

**CITY OF MASON
REGULAR CITY COUNCIL MEETING MINUTES**

February 2, 2026

CALL TO ORDER

Mayor Whipple called the meeting to order at 7:30 p.m. in the Council Chambers at 201 W. Ash Street, Mason, Michigan.

ROLL CALL

Present: Councilmembers: Droscha, Ferris, Husby, Preadmore, Schaffer, Vercher, Whipple
Absent: Councilmembers: None

Also present: City Manager Stuart, City Clerk Jarvis, Executive Assistant Martin

PLEDGE OF ALLEGIANCE AND INVOCATION

Councilmember Preadmore led the Pledge of Allegiance and offered the invocation.

PUBLIC COMMENT

2.2.2026 Spoken Public Comments - Regarding Proposed Ordinance 266 and Data Centers						
	Name	Address	City, State Zip	City Resident	Affiliation	Opinion
1	Marcus Baldori	2167 Mt Hope Rd	Okemos, MI	No	Attorney for Mason Data Center Fact Committee	Does not think ordinance is protective enough - Will proceed with referendum if ordinance passes.
2	Doug DeLind	3257 W Howell Rd	Mason, MI 48854	No		Opposed to the Ordinance
3	Kevin Lovell	1700 W Howell Rd	Mason, MI 48854	No		Opposed to the Ordinance
4	Cathy Baird	275 Ives Rd	Mason, MI 48854	No		Opposed to the Ordinance
5	Pam Oliver	868 Brookdale St	Mason, MI 48854	Yes		Opposed to the Ordinance
6	Paula Caltrider	7750 Forestview Dr	Haslett, MI 48840	No		Opposed to the Ordinance
7	Alissa Day	3481 Josephine Ln	Mason, MI 48854	No		Opposed to the Ordinance
8	Megan Short	3755 W Howell Rd	Mason, MI 48854	No		Opposed to the Ordinance
9	Ann Stewart	663 Rolfe Rd	Mason, MI 48854	No		Opposed to the Ordinance
10	Jack Carmichael	519 S Rogers St	Mason, MI 48854	Yes		Opposed to the Ordinance
11	James Kenyon	217 Steele St	Mason, MI 48854	Yes		Opposed to the Ordinance
12	Tom Emerick	106 South St	Mason, MI 48854	Yes		Opposed to the Ordinance
13	Susan Elliott	3731 Josephine Ln	Mason, MI 48854	No		Opposed to the Ordinance

14	Shawn Sodman	350 S Jefferson St	Mason, MI 48854	Yes		Spoke on perspective - Ordinance is there to protect the City.
15	Robert Kerr	1601 S College Rd	Mason, MI 48854	No		Opposed to the Ordinance
16	Leo Bayard	180 Kingman Rd	Mason, MI 48854	No		Opposed to the Ordinance
17	Patrick Lind	22 N Diamond Rd	Mason, MI 48854	No		Opposed to the Ordinance
18	Genevieve Peters Scott	200 W 2nd St #11	Royal Oak, MI 48068	No	Genevieve Peters Scott for US Senate	Opposed to the Ordinance
19	Suzanne St Charles	223 E South St	Mason, MI 48854	Yes		Opposed to the Ordinance
20	Delinda Benson	1437 Plains Rd	Leslie, MI 49251	No		Opposed to the Ordinance
21	Anthony Hudson	100 N Capital Ave	Lansing, MI 48933	No	Anthony Hudson for Governor	Opposed to the Ordinance
22	Emerson Hyde	1321 Hagadorn Rd	Mason, MI 48854	No		Opposed to the Ordinance
23	Jason We the People	1776 Boulevard	Freedom City, MI	No		Opposed to the Ordinance
24	Tamara Bauer	505 Riverwalk Dr	Mason, MI 48854	Yes		Opposed to the Ordinance
25	Kalon Ayres	379 N College Rd	Mason, MI 48854	No		Opposed to the Ordinance
26	Greg Elliott	3731 Josephine Ln	Mason, MI 48854	No		Opposed to the Ordinance
27	Maya Thomas	402 Ravenwood Ct	Mason, MI 48854	Yes		Opposed to the Ordinance
28	Gary Baird	275 Ives Rd	Mason, MI 48854	No		Opposed to the Ordinance
29	Alex Hoffmeyer	510 W Ash St	Mason, MI 48854	Yes		Opposed to the Ordinance - Concerns about microphone during public comments
30	Vercilla Hart	12805 Berryville Rd	Rives Junction, MI 49277	No		Spoke on Master Plan - Stating a Data Center is not in line with MP
31	Greg Ingle	1192 Hagadorn Rd	Mason, MI 48854	No		Opposed to the Ordinance
32	Daniel Giganti	108 Monroe St	Mason, MI 48854	Yes		Opposed to the Ordinance
33	Tony Maurer	5035 Campus Hill Dr	Okemos, MI 48864	No	Tom Leonard for Governor	Opposed to the Ordinance
34	Suzette Darnell Holloway	999 W Dansville Rd	Mason, MI 48854	No		Opposed to the Ordinance

