Pizza in Mason, Ohio is #79 on Yelp's 100 best places to eat in the country.

L3 Harris, a corporate partner in Mason, Ohio, developed components for the rover Perseverance as well as technology utilized on the rover to communicate from Mars to Earth.

SINCLAIR COLLEGE – MADELINE ISELI AND CHAD BOWMAN

Eric Hansen introduced Sinclair College representatives Madeline Iseli, Senior Vice President Advancement and Regional Strategy and Chad Bridgman, Director of Work Based Learning. Sinclair College broke ground 14 years ago on Presidents Day and has expanded not only as a facility, but through the City's partnership. Madeline presented an overview of the foundation of Sinclair, beginning 134 years ago. Sinclair is focused on alignment to local economy, growth and equity ensuring everyone has access to training and education. Sinclair is investing \$1.2 million in a new program, industrial maintenance technology at Mason's campus. This investment is expected to enhance manufacturing focused programs and assist the City of Mason in meeting the increasing technological skills required to grow advanced manufacturing in and around Mason. Chad stated there will be four new degrees and certificates attainable with this new opportunity. Sinclair also provides internships with local partners to guide and grow their future workforce. With those and a new apprenticeship program, Sinclair is poised for work-based learning. They will continue to assess programs to ensure they align and grow with the community.

Council discussed Sinclair being a powerful educational force in the community, professional and academic support through internships, manufacturing as a career path and developing students' future and thanked Sinclair for investing in Mason.

RECOGNITION OF VISITORS

Rick Inskeep of Butler Warren Road said residents have a right to begin an initiative and provided a history of recalled petitions.

ORDINANCE 2021-29 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO RIGHT OF FIRST NEGOTIATION AGREEMENT WITH BETTY JANE WESTERKAMM

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

Eric Hansen said the City and Ms. Westerkamm have a long relationship both as neighbors and a legacy of gratitude for the Municipal Campus that has become a central point for community life. The City purchased property from Ms. Westerkamm for the site of the Mason Municipal Center. As part of the purchase agreement, the City was granted the first right of negotiation for additional acres of the Westerkamm farm located just north of the Municipal Center. Inadvertently, an approximately 0.75-acre parcel located adjacent to Pine Hill Lodge along Kings Mills Road was not included in the original agreement. When Ms. Westerkamm needed a barn removed from her property, the City located a company able to remove the barn at no cost and then was able to package removal of the foundation and restoration in conjunction with demolition work on current City-owned properties. The barn removal as well as the demolition and restoration of the barn is complete, and Ms. Westerkamm is ready to amend the agreement allowing the City to consolidate a strategic piece of property to the overall development of the Municipal Campus and ensure disposal of the structure preserves the integrity of the property.

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

Councilmember Honerlaw stated he is of no relation to Ms. Westerkamm, but is her neighbor, tenant, and provides her lawn care service. He will abstain.

A motion to adopt Ordinance 2021-29 was made by Councilmember Chance, seconded by Councilmember Styracula. VOTE: 6 YEAS, 1 ABSTAIN (Honerlaw).

ORDINANCE 2021-30 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ABC SIGNS FOR LABOR AND MATERIALS NECESSARY FOR IMPROVEMENTS TO THE STATE ROUTE 741 OVERPASS SIGNAGE IN AN AMOUNT NOT TO EXCEED \$60,000

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

Kurt Seiler stated the decorative fence overpass on Kings Mills Road/SR 741 over I-71 was installed in 2015. ODOT has strict guidelines that limit lighting due to the risk of potentially distracting highway drivers. The angle of lights along with the limited light level causes the letters to not be visible at night. He said an improvement that falls within ODOT standards is channelized backlighting of the letters. This consists of 2 metal panels with a small separation where LED lights are placed giving the letters' edges an exterior glow. This is similar to the look of the lettering on the I-71 overpass at Western Row Road and would update the lettering to be consistent with overall Mason branding. ODOT requested the lights be installed with a dimmer function so the light level be adjusted to the satisfaction of ODOT. Kurt stated ABC Sign's proposal includes the installation of new "MASON" lettering with LED backlit halo lighting and the iconic Mason ribbon "M" on the fencing. The proposal also includes the maintenance of traffic needs for I-71 which will include significant lane closures and night work.

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

Councilmember Chance said this will be an aesthetically pleasing entry point to the City and thanked Councilmember Bradburn and the City for attention on this project.

