

**CITY OF MASON
COUNCIL MEETING
JULY 10, 2023**

The meeting was called to order at 7:00 p.m. All those present recited the Pledge of Allegiance.

ATTENDANCE

The following members of Council were present: Diana Nelson, Ashley Chance, Tony Bradburn, Mark Haake, Joshua Styrcula, and Barbara Spaeth. Kathy Grossmann was absent.

APPROVAL OF MINUTES

A motion to approve the June 12 Council Meeting minutes was made by Councilmember Chance, seconded by Vice Mayor Nelson. VOTE: 5 YEAS, 1 ABSTAIN (Styrcula).

CITY MANAGER'S REPORT

In honor of the City's ranking as 4th Best Place to Live for Families, the City continues to celebrate throughout 2023 with monthly activities aimed at building a healthier and stronger community in partnership with TriHealth. This month, the City of Mason is focusing on social engagement and its importance to the City of Mason's mission of building a culture of wellness. The City will be promoting community events such as the Music in Mason concerts in Downtown Mason, taking place each of the remaining Friday evenings in July which includes the Freedom Festival on Friday, July 28. The Mason Municipal Aquatic Center provides regular programming opportunities that promote social engagement such as the Dive-in Movie event on Thursday, July 13 at 8:30 p.m. and Family Late Night Swim on Saturday, July 22 from 7:00 to 10:00 p.m. The City is hosting a *Bring A Friend For Free* weekend on July 29 and 30 at Mason Community Center. Any existing Premier member can bring a friend for free. The Grizzly Golf and Social Lodge hosts live music on the patio every Friday and Saturday evening and Last Call Trivia on Monday nights at The Great 18 Bar and Grill. In addition to offerings at City of Mason amenities, the City will also be promoting the Mason small business community and encourage residents to consider purchasing a Come Together Mason e-gift card redeemable at over 85 participating small businesses in Mason. The community is also encouraged to take advantage of the City's Designated Outdoor Refreshment Area (DORA) while strolling through Downtown Mason or enjoying the Music in Mason concerts.

From July 25 to July 27, The Grizzly Golf and Social Lodge will host the Ladies National Golf Association (LNGA) Amateur Championship. The national event will bring 90-100 players from across the country to compete in the 93rd Amateur Championship. The Grizzly Golf and Social Lodge was selected because it shares the values and goals of the LNGA including providing ways to grow women's golf. The golf course is a great test of the game, and the club has an incredible history of hosting elite women's championships like the LPGA Championship from 1978-1989.

We are excited for the return of a women's golf tournament to The Grizzly Golf and Social Lodge in Mason.

MASON MILE PROJECT – MADE CDC

Kacey Richards of 216 Short Street and MADE CDC representative said the Mason Mile Project is a community led project and the core team will be reviewing visual brand concepts in July. Key findings from the retail market analysis and consumer surveys will be updated on the Mason Mile Project website. He said a community workshop will be held August 9 from 6:00 to 8:00 p.m. The next activators meeting is Tuesday, July 18 at 6:00 p.m. at the American Legion. He encouraged residents to sign-up for newsletters and follow the Mason Mile Project page on Facebook. Kacey thanked residents for being involved and Council members for partnering for this project.

WARREN COUNTY SOIL & WATER DISTRICT – 2023 LITTLE MIAMI RIVER LEADERSHIP FLOAT

Justin Bedocs, Urban Specialist from the Warren County Soil and Water District, said the inaugural Float the River event will be held on Friday, July 21 in celebration of the Little Miami River's 50th year designated as a state and federal scenic river. This event offers an opportunity to learn about the natural environmental benefits such as habitats and flood control. A luncheon will be held after the float with guest speakers.

Vice Mayor Nelson and Justin discussed educational material available after the event if not attending.

Councilmember Chance and Justin discussed the location beginning at Clint Falls Park near Waynesville and floating to the Ceasar Creek access.

RECOGNITION OF VISITORS

Don Williams of 214 W. Church Street provided history of Mason including the most growth of population at 295% between 1950 and 1960, the Downtown Plaza being dedicated in August of 2008 as well as the origination of Heritage Days. Mayor Spaeth said Heritage Festival is Saturday, September 16 this year.

Jurian Yee of 4842 Tillinghast Court shared safety concerns with water during heavy rains at the Snider Road and Tylersville Road intersection.

