

**CITY OF MASON  
COUNCIL MEETING  
MARCH 18, 2013**

The meeting was called to order at 7:05 p.m. Chaplain Edinson DeArco opened the meeting in prayer. All those present recited the Pledge of Allegiance.

**ATTENDANCE**

The following members of Council were present: Victor Kidd, Barbara Spaeth, Tom Grossmann, Charlene Pelfrey, Don Prince, and David Nichols. Rich Cox was absent.

**APPROVAL OF MINUTES**

A motion to approve the March 11, 2013 Council Work Session Minutes was made by Councilmember Prince, seconded by Councilmember Pelfrey. VOTE: 5 YEAS, 1 ABSTAIN (Kidd).

A motion to approve the March 11, 2013 Council Meeting Minutes was made by Councilmember Spaeth, seconded by Councilmember Prince. VOTE: 5 YEAS, 1 ABSTAIN (Kidd).

**PRESENTATION OF PROCLAMATION TO MASON HIGH SCHOOL SPEECH AND DEBATE TEAM**

Eric Hansen stated that the Speech and Debate Team is the largest academic team at Mason High School. Without a full-time coach this year, the team was led by peer leaders and has had an exceptional year. He introduced Lorri Fox-Allen, Student Activities Director. Ms. Fox-Allen introduced the two students responsible for leading the team. She said that these students organized the summer novice camp fundraiser, parent meetings, team meetings, judges, chaperones, and the many other tasks required to move the team forward. This year the team had 26 State Qualifiers, which is a record number in the team's 11 year history. She wished the six students attending Nationals in June much success and thanked all the parents for their support. Vito Peraino, parent of a novice debater, stated what a wonderful thing it was to watch these two young men lead the group. He thanked them for teaching the younger students to standup, think independently, and exercise their right to speak and advocate. Mayor Nichols congratulated and presented a Proclamation to the team recognizing all their success.

**RECOGNITION OF VISITORS**

Mayor Nichols introduced his mother and thanked her for attending tonight's meeting.

**ORDINANCE 2013-29 PUBLIC HEARING: AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 45.3 ACRES FROM HT-1 AND B-2 TO I-1 (COLUMBIA ROAD PROPERTY)**

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

Brian Lazor stated that Ordinance 2013-29 is for the rezoning of approximately 45.3 acres of land located in the southeastern corner of the City of Mason, bounded by Columbia Road, Socialville-Foster, and I-71. The request is to rezone the property from HT-1 (High Tech Light Industrial) and B-2 (Shopping Center District) to I-1 (Light Industrial). He explained that the current zoning on the property generally provides for the construction of offices, manufacturing, hotels, general commercial and retail activity. The proposed zoning of I-1 Light Industrial, would remove the ability to create commercial areas. Offices and manufacturing development would still be allowed. The 2010 Comprehensive Plan calls for the property to be Light Industry/Industrial Park which is consistent with the proposed I-1 Zoning District. Brian stated that Planning Commission has reviewed and recommends adoption of Ordinance 2013-29.

The Public Hearing was opened at 7:38 p.m.

The Public Hearing was closed at 7:39 p.m.

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

A motion to adopt Ordinance 2013-29 was made by Councilmember Grossmann, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

**ORDINANCE 2013-31 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PIERCE'S LAWN CARE & LANDSCAPING, INC., IN THE AMOUNT OF \$255,073 FOR MOWING, LANDSCAPING AND IRRIGATION MAINTENANCE WORK – CONTRACT "A" ON CITY OF MASON PROPERTY AND DECLARING AN EMERGENCY**

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

Eric Hansen discussed both Ordinance 2013-31 and Ordinance 2013-32 together. He stated that in an effort to conserve dollars, the City has divided landscape maintenance into two types of contracts. He explained that larger contractors have greater manpower and larger equipment to effectively do more intense or fine landscaping work such as the medians. Smaller contractors could be more competitive for the "rough mowing" such as many of the non-irrigated right of way areas. The result was a bid that attempted to split the type of mowing and the geographic area so that bidders could submit a bid for all of the work, for just the "rough mowing" portion in the northeast quadrant of the City, or for just the finer landscaping work. The City is then able to look at the comparative and total prices and select a single or combination of bidders that provides the best value for the work. Eric stated that Pierce's Landscaping was the lowest and best bidder on Contract "A" which includes the finer landscape work. The bid was \$231,000 annually with four renewable years and includes Alternate #2 for the downtown plantings. If

