

**CITY OF MASON
COUNCIL MEETING
February 9, 2026**

Mayor Styrcula introduced “Mayor for the Day” Daniel Mounts, a fourth-grade student at Mason Elementary.

Mayor Styrcula shared Daniel’s day learning about the City of Mason.

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

ATTENDANCE

The following members of Council were present: Councilmember Bennett, Councilmember Burrell, Councilmember Singh, Councilmember Spaeth, Councilmember Swamy, Vice Mayor Gibson and Mayor Styrcula.

APPROVAL OF MINUTES

A motion to approve the January 12, Council Meeting minutes, was made by Vice Mayor Gibson, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

CITY MANAGER’S REPORT

A motion to allow the American Legion Post 194 and VFW Post 9622 to request temporary liquor permits for the sale of alcohol on the Downtown Plaza and Mason Municipal Campus for 2026 City of Mason events was made by Councilmember Bennett, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

A motion to not request a hearing for a D1 and D2 Liquor Permit for Low Country Studios was made by Councilmember Bennett, seconded by Vice Mayor Gibson. VOTE: ALL YEAS.

The City of Mason will host a safety workshop this month focusing on the topic of online safety and internet security. The free workshop is presented by the City of Mason Police Department’s Campus Safety Team and will take place on Thursday, February 12 from 6:00 p.m. to 8:00 p.m. at the Mason Municipal Aquatic Center Community Room. Community members who attend the Safety Workshop will be eligible to receive a Come Together Mason e-gift card.

As part of the community’s ongoing celebration of America250 throughout 2026, the City is partnering with MADECDC to promote a patriotic rock painting opportunity on Saturday, February 14 from 9:30 a.m. to 11:30 a.m. Community members are invited to join MADECDC at the American Legion Post 194’s monthly breakfast event.

City offices will be closed on Monday, February 16 in observance of President's Day. Mason Community Center and Mason Municipal Aquatic Center will be open with normal operating hours.

Eric Hansen introduced Laura Gonzalez of the Mason Community Players. Laura Gonzalez shared the mission of the Community Players and information on their upcoming schedule including performances that highlight America250.

Sunday, February 22, Mason Symphony Orchestra, sponsored in part by the City of Mason, will present their first performance of the year with a cinematic concert featuring *Disney and Pixar's Coco in Concert Live to Film* at Kings Island Theatre beginning at 5:00 p.m. Mason Symphony Orchestra will perform the movie's score while community members watch the animated Disney film.

November 10, 2025, City Council adopted Ordinance 2025 – 89 exercising the claw back provision in a contract for Sale and Purchase with PCC Aerostructures Integration Center, LLC (PCC) and SPS Technologies LLC (SPS). The 33-acre property was transferred back to the City at the end of 2025. By farming the property, the City can obtain CAUV status to significantly lower property taxes on the property. Staff met with the farmer who currently leases other City property for farming, and they have agreed to pay the same price per acre (annually) to farm this additional property.

A motion to authorize the inclusion of the property in Ordinance 2025-89 to the existing farm lease was made by Councilmember Spaeth, seconded by Councilmember Bennett. VOTE: ALL YEAS.

The City is celebrating Heart Health Literacy Month throughout the month of February. Heart Health Literacy Month provides the opportunity to highlight Mason's culture of wellness, community amenities as well as innovation happening in the corporate community that contributes to heart-healthy living. Mason residents are encouraged to take advantage of the various programs and resources available this month to learn more about heart health and improve overall quality of life.

The Best of Warren County Awards kicked off on February 3, sponsored by the Warren County Convention and Visitors Bureau, the awards aim to highlight all of the unique businesses, attractions and offerings in the County. The community is encouraged to come together and nominate their favorite Mason business or experience through February 17 with final voting taking place February 24 through March 10.

Eric Hansen said a Council Work Session will take place on Thursday, March 5, at 2:00 p.m.

RECOGNITION OF VISITORS

Randy Stegbauer of 5358 Hidden Creek Circle thanked City staff for their work in snow removal and discussed clearing sidewalks and bike paths.

Don Williams of 214 W. Church Street thanked City staff for snow removal and the lights and activities around the holidays. Don Williams discussed placing more flags throughout the City in honor of America250.