RESOLUTION 2023-20 RECOGNIZING THE MONTH OF JULY AS PARKS & RECREATION MONTH

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

Jennifer Heft said the goal of Parks and Recreation Month is to promote the continued development of strong, vibrant, and resilient communities through parks and recreation opportunities. The City has been fortunate to be able to offer community wellness amenities such as Mason Community Center, Mason Municipal Aquatic Center, The Grizzly Golf and Social Lodge, over 17 miles of bike trails as well as over 300 acres of park space for the community to enjoy. Opportunities offered create a diverse and inclusive community. The City of Mason Parks and Recreation Department provides various activities for citizens of all ages including camps, special events, nature programs, volunteer opportunities, aquatic programs, adult and senior programming, fitness and wellness programs and many other opportunities to engage in recreation.

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

A motion to adopt Resolution 2023-20 was made by Vice Mayor Nelson, seconded by Councilmember Styrcula. VOTE: ALL YEAS.

ORDINANCE 2023-56 SECOND READING: AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 15.1976 ACRES FROM R-2 (SINGLE FAMILY RESIDENTIAL) TO RES-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN LOCATED EAST OF MANOR HOUSE AND THE MOSAIC PUD, SOUTH OF ALVERTA, AND NORTH OF WHITE BLOSSOM (O+E PUD)

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

Kurt Seiler said the developer submitted a proposal earlier this year, staff reviewed, and Planning Commission held three public hearings with resident discussion focusing on lot size, density of the development and traffic. He introduced City Planner, Jordie Bacon. Jordie said the subject property is a proposed concept plan in rezoning. The proposal is to rezone the property to a Residential Planned Unit Development and construct 45 single family homes, broken up into two pods. Pod A is to the north and Pod B is to the south. The development will have an overall density of 2.96 units per acre. She said the City of Mason Comprehensive Plan is a recommendation document and guides the vision for Mason which calls for medium-intensity residential to the north and low-intensity residential to the south. She said the City of Mason Thoroughfare Plan designates Cedar Village Drive as a Primary Collector Road that must be extended and connected to Freedom Way. However, the 2010 Comprehensive Plan recommends removal of this direct connection. The proposed plan, with the condition of removing the connection between Pods A and B, meets the vision of the Comprehensive Plan but would require a waiver from the City of Mason Thoroughfare Plan as no Primary Collector Road would be constructed. Staff is supportive of granting the waiver as it meets the objective of the Comprehensive Plan.

The Public Hearing opened at 7:34 p.m.

John Terreri of 4547 Wesley Court said language needs to be included that the walking/bike path be permanent and not opened for vehicle traffic at a later date.

Jan Wilson of 4711 Veterans Parkway shared concerns maintaining the open space in between neighborhoods, owning the buffer zone and the need for an HOA.

Eva Lloyd of 7333 Red Oak Court said there is one way in and out and expressed interest in an exit at The Landing of Oakwood Lakes.

Doctor George Nafziger of 7340 Red Oak Court shared concerns of exiting left and the speed bumps creating movement concerns. He said a second access is needed.

Robert Dunki-Jacobs of 4600 Wesley Court said the full details haven't been fully vetted and he is concerned with where the construction trucks will be kept and how they will gain access.

Mallory Compton of 7667 Lilac Vista Drive said construction should avoid disrupting neighborhoods and she already has traffic concerns.

Ken Valusca of 7362 Middleton Way said precautions need taken for the park during construction because families use that space.

Eric Stevens of 4628 Cedar Village Drive said it is essential that final plans include no through road to be allowed in the future.

Jerry Lloyd of 7333 Red Oak Court provided access point concerns.

Jordie Bacon said this is a concept plan and if approved, the final development plan would then be constructed including maintenance of the park area. This is the first step in the planning process. She said the developer decides on an HOA.

Kurt Seiler said the connection to Oakwood Lakes was recommended but was not an option residents wanted during construction of the Alverta development. This development has already been complete, and an access point will not be added.

The Public Hearing closed at 7:58 p.m.

Council discussed the developers listening to resident feedback and Planning Commission recommendations, more items to be discussed once final planning begins at a future Planning Commission meeting and passing without a roadway link.

A motion to adopt Ordinance 2023-56 was made by Councilmember Haake, seconded by Vice Mayor Nelson. VOTE: ALL YEAS.

ORDINANCE 2023-57 SECOND 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 Chance, seconded by Vice Mayor Nelson. VOTE: ALL YEAS.