Council would like to include Alternate #1 for a second planting in the fall or eliminate Alternate #2, an amendment to Ordinance 2013-31 would be needed. He stated that in Ordinance 2013-32 Fredericks was the low bidder at \$24,908 annually on Contract "B" which is for mowing in the northeast quadrant. Eric stated that the City has been pleased with the performance of Pierce's Landscaping on smaller "add-on" projects over past years. While Fredericks has not performed work for the City before, the project manager has been responsible for landscaping work for the City while with a prior company and the City had good experience with the quality of that work as well.

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

Councilmember Spaeth stated that she appreciated the extra time to consider this item and after speaking with Park Board members and City Staff she can confidently support this ordinance.

A motion to add Alternate 1 to Contract "A" was made by Councilmember Grossmann, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

A motion to adopt Ordinance 2013-31, as amended, was made by Councilmember Prince, seconded by Councilmember Grossmann. VOTE: ALL YEAS. *(Title in these minutes has been changed to reflect the amendment)*

**ORDINANCE 2013-32 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FREDERICKS LANDSCAPING, IN THE AMOUNT OF \$24,908, FOR MOWING WORK – CONTRACT "B" ON CITY OF MASON PROPERTY AND DECLARING AN EMERGENCY**

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

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

A motion to adopt Ordinance 2013-32 was made by Councilmember Prince, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

**ORDINANCE 2013-33 AUTHORIZING THE CITY MANAGER TO PROVIDE THAT FUNDS BE MADE AVAILABLE TO THE MASON PORT AUTHORITY TO FUND AN INCENTIVE LOAN FOR ECONOMIC DEVELOPMENT PURPOSES**

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

Eric Hansen discussed three items in an effort to attract an international innovator of automation technology to the City of Mason. The high-tech company has deep financial strength and is interested in quality of life for its employees. This company profile matches well with City of

Mason and City of Mason businesses. He explained that Ordinance 2013-33 is one of several steps by the City to help attract this company to the City of Mason. Other steps include the rezoning of Columbia Road property, approval of a City recruitment package, and a Community Wellness/Workforce Recruitment Incentive. Eric stated that the quality of life factor in Mason has been cited in many of the City's most recent successful business attraction projects, and the integrated wellness and recreation amenities that are leveraged by Mason for the City's corporate partners has paid great dividends for both the residents and business community. He said that Mason Community Center, Golf Center at Kings Island, and Mason City Schools have all been key components in this success. Eric explained that Ordinance 2013-33 grants a \$500,000 incentive loan, if job targets are met and sustained, to the Mason Port Authority in furtherance of economic development objectives for targeted industry sector business. The Economic Development Committee is also recommending a motion by Council to provide an abatement under the Community Reinvestment Area Program of 100% of real property improvements for a period of 15-years on the value of new building improvements and a motion to authorize the City Manager to execute a Community Wellness and Workforce Recruitment Incentive for the company. The City feels that approval of these ordinances and motions will pave the way for a decision from the company.

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

A motion to adopt Ordinance 2013-33 was made by Councilmember Grossmann, seconded by Councilmember Prince. VOTE: ALL YEAS.

A motion to provide an abatement under the Community Reinvestment Area program of 100% of real property improvements for a period of 15 years on the value of new building improvements and contingent on annual compensation payment to Kings Local School District for the term of the abatement period was made by Councilmember Pelfrey, seconded by Vice Mayor Kidd. VOTE: ALL YEAS.

A motion to authorize the City Manager to execute a Community Wellness and Workforce Recruitment Incentive was made by Councilmember Prince, seconded by Vice Mayor Kidd. VOTE: ALL YEAS.

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

► The next City Council meeting will be held on Monday, April 8, beginning at 7:00 p.m.