RESOLUTION 2026-2 PROCLAIMING FEBRUARY AS HEART HEALTH LITERACY MONTH IN MASON

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

Jenna Pantling said 2026 marks the sixth year of Mason’s Heart Health Literacy Month, an initiative developed by the City to amplify the American Heart Association’s Heart Health Month. Each year, the City deploys a framework with corporate and community partners to increase heart health awareness across the entire Mason community. These efforts are bolstered by partnerships with Mason-based biohealth companies which further positions the City as a national leader in life sciences and wellness advocacy.

This initiative kicked off last week with the recognition of Go Red Day on Friday, February 6, the national movement encouraging the population to wear red to generate awareness of the prevalence of heart disease. Community Center members were encouraged to bring a friend for free on Go Red Day to encourage community members to engage in heart healthy activities available at the Center. Throughout the month, the City will be promoting various programs and activities that revolve around heart health including educational resources in partnership with American Heart Association and TriHealth, a heart health wellness challenge at Mason Community Center, a Heart Healthy Talk on February 19, an on-campus blood drive on February 20, CPR and AED demonstrations provided by the City of Mason Fire Department, raffle prizes, as well as community wide promotion to participate in the 2026 Cincinnati Heart Mini-Marathon and Walk on March 15 as part of the City’s partnership with TriHealth.

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

A motion to adopt Resolution 2026-2 was made by Councilmember Bennett, seconded by Vice Mayor Gibson. VOTE: ALL YEAS.

ORDINANCE 2026-1 SECOND READING - APPROVAL OF A REVISED CONCEPT PLANNED UNIT DEVELOPMENT PLAN FOR GREAT WOLF LODGE LOCATED AT 2501 GREAT WOLF LODGE DRIVE (GREAT WOLF LODGE PUD)

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

Jordie Bacon said the proposal for the site includes a new, six-story hotel tower in front of the current hotel building facing Kings Island Drive. The new tower would have 24, three-bedroom suites and would be connected to the existing hotel building. The approved Final PUD from 2005 and the Covenants and Restrictions for the Great Wolf Lodge PUD list the maximum height for the PUD as the height of the water park. Height is calculated from the midpoint of the roof, so the maximum height permitted for the PUD is 75 feet. The proposed suite tower will need to be slightly reduced in height to meet this requirement.

The Public Hearing was opened at 7:30 p.m.

Kevin Eldridge, General Manager of Great Wolf Lodge, said he would answer any questions.

The Public Hearing was closed at 7:31 p.m.

A motion to adopt Ordinance 2026-1 was made by Councilmember Spaeth, seconded by Vice Mayor Gibson. VOTE: ALL YEAS.

ORDINANCE 2026-10 FIRST READING - APPROVAL OF A REVISED CONCEPT PLANNED UNIT DEVELOPMENT PLAN FOR BEDI COTTAGES AT 1480 WESTERN ROW ROAD (BEDI COTTAGES PUD)

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

Eric Hansen set a public hearing for March 9, 2026.

ORDINANCE 2026-11 AUTHORIZING THE CITY MANAGER TO EXECUTE SANITARY AND STORM SEWER EASEMENTS FOR THE NOUVEAU PUD

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

Kurt Seiler said on October 13, 2025, Mason City Council approved the record plats for Phases 1A and 1B of the Nouveau Subdivision. This is a Planned Unit Development located west of Mason Montgomery Road, north of Socialville Fosters Road, and south of Cedar Village Drive. The development includes the extension of Central Park Blvd. from Cedar Village Drive to the south property line, which will connect with a portion of Cedar Village that extends to Socialville Fosters Road that Warren County currently has under construction. As a condition of approval of

the plats, the developer is required to record easements for the sanitary and storm sewer improvements.

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

A motion to adopt Ordinance 2026-11 was made by Councilmember Spaeth, seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2026-12 AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH WOMEN WALKING WEST

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

Jenna Pantling discussed Ordinance 2026-12, Ordinance 206-13, Ordinance 2026-14, and Ordinance 2026-15 together.

Jenna said in 2006, the Finance Committee developed and Council approved a policy to guide contributions to local non-profit organizations. The policy recommended limiting City contributions to \$8,000 and no more than a third of a group's budget. This was accomplished through a matching program where the City contributes one dollar for every two dollars raised from other sources by the non-profit group. The maximum contribution remained at \$8,000. Council recommended moving toward a service agreement approach for contributions to organizations. Under this approach, funds are provided to an organization in exchange for services provided that constitute a valid public purpose and result in a demonstrable benefit to the City of Mason. In addition, the one dollar for every two dollars raised match would remain standard.