CONSENT CALENDAR

A. Minutes:

1. Approve Minutes of Regular Council Meeting January 19, 2026

- B. Correspondence:
 - 1. Receipt of Resignation from Billie Smith from the Downtown Development Authority
 - 2. Receipt of Resignation from Mitchell Perrault from the Planning Commission
- C. Financials:
 - 1. Authorize Motor Vehicle Pool purchase of 2026 Ford Explorer (CIP: 2021-MVP2) from Gorno Ford and equipping from Mid-Michigan Emergency Equipment in the Combined Amount of \$43,497.52
- D. Resolutions:
 - 1. Resolution 2026-05: Approval of 2026 Poverty Exemption Standards for Asset and Income Levels for the Board of Review

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2026-05**

**APPROVAL OF 2026 POVERTY EXEMPTION GUIDELINES FOR ASSET AND INCOME LEVELS
FOR THE BOARD OF REVIEW**

February 2, 2026

WHEREAS, the City of Mason is aware that under State of Michigan law, MCL 211.7u the governing body of the local assessing unit shall determine the policies and guidelines that the local assessing unit will use when deciding whether to grant poverty property tax exemptions ("Poverty Exemption"); and

WHEREAS, MCL 211.7u requires that the Poverty Exemption guidelines include the asset levels of the entire household. The determination of the amount of the asset levels is left to the discretion of the local governing body. The Act further requires that the income level NOT be set lower than federal income guidelines; and

WHEREAS, the City of Mason believes the federal poverty asset and income guidelines established by the United States Office of Management and Budget are an appropriate basis for the City of Mason; and

WHEREAS, MCL 211.7u requires that local assessing units make available to the public the policies and guidelines for the granting of a Poverty Exemption. The Board of Review shall follow the policies and guidelines established by the governing unit of the local assessing unit when granting or denying a Poverty Exemption. The same guidelines shall apply to each claimant in the assessing unit for the assessment year.

NOW, THEREFORE, BE IT RESOLVED, that the City of Mason adopts the federal poverty asset and income guidelines established annually by the United States Office of Management and Budget as the basis for granting a Poverty Exemption.

BE IT FURTHER RESOLVED, that to be eligible for a 100% Poverty Exemption in the City of Mason for 2026, gross income may not exceed 125% of the current federal guidelines as shown below.

INCOME GUIDELINES TO RECEIVE 100% EXEMPTION	
Family Size	Gross Income Less than or Equal to the Amounts Below
1 Person	\$19,560
2 Persons	\$26,435
3 Persons	\$33,310
4 Persons	\$40,185
5 Persons	\$47,060
6 Persons	\$53,935
7 Persons	\$60,810
8 Persons	\$67,685
Add for each additional person above 8	\$6,875

BE IT FURTHER RESOLVED, that to be eligible for a 50% Poverty Exemption in the City of Mason for 2026, gross income may not exceed 150% of the current federal guidelines as shown below.