► City of Mason offices will be closed on Friday, March 29 in observance of Good Friday. Mason Community Center will have regular operating hours on Friday, March 29 but will have abbreviated hours on Easter Sunday, from Noon to 4:00 p.m.

► Seven concerts are scheduled for the 2013 Summer Concert Series beginning on June 23 through August 11<sup>th</sup>. Concerts will be held at Municipal Center grounds and Golf Center at Kings Island.

► On Saturday, April 6 the Center will host the “Spring Fling”. This event is an Open House, “free” to the public, and will feature programs promoted in the April/May issue of Centerpoint.

► The Community Center has partnered with the Mason Public Library for their summer reading program. The library will be under construction this summer and needed a location for their reading program. During the Library’s use of these facilities staff will have an opportunity to promote activities at the Community Center.

► The Youth Basketball program continues to mature as a significant benefit to the community and helps to support revenues at the Community Center.

► Community Center staff has been making debuts at community events to advertise programming offered at the Center. Staff visited GE Aviation for a camp fair and made an appearance at Acting Up’s play Bussy Malone. Before each performance staff maintained a booth promoting memberships and an ad was place in the playbill.

► Staff is meeting about a potential partnership for World Down Syndrome Day on March 21. This type of event is in line with the Center’s goal of meeting community needs.

► The Center partnered with Great Wolf Lodge for use of the Competition pool for a training exercise. Great Wolf provided MCC with vouchers for a free one night stay at the Lodge which will be used as raffle items for MCC membership.

### **COMMITTEE REPORTS**

Councilmember Spaeth reported that Park Board met on March 14. Her report included information on Mason swim teams, MCC Spring Fling Open House, park and pool maintenance staff, Swim Safe providing outdoor pool lifeguards, summer concession stands, and the completion of field scheduling. She said that there is a need to recruit more VIP volunteers for City Parks. Park Board is meeting with Mason Parks Foundation to consider ways to support fundraising and construction of the Common Grounds Playground.

### **OLD AND NEW BUSINESS**

Councilmember Pelfrey reported that the Downtown Mason Association is meeting with south side business owners to work on a parking plan for increased parking. She anticipates that a Downtown Committee meeting will be scheduled soon to consider these plans.

### **BOARDS AND COMMISSIONS**

Mayor Nichols asked for confirmation of reappointments to Zoning, Housing, Building Appeals Board (ZBA) of Chris Calpin and Bernhard Kiessling (term ending January 2014) and Deb Franke and Richard Stewart (term ending January 2015).

A motion to confirm the reappointment of Chris Calpin to ZBA was made by Vice Mayor Kidd, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

A motion to confirm the reappointment of Bernhard Kiessling to ZBA was made by Councilmember Pelfrey, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

A motion to confirm the reappointment of Deb Franke to ZBA was made by Councilmember Spaeth, seconded by Vice Mayor Kidd. VOTE: ALL YEAS.

A motion to confirm the reappointment of Richard Stewart to ZBA was made by Councilmember Spaeth, seconded by Councilmember Pelfrey. VOTE: ALL YEAS.

**RECOGNITION OF VISITORS** - none

**EXECUTIVE SESSION: LAND ACQUISITION AND LITIGATION**

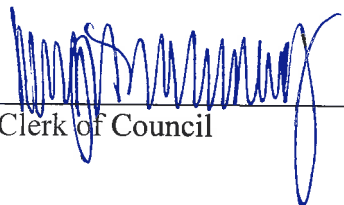
A motion to adjourn into Executive Session for the purpose of discussing land acquisition and litigation was made by Councilmember Spaeth, seconded by Councilmember Prince. VOTE: ALL YEAS. TIME: 8:08 p.m.

A motion to reconvene into Regular Session was made by Councilmember Spaeth, seconded by Vice Mayor Kidd. VOTE: ALL YEAS. TIME: 9:00 p.m.

A motion to appoint Richard Fair as acting City Manager the week of March 25, 2013 was made by Vice Mayor Kidd, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

**ADJOURN**

A motion to adjourn was made by Vice Mayor Kidd, seconded by Councilmember Spaeth. VOTE: ALL YEAS. TIME: 9:02 p.m.

  
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Clerk of Council

  
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Mayor