A motion to adopt Ordinance 2021-30 was made by Councilmember Nelson, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2021-31 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SUNESIS CONSTRUCTION CO. FOR THE SR 741 WIDENING PROJECT (SPYGLASS HILL TO WELDEN DRIVE) IN THE AMOUNT OF \$10,887,088

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

Kurt Seiler said this project will widen SR 741 between Spy Glass Hill and Welden Drive to include two lanes of travel in each direction with left turn lanes at all intersections. The project will also include new signals at the SR 741 intersection of US 42 and Bethany Road, street trees, street lighting, a shared-use path, sidewalk and right turn lanes on eastbound Bethany Road and eastbound US 42. As part of the project, the railroad surface crossings and railroad lights and gates on SR 741 and Bethany Road will be improved. He said the lowest bidder requested to withdraw their bid within 48 hours of the bid opening, due to clerical mistakes and unintentional omissions of substantial quantities of work. The 2021 Budget included \$11,000,000 for construction of this project. Construction is expected to start spring 2021 and is anticipated to be completed in the fall of 2022. He said staff was successful in obtaining two federal grants for a total of \$6,625,281 in funding toward construction cost. Staff also successfully received OPWC funding for this project in an amount of \$800,000. Traffic on US 42 will be maintained, and SR 741 and Bethany Road will utilize short-term closures to complete the railroad crossing construction work for the project. Bethany Road will have additional short-term closures on each side of SR 741 to complete the project.

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 Bradburn and Kurt discussed railroad crossing signal improvements.

Mayor Grossmann said these updates are needed for further economic development in Mason.

A motion to adopt Ordinance 2021-31 was made by Councilmember Nelson, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2021-32 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH A&A SAFETY, INC. IN THE AMOUNT OF \$100,000 FOR 2021 STREET STRIPING PROGRAM

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

Kurt Seiler said the annual Street Striping Program places pavement markings on the City's public streets for continued traffic control and safety. The work to be performed as part of the 2021 Street Striping program includes repainting of center lines, edge lines, channelizing lines, crosswalks, school markings, railroad markings, and lane arrows on various streets throughout the City. The 2021 Budget included \$100,000 for the program. The bid pricing included estimated contingency quantities such as edge lines that can be eliminated to stay within the 2021 budgeted amount.

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

A motion to adopt Ordinance 2021-32 was made by Councilmember Nelson, seconded by Councilmember Styracula. VOTE: ALL YEAS.

ORDINANCE 2021-33 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH JACKSON CONSTRUCTION, INC., IN THE AMOUNT OF \$100,000 FOR 2021 SIDEWALK REPLACEMENT PROGRAM

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

Kurt Seiler discussed Ordinance 2021-33 and Ordinance 2021-34 together. In addition to work needed as part of the annual sidewalk replacement program, staff also requested pricing for another concrete replacement project simultaneously to potentially receive more competitive bids. The 2021 Budget includes \$110,000 for the annual sidewalk program with \$100,000 of the budgeted amount designated to work being done by a contractor. The remaining \$10,000 will be used by City crews to perform spot repairs throughout priority areas in the City. Included in the request for quotes was concrete work needed at the Safety Service Center Annex. The project will replace and widen the existing crumbling concrete drive apron at the south entrance to the Safety Service Center Annex, add a reinforced concrete slab for loading and unloading materials in front of the bulk storage and add a dumpster enclosure. The 2021 Budget included \$220,000 for these improvements.

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.

Council and staff discussed Main Street improvements, including curbs, lighting concerns and burying utilities, being a more comprehensive project requiring a coordinated effort.

A motion to adopt Ordinance 2021-33 was made by Councilmember Bradburn, seconded by Councilmember Styracula. VOTE: ALL YEAS.

ORDINANCE 2021-34 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH R.E. MIDDLETON CONSTRUCTION, INC., IN THE AMOUNT OF \$136,000 TO INSTALL CONCRETE FOR THE ENTRANCE, STORAGE LOADING AREA AND THE DUMPSTER ENCLOSURE AREA AT THE SAFETY/SERVICE CENTER ANNEX

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

A motion to adopt Ordinance 2021-34 was made by Councilmember Chance, seconded by Councilmember Styracula. VOTE: ALL YEAS.