Ordinance 2026 – 12 authorizes the City Manager to enter into a service agreement with Women Walking West. In 2018, Women Walking West (W3) approached the City to participate in the City's Service Agreement Program. W3's mission is to remove educational barriers facing foreign born adult women by creating learning communities where women can achieve their educational goals and help women lead successful lives both academically and personally. Through a mentor program, W3 helps female students overcome cultural differences and acclimate to the American culture so that they can focus on their educational goals. To date, W3 has helped 35 mentees living in Mason with 32 mentors who are Mason residents. W3 has participated in a service agreement with the City since 2019.

Ordinance 2026 – 13 authorizes the City Manager to enter into a service agreement with SAFE on Main. In 2019, SAFE on Main (then known as the Abuse and Rape Crisis Shelter) approached the City for funding support and Council recommended pursuing a service agreement. SAFE on Main was established in 1984 with the mission of providing resources, safety, healing and empowerment to domestic violence and sexual assault survivors as well as prevention education throughout the communities in which they serve. SAFE on Main's 24/7 crisis line and shelter, legal advocacy, therapeutic services and hospital support reaches over 8,000 individuals each year who have experienced this type of trauma. SAFE on Main has provided over 3,000 shelter nights to over 130

survivors and children, responded to 1,200 crisis situations and informational calls, and reaches 6,000 youth annually as part of their healthy relationships and bullying prevention programs.

Ordinance 2026 – 14 authorizes the City Manager to enter into a service agreement with Family Promise of Warren County. In 2024, Family Promise requested participation in the City’s service agreement program. Family Promise’s mission is to assist families experiencing homelessness to achieve self-sufficiency and sustainable independence through community-based response. After ensuring each family has the basics such as food, clothing and shelter, the program also provides classes for adults in the family to enhance skills in the areas of independent living, parenting, financial security, and job readiness to prepare them for success outside of the shelter. Family Promise is the only family shelter operating in Warren County. For 28 years, Family Promise has served over 1,100 families

Ordinance 2026 – 15 authorizes the City Manager to enter into a service agreement with Mason Community Players. In 2025, Mason Community Players requested participation in the City’s service agreement program. Mason Community Players’ mission is to enhance the arts in Mason by providing affordable yet high quality theatrical production for the community to enjoy. Since 1973, Mason Community Players has been serving the Mason community and is the oldest continually operating community theatre organization in the County. The theatrical organization has brought to life more than 120 productions and 30 original musical revues to Mason. 2026 is the first year of Mason Community Players participation in the service agreement program.

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

Councilmember Burrell discussed the Mason Community Players Christmas performance and benefits of having the Community Players be a part of the program.

Councilmember Spaeth and Eric Hansen discussed financial support for programming included in the service agreements.

A motion to adopt Ordinance 2026-12 was made by Councilmember Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-13 AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH SAFE ON MAIN

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

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

A motion to adopt Ordinance 2026-13 was made by Vice Mayor Gibson, seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2026-14 AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH FAMILY PROMISE OF WARREN COUNTY

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

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

A motion to adopt Ordinance 2026-14 was made by Councilmember Bennett, seconded by Councilmember Singh. VOTE: ALL YEAS.

ORDINANCE 2026-15 AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH MASON COMMUNITY PLAYERS

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

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

A motion to adopt Ordinance 2026-15 was made by Councilmember Swamy, seconded by Vice Mayor Gibson. VOTE: ALL YEAS.

ORDINANCE 2026-16 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CAPITAL ELECTRIC LINE BUILDERS, LLC, FOR THE MASON CITYWIDE SIGNAL UPGRADE PROJECT

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

Kurt Seiler said the existing traffic signal infrastructure throughout the City of Mason requires continuous attention to keep traffic flowing efficiently through intersections. In the summer of 2023, the City's Engineering Department identified a potential traffic signal upgrade project that would score well on federal grant applications. This project identified several traffic signals throughout the City that could be further modernized with upgrades which include vehicle detection, battery backup, and adding flashing yellow arrows. The vehicle detection upgrades will replace video detection that is at the end of its useful life on existing signals as well as any remaining traffic loops that are located at 19 intersections within the City.

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

Councilmember Bennett and Kurt Seiler discussed the process of updating traffic signals.