INCOME GUIDELINES TO RECEIVE 50% EXEMPTION	
Family Size	Gross Income Less than or Equal to the Amounts Below
1 Person	\$23,475
2 Persons	\$31,725
3 Persons	\$39,975
4 Persons	\$48,225
5 Persons	\$56,475
6 Persons	\$64,725
7 Persons	\$72,975
8 Persons	\$81,225
Add for each additional person above 8	\$8,250

BE IT FURTHER RESOLVED, that the City of Mason adopts the following maximum asset guidelines for a household to be eligible for a Poverty Exemption. The equity value of the homestead shall not be included in calculating the asset test (Per Tax Tribunal Ruling 08-13-97, Docket #236230).

ASSET GUIDELINES TO RECEIVE AN EXEMPTION	
Family Size	Total Assets Less than or Equal to the Amounts Below
1 Person	\$22,000
2 Persons	\$30,000
3 Persons	\$35,000
4 Persons	\$40,000
5 Persons	\$45,000
6 Persons	\$50,000
7 Persons	\$55,000
8 Persons	\$60,000
9 Persons or more	\$69,000

BE IT FINALLY RESOLVED, that the City Staff is authorized to update the policy and guidelines under this resolution annually based on the approved federal poverty asset and income standards established by the United States Office of Management and Budget and that this resolution shall nullify any previously adopted resolution.

MOTION by Droscha second by Husby,
to Approve the Consent Calendar as presented

MOTION APPROVED UNANIMOUSLY

UNFINISHED BUSINESS

- A. Receipt of Report on Ordinance 266 Formal Comment Period and Staff Recommendations as Required by Resolution 2026-01

MOTION by Vercher second by Ferris,
to Receive Report on Ordinance 266 Formal Comment Period and Staff Recommendations as Required by Resolution 2026-01

MOTION APPROVED UNANIMOUSLY

- B. Ordinance 266: Take Up Second Reading and Adoption of Amended Ordinance 266 to Amend the City Code of the City of Mason by Adding Section 94-153 to Chapter 94 Zoning, Creating a New Technology Innovation (M-3) Zoning District, and Updating Various Sections within the Code to Allow for the New M-3 Zoning District (Deferred from January 5, 2026 to this meeting) and Consider Proposed Amendments (Whipple and Vercher)

MOTION by Vercher second by Ferris,
to Take Up Second Reading and Adoption of Amended Ordinance 266 to Amend the City Code of the City of Mason
by Adding Section 94-153 to Chapter 94 Zoning, Creating a New Technology Innovation (M-3) Zoning District, and
Updating Various Sections within the Code to Allow for the New M-3 Zoning District

MOTION by Droscha second by Ferris,
to Approve the Amendments to Ordinance 266 as presented in the packet

Yes (5) Droscha, Ferris, Preadmore, Vercher, Whipple
No (2) Husby, Schaffer

MOTION APPROVED

MOTION by Schaffer second by Husby,
to change Section 94.153(b) title from “Uses permitted by right” to “Special Uses”

ROLL CALL VOTE:

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to strike language in Section 94.153(b) and insert with “Any technology innovation district M-3 would be a
Special Use under the Mason Zoning Code”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(h) by striking “seventy (70) feet” and inserting “forty (40) feet”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(l)(2)(a) by striking “one hundred and fifty (150) feet” and inserting “five hundred
(500) feet” and to modify Section 94.153(l)(s)(b) by striking “two hundred (200) feet” and inserting “one
thousand (1000) feet”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(l)(2)(d)(1) by striking “a minimum of eight (8) feet and a maximum of ten (10) feet”
and inserting “a minimum of ten (10) feet and a maximum of twelve (12) feet”

Yes (6) Droscha, Husby, Preadmore, Schaffer, Vercher, Whipple
No (1) Ferris

MOTION APPROVED

MOTION by Schaffer second by Husby,
to amend Section 94.153(l)(3)(a) by striking “fifty (50) feet” and inserting “one thousand (1000) feet”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
To amend Section 94.153(l)(4) by striking “approval authority” and inserting “planning commission”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(l)(7) by striking “minimum fifty (50) foot setback for parking areas, material laydown
and storage tanks and a minimum one hundred (100) foot setback” and inserting “minimum five hundred
(500) foot setback for parking areas, material laydown and storage tanks and a minimum seventy hundred
(700) foot setback”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(m)(1)(f)(1) by striking “one (1) inch by six (6) inch nominal dimension by sixteen (16)
foot long” and inserting “two (2) inch by six (6) inch nominal dimension by eight (8) foot long”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(m)(1)(f)(3) by striking “sixteen (16) foot centers” and inserting “eight (8) foot centers”