ORDINANCE 2021-35 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PENCHURA, LLC FOR LABOR AND ASSOCIATED MATERIALS FOR INSTALLATION OF PLAYGROUND EQUIPMENT FOR PINE HILL PARK IN AN AMOUNT NOT TO EXCEED \$60,000

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

Jennifer Heft discussed Ordinance 2021-35, Ordinance 2021-36 and Ordinance 2021-37 together. The playground area at Pine Hill Lakes Park has a long history with the City and is a very popular amenity. The structures and rubber surface material are now 17 years old, in significant need of replacement and are being removed for safety reasons. In late 2020, Council authorized Ordinance 2020-100 to purchase new equipment for the playground. The installation is very specialized due to safety regulations for playground equipment. She said the current Pine Hill playground has poured-in-place rubber surfacing which has deteriorated significantly despite being repaired several times during its lifespan. The proposed new surfacing for the playground will feature synthetic turf which has a longer lifespan and less overall required maintenance. Foreverlawn of Ohio provided a quote of \$138,500 for the turf surfacing which was less than the State Purchasing Program cost. Jennifer stated with the completion of Common Ground playground at Makino Park, the addition of a fence around the playground structure received a lot of positive feedback. With fencing, the playground provides a greater sense of safety at the park with close proximity of the lakes, less points of entry and prevents children from wandering away from the playground. The 2021 Budget included \$315,000 for the installation, turf and fencing at Pine Hill Lakes Park playground. Some of the remaining funds in the budget will be used for additional concrete work, benches and other needed improvements around the playground area.

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

A motion to adopt Ordinance 2021-35 was made by Councilmember Bradburn, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2021-36 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FOREVERLAWN OF OHIO, INC. FOR THE PURCHASE AND INSTALLATION OF PLAYGROUND SYNTHETIC TURF AND ASSOCIATED MATERIALS FOR PINE HILL PARK PLAYGROUND REPLACEMENT IN THE TOTAL AMOUNT NOT TO EXCEED \$138,500

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

A motion to adopt Ordinance 2021-36 was made by Councilmember Styrcula, seconded by Councilmember Chance. VOTE: ALL YEAS.

ORDINANCE 2021-37 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ASHLEE FENCE ENTERPRISES INC. FOR THE PURCHASE AND INSTALLATION OF FENCING FOR PINE HILL PARK PLAYGROUND REPLACEMENT IN THE TOTAL AMOUNT NOT TO EXCEED \$40,800

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

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.

Mayor Grossmann stated a fence surrounding the playground is a significant safety measure and amenity for parents.

A motion to adopt Ordinance 2021-37 was made by Councilmember Honerlaw, seconded by Councilmember Styrcula. VOTE: ALL YEAS.

ORDINANCE 2021-38 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH GAMECHANGERS CONSULTING FOR SERVICES RELATED TO THE MASON MUNICIPAL AQUATIC CENTER IN AN AMOUNT NOT TO EXCEED \$54,000 FOR THE FIRST YEAR

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

Jennifer Heft said the enclosed 50-meter pool is a significant community amenity adding to the repertoire of recreational opportunities that drive the City's mission for building a culture of wellness. Mason's significant complement of recreational amenities provide a unique economic development recruitment and retention tool. With the completion of the enclosed 50-meter pool and with over 11 current and former Mason Manta Rays athletes continuing their momentum towards the 2021 Olympic Trials, Mason has elevated a presence in the recreational programming area. She said it is prudent for marketing and communications, programming, market assessment and event strategy planning and development to be initiated now to effectively align the Mason Municipal Aquatic Center (MMAC) as a financially sustainable asset. The City reached out to event resources to seek outside expertise to assist with this aggressive strategy. She said Gamechangers Consulting has over thirty years of sports management and performance improvement work. Dale Neuburger has served for 28 years as a member of the USA Swimming Board of Directors including two terms as President. He has also served as the Chairman of the Board of International Swimming Hall of Fame and Vice President of FINA, the International Aquatics Federation. Michelle Perry has thirty years of experience with major event management, organizational bidding processes, facility management and strategic business development. She has spent 12 years at the NCAA overseeing the NCAA Women's Final Four event. Game Changers also has experience representing high profile athletes such as Peyton Manning, Michael Phelps and Cullen Jones. Jennifer stated this ordinance contracts up to five years of consulting services. The contract with Gamechangers Consulting includes work related to SWOT analysis, market assessment, best practices evaluation, event attraction and hosting, programming and partnership

opportunities, financial assessment, operational and management requirements, marketing and communications, facility collaboration and recommendations for implementation. The Wellness Committee discussed the opportunity to work with Game Changers Consulting and is recommending Ordinance 2021-38 for adoption.

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.

A motion to adopt Ordinance 2021-38 was made by Councilmember Bradburn, seconded by Councilmember Nelson. VOTE: ALL YEAS.