A motion to adopt Ordinance 2026-16 was made by Vice Mayor Gibson, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-17 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH 110% INC. TO CREATE A COMPREHENSIVE PARKS MASTER PLAN

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

Kurt Seiler said the City of Mason has nine dedicated parks and over 335 acres of dedicated parkland. The City’s existing Parks Master Plan was created in 2004. The plan is 22 years old and no longer provides relevant guidance for decision making related to current and future park needs and priorities. In late 2025, staff initiated a Request for Proposals process for the development of a City of Mason Parks Master Plan and received eight proposals to evaluate. The process asked planning firms to consider several items unique to the City for inclusion in the final Parks Master Plan including learning and incorporating the City’s business plan approach for parks and recreation programming, assisting with prioritization for new park development and acknowledging the existing deferred maintenance in parks. The planning firm, 110%, Inc., was selected due to their experience providing organizations with Parks Master Plans that focus on financial sustainability.

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

Council and Kurt Seiler discussed excitement for the Parks Master Plan and public input.

A motion to adopt Ordinance 2026-17 was made by Councilmember Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-18 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE WARREN COUNTY ENGINEER’S OFFICE FOR THE PURCHASE OF ROCK SALT

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

Eric Hansen said the City has participated in the Southwest Ohio Purchasers for Government (SWOP4G) purchasing program to buy rock salt for snow and ice removal operations. For the 2025 – 2026 season, Mason participated in both the SWOP4G and Warren County Co-operative agreements which ultimately resulted in receiving better pricing from the SWOP4G contract, at \$73.15 per ton compared to \$96.25 per ton as part of the Warren County Contract. Participating in two separate contracts provides not only cost savings but helps to ensure salt availability if a shortage should occur. To move forward with the program, the Warren County Engineer’s Office is requesting formal commitment from each jurisdiction for their participation in the program. After bids are received and approved, additional legislation will be presented to Council for the

actual purchase of approximately 5,500 tons of rock salt for the 2026 – 2027 winter season. The City continues to implement an Incident Command structure for snow and ice removal services which has improved operational efficiency and reduces overall snow removal costs.

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

A motion to adopt Ordinance 2026-18 was made by Vice Mayor Gibson, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-19 AUTHORIZING PARTICIPATION IN THE GREATER WARREN COUNTY DRUG FORCE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE RELATED MEMORANDUM OF UNDERSTANDING

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

Eric Hansen said the City of Mason has participated in the Warren County Drug Task Force (WCDTF) since its inception in 2000. Since its inception, The WCDTF has operated under a Council of Government (COG) structure and is currently the only task force in the state still operating under a COG. Over the last year, member agencies of the Drug Task Force have evaluated the benefits of disbanding the COG and changing its governance structure to a Memorandum of Understanding (MOU). The transition from a COG to an MOU will eliminate the required and costly annual audits that are required by the State Auditor’s office as well as eliminate the requirement for public policy board meetings. Essentially, the shift to an MOU will streamline its efficiency and provide cost savings by reducing administrative costs so that funding can be focused on the resources and services it provides to its member communities. The Warren County Drug Task Force Policy Board is scheduled to meet in April and intends to formally vote on disbanding the COG and begin operating under an MOU. Chief Wells remains the City of Mason’s representative on the WCDTF Policy Board.

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

A motion to adopt Ordinance 2026-19 was made by Kim Singh, seconded by Councilmember Bennett. VOTE: ALL YEAS.

OLD AND NEW BUSINESS

Councilmember Spaeth discussed items from Planning Commission.

Councilmember Spaeth, Councilmember Bennett, and Councilmember Burrell provided a presentation on America250 sharing initiatives for the City along with State resources.

Councilmember Singh discussed highlighting Black History Month.

Vice Mayor Gibson thanked City staff for snow removal and congratulated the Mason High School Dance Team for winning the National Championship.

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

A motion to adjourn into Executive Session for the purpose of discussing acquisition/disposition of property, employment/compensation of public employees and security arrangements was made by Councilmember Bennett, seconded by Councilmember Spaeth. VOTE: ALL YEAS. TIME: 8:24 p.m.

A motion to reconvene into Regular Session was made by Vice Mayor Gibson, seconded by Councilmember Burrell. VOTE: ALL YEAS. TIME: 9:43 p.m.

ORDINANCE 2026-20 AMENDING ORDINANCE NO. 2025-105 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A PURCHASE AND SALE AGREEMENT AND DECLARING AN EMERGENCY

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

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


A motion to adopt Ordinance 2026-20 was made by Councilmember Spaeth, seconded by Vice Mayor Gibson. VOTE: ALL YEAS.

ADJOURN

A motion to adjourn was made by Councilmember Bennett, seconded by Vice Mayor Gibson. VOTE: ALL YEAS. TIME: 9:45 p.m.

Attest:


Clerk of