Yes (2) Husby, Schaffer
No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(n)(2)(e) that states “Any remediation or cleanup of hazardous materials released on or into the air, on the ground or any water source, including residential wells, up to four thousand (4000) feet from boundaries of the M-3 district will be at the owner’s cost and responsibility. All clean-up and remediation must meet federal and state and local standards.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(n)(2)(e) that states “Owner of M-3 property will be responsible for monitoring all ground water wells within four thousand (4000) feet of boundary lines. Yearly testing and results must be sent and approved by state, county, and local health departments. Any and all remediation of contamination including redrilling and replacing wells will be at the cost of the M-3 building owner.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(n)(2)(e) that states “Any and all storage use of lithium batteries shall be approved by the fire chief. All reporting must be done yearly.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(n)(2)(e) that states “Required to report all discharges of hazardous materials and must be sent to the county health department and the fire chief.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(n)(2)(e) that states “No voluntary discharge of any substance to be allowed into the air, on ground, or into the water without prior approval of city fire chief.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to strike first sentence of Section 94.153(p)(1) and insert "All structures shall be designed and built to blend in with surrounding structures, in regards to design, materials, colors and height."

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(q)(2)(a) by striking "sixty-five (65) decibels (dBA)" and inserting "forty-five (45) decibels (dBA)"

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(q)(2)(b) by striking "fifty-five (55) decibels (dBA)" and inserting "forty-five (45) decibels (dBA)"

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(q)(2)(d) by inserting at the end of the first sentence "for no more that thirty-six (36) hours."

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(q)(2)(e) by striking last sentence

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(q)(2)(f) inserting "all noise shall be directed up and out" after the words "extent possible"

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to amend Section 94.153(q)(2)(g) inserting “all noise shall be directed up and out” after the word “generator”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(q)(3)(g) that states “All lighting shall be directed inward, and all waivers must be approved by city council.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(r)(4) that states “Owner will be responsible for posting a surety bond equal to one third (1/3) of the total construction costs, for decommissioning and clean-up of M-3 property. Property to be returned to a comparable state that existed before construction. This agreement shall be a binding covenant on all future owners, operators, and tenants of the property owners. Owners will be required to have preliminary decommission agreement and plans approved by the city before any permit is issued.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(r)(4) that states “Owner of property in the M-3 technology district shall provide five million (\$5,000,000) dollars to the city for expanded emergency services, fire and police equipment, training, and personnel.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MOTION by Schaffer second by Husby,
to insert a new Section 94.153(r)(4) that states “Owner of property in the M-3 technology district shall provide two million (\$2,000,000) dollars to the city for expanded citizen recreation.”

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

Yes (5) Droscha, Ferris, Preadmore, Vercher, Whipple

No (2) Husby, Schaffer

ORIGINAL MOTION APPROVED

NEW BUSINESS

- A. MOTION by Husby, second by Schaffer
to place a 180-day moratorium on Ordinance 266

ROLL CALL VOTE:

Yes (2) Husby, Schaffer

No (5) Droscha, Ferris, Preadmore, Vercher, Whipple

MOTION FAILED

MEMBER REPORTS

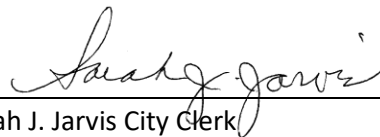
- Schaffer gave comments on his concerns with Ordinance 266
- Husby gave comments on his concerns with Ordinance 266

CITY MANAGER'S REPORT (1/30/2026)

None.

ADJOURN

The meeting was adjourned at 10:38 p.m.

A handwritten signature in cursive script, reading "Sarah J. Jarvis", is positioned above a horizontal line.

Sarah J. Jarvis City Clerk
City of Mason, County of Ingham, State of Michigan