ORDINANCE 2021-39 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH VOGELPOHL FIRE EQUIPMENT FOR THE PURCHASE OF ONE DECONTAMINATION WASHER FOR THE CITY OF MASON FIRE DEPARTMENT

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

Eric Hansen stated the City of Mason Fire Department staff work diligently to follow industry best practices and purchase safety equipment to protect firefighter/paramedics. Some steps taken have included fire stations equipped with diesel exhaust removal and ventilation systems, specialized commercial washing machines and drying systems for protective gear, two sets of personal protective equipment for each firefighter, and decontamination of equipment. He said after a fire, cleaning some of the fire gear such as helmets, boots, and self-contained breathing apparatus has been a significant challenge for firefighters over the years. Currently, this equipment must be cleaned by hand. This process is time consuming and can expose staff to risk if not conducted properly. Recently, a commercial machine came onto the market that will significantly assist with this task. The Solo Rescue Decontamination Washer was developed in Sweden and has found success. Eric stated this washer is equipped with a specialized design that allow for tight and hard to reach places on equipment to be decontaminated in ways that are not possible by hand. Staff began researching this product in 2020. To staff's knowledge, Mason will be the first community in the area to purchase and implement this type of decontamination washer. The 2021 Budget included \$30,000 for this purchase.

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 Nelson supports first responders and is committed to minimizing risk to Fire Department employees. Councilmember Nelson and Eric discussed the amount of time spent currently to clean equipment and will evaluate efficiencies with one machine for two stations prior to an additional machine purchase.

A motion to adopt Ordinance 2021-39 was made by Councilmember Bradburn, seconded by Councilmember Styrcula. VOTE: ALL YEAS.

OLD AND NEW BUSINESS

Councilmember Bradburn stated the Wellness Committee discussed a Special Edition of CenterPoint going out in March to highlight the new Mason Municipal Aquatic Center and Red, Rhythm and Boom options. Red, Rhythm and Boom is a significant expense contingent upon the pandemic with acts not committing and schools paving parking lots during the week of the event. Neighboring communities are not currently planning larger events. Councilmember Nelson said the Events Committee would like to be involved and a work session is important for Council collaboration on how to proceed with the event.

Mayor Grossmann said the Policy and Legislation Committee discussed guidelines for Council meetings and audience participation recommendations, Charter amendment timelines to make changes, and codifying Council rules. Jeff Forbes provided an overview for developing Property Assessed Clean Energy (PACE) funding. PACE is a financing tool to allow property owners and developers to make private improvements to their property and finance through an assessment process. The City of Mason does not have an Energy Special Improvement District (ESID), an independent public board of five members with three qualifying projects. Council discussed PACE financing being repaid through property tax bills, not having qualifying projects currently in Mason, economic development opportunities, and probable future discussion in a work session.

Councilmember Bradburn recapped the success of the wing plow truck during the snow events and commended the Service Center facility.

Council discussed allowing additional bids and proposals for Downtown Mason development, helping local business owners, Jim Cohen securing property to provide a proposal, the current proposal encouraging other investors to develop downtown, having a walkable area for the premier amenities offered in Mason, and conducting thorough research regarding traffic studies, impact on schools, and earnings tax. A motion to end negotiations with Jim Cohen and CMC Properties was made by Councilmember Nelson, seconded by Councilmember Styracula. VOTE: 3 YEAS, 4 NAYS (Bradburn, Gilb, Honerlaw, Grossmann). Motion failed.

A motion to sell property to Common Beer Company to expand their business was made by Councilmember Chance. Mayor Grossmann stated this topic should be discussed in Executive Session.

A brief recess was held at 9:53 p.m.

The regular Council Meeting reconvened at 10:00 p.m.

A motion to remove adopting of constructive public input rules and reviewing any video or presentation prior to the meeting from the table was made by Councilmember Honerlaw, seconded by Councilmember Bradburn. VOTE: 5 YEAS, 2 NAYS (Chance, Nelson). Mayor Grossmann stated the motion will be on the next agenda.

RECOGNITION OF VISITORS

Annie Droege of Mason, Ohio and Eric Hansen discussed staff negotiating towards a development agreement with CMC Properties as directed by Council and if negotiating progresses, a draft development agreement would then be brought to Council for consideration and discussion.

Margie Murray of Richmond Park Drive said Council should not speak over each other so residents can hear them clearly. The CMC Properties proposal may be beneficial to draw a younger crowd.

Darryl Piening of 5056 Village Green Drive offered assistance with a robotics partnership and would like a clearer debate message regarding the CMC Properties proposal. Mayor Grossmann stated the City partners with local leaders for Innovation Week and Manufacturing Day.

ADJOURN

A motion to adjourn was made by Councilmember Chance, seconded by Councilmember Styracula.
VOTE: ALL YEAS. TIME: 10:14 p.m.