Jennifer Heft said annually the City updates the codification to accurately reflect the operations of the City. This current supplemental incorporates all City of Mason legislation, all State legislation, and updates the Fee Schedule reflective of fees effective for the current operating year. Some updates include Ordinance 2022-82, amending Chapter 133.05 to the City's Codified Ordinances. The City of Mason's Charter provides for Council to establish the amount of the Purchasing Authority. Ordinance 2023-85 repeals Chapter 125 of the Codified Ordinances and Ordinance 2023-42 amends Chapter 121 of the Codified Ordinances of the City of Mason that includes updates to reflect current law and practice as well as the addition of a Mason City Council Code of Conduct to provide best practices for City of Mason elected officials.

A motion to adopt Ordinance 2023-57 was made by Councilmember Chance, seconded by Vice Mayor Nelson. VOTE: ALL YEAS.

ORDINANCE 2023-62 APPROVING THE CONTINUED OPERATION OF A DESIGNATED OUTDOOR REFRESHMENT AREA AND ESTABLISHING REQUIREMENTS TO ENSURE PUBLIC HEALTH AND SAFETY WITHIN SUCH AREA

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

A Public Hearing was set for Monday, August 14.

ORDINANCE 2023-63 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH STAUFFER SITE SOLUTIONS, LLC IN AN AMOUNT NOT TO EXCEED \$85,585 FOR THE US 42 (READING ROAD) FLOODING IMPROVEMENT PROJECT

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

Kurt Seiler said this area of U.S. Route 42 (Reading Road) from Tylersville Road to Fifth Avenue often experiences roadway flooding during intense rain due to the lack of storm sewer infrastructure in that area. City crews routinely place high water signs in this area. The U.S. Route 42 Flooding Improvement Project includes construction of storm sewer infrastructure and additional catch basins. The addition of this infrastructure will provide improved drainage in this

area, reduce the frequency of street flooding and improve motorist safety. Construction is anticipated to begin in the fall and be completed by the end of the year. Traffic will not be impacted as the work will take place in the right-of-way.

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 Bradburn and Kurt Seiler discussed this project reducing the frequency and amount of high water.

A motion to adopt Ordinance 2023-63 was made by Councilmember Styracula, seconded by Councilmember Haake. VOTE: ALL YEAS.

ORDINANCE 2023-64 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LOCUTION SYSTEMS FOR THE PURCHASE OF EQUIPMENT FOR THE AUTOMATED VOICE DISPATCH AND FIRE STATION ALERTING PROJECT IN AN AMOUNT NOT TO EXCEED \$87,000

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

Jennifer Heft said in 2015, the City upgraded the emergency traffic preemption system to a GPS-based system. Upon activation, traffic clears the intersection and emergency vehicles no longer need to stop at a red traffic light. In 2020, a new CAD system went into service at the Warren County Communications Center. This system added automatic vehicle location (AVL) technology which allows a dispatcher to send the closest, most appropriate resource to an emergency based off of the vehicle's exact GPS location. She said public safety communications and dispatch for the City of Mason are handled by the Warren County Communications Center located in Lebanon. The last piece of fire and EMS response is known as *travel time*, the time it takes for an emergency vehicle to respond from the fire station to the emergency scene. Based on the answers given by a 9-1-1 caller, the Computer Aided Dispatch (CAD) system gives a recommendation to the emergency dispatcher on the resources needed to respond to the emergency and the dispatcher alerts the appropriate police, fire, and/or EMS units to respond to the scene. Components have been installed and the automated voice dispatch is currently in the testing phase. Concurrently, Fire Department staff researched the components needed in the fire stations that interface with the County's CAD system. Some of the items include updated IT equipment, dashboard style monitors that provide emergency call data immediately to responders located throughout the fire stations, visual response time feedback clocks, and updated alerting systems in fire station sleeping quarters to promote a physiologically safer alerting process during periods of rest. She said the county agreed to be responsible for the components needed to make the system work in the Communications Center and individual agencies agreed to be responsible for the individual equipment components needed to make the system work in the fire stations. The project will improve the call processing and turnout time, ultimately reducing overall response times and providing quicker service in emergency situations.

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

Councilmember Bradburn has heard testing of the system and said the communication is clear.

A motion to adopt Ordinance 2023-64 was made by Councilmember Chance, seconded by Councilmember Styracula. VOTE: ALL YEAS.

ORDINANCE 2023-65 AUTHORIZING THE CITY MANAGER TO ENGAGE THE SOUTHWEST OHIO PHILHARMONIC FOR THE PERFORMANCE OF A CONCERT IN AN AMOUNT NOT TO EXCEED \$36,500

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

Eric Hansen stated the City has been advancing arts within the community, primarily completed through partnerships. In 2019, the City worked with Southwest Ohio Philharmonic (SWOP) to provide an orchestral concert in partnership with Great Wolf Lodge. Based on the event's success, the City hosted an additional concert with SWOP last summer featuring a Star Wars and Beyond theme. The event was very well received by those in attendance and confirmed that the community has interest and support of this type of arts programming. SWOP approached the City with a proposal for a patriotic concert that aligns with the City's celebration of the 20th anniversary of the Mason Veterans Memorial. The Arts and Culture Committee recommended pursuing the September 29 outdoor concert date at Corwin M. Nixon Park. SWOP's proposal featured an "all-in" cost and includes all costs and coordination related to the event's production such as personnel, staging, lighting and sound. He said City staff will be utilizing a modified version of the Incident Command structure to execute the event. The Arts and Culture Committee is recommending adoption.

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

Vice Mayor Nelson said this concert has a patriotic theme and will align with the celebration of the Mason Veterans Memorial 20th anniversary.

A motion to adopt Ordinance 2023-65 was made by Councilmember Chance, seconded by Vice Mayor Nelson. VOTE: ALL YEAS.

ORDINANCE 2023-66 AMENDING RESOLUTION 2023 – 19, ORDINANCE 2023 – 59, AND ORDINANCE 2023 – 60 FOR THE PURPOSES OF CLARIFYING THE LEVYING OF SPECIAL ASSESSMENTS IN THE CITY OF MASON IN COOPERATION WITH THE I-75 ENERGY SPECIAL IMPROVEMENT DISTRICT

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

Eric Hansen said at the June 12 Council Meeting, Council adopted a resolution and ordinances approving special energy improvements as well as the levying of special assessments related to the C.M. Paula Company PACE Project. Legal counsel determined the approved amount did not include financing/ program costs and have provided the adjusted amounts to be levied as part of the legislation.

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

A motion to adopt Ordinance 2023-66 was made by Councilmember Bradburn, seconded by Vice Mayor Nelson. VOTE: ALL YEAS.

COMMITTEE REPORTS

Councilmember Chance thanked the MADE CDC for providing updates about the Mason Mile Project.

Councilmember Styrcula said the Finance Committee will begin looking at the 2024 budget soon and will discuss the cost to maintain and upgrade parks with existing park improvements a priority in 2024.

Vice Mayor Nelson said the Arts Committee discussed the upcoming Southwest Ohio Philharmonic and Mason Symphony Orchestra activities. She said Chris Heim has been working on new avenues for arts promotion in the Mason community. The Board of Veterans discussed updates to the Veterans Memorial including replacing new pavers, updating the Mason app, landscaping, and lighting.

OLD AND NEW BUSINESS

Councilmember Haake thanked staff and everyone involved in making Red, Rhythm and Boom a success.

Councilmember Chance thanked Don Williams for a history recap of Mason as a reminder of the community's heritage and pride. He thanked staff and all contributors for the success of Music in Mason.

Vice Mayor Nelson reviewed House Bill 23 and provisions including increasing local government funds. She said the City was awarded an opportunity for CGI Digital to develop videos showcasing Mason's community. These videos will be displayed on the City's website this fall.

Councilmember Styracula and Kurt Seiler discussed flooding at Snider Road and Tylersville Road intersection. With new milling and paving later this summer, flooding should not continue.

Mayor Spaeth said the Finance Department efforts have contributed to receiving the Aaa rating since 2010 which contributes to Mason's credit rating and ultimately cost savings for residents. She thanked staff, volunteers, and residents for another successful Red, Rhythm and Boom.

RECOGNITION OF VISITORS – None.

EXECUTIVE SESSION: ACQUISITION/DISPOSITION OF PROPERTY AND EMPLOYMENT/COMPENSATION OF PUBLIC EMPLOYEES

A motion to adjourn into Executive Session for the purpose of discussing Acquisition/Disposition of Property and Employment/Compensation of Public Employees was made by Councilmember Haake seconded by Councilmember Bradburn. VOTE: ALL YEAS. TIME: 8:45 p.m.

A motion to reconvene into Regular Session was made by Councilmember Styracula, seconded by Councilmember Haake. VOTE: ALL YEAS. TIME: 9:09 p.m.

ADJOURN

A motion to adjourn was made by Councilmember Styracula, seconded by Councilmember Haake. VOTE: ALL YEAS. TIME: 9:09 p.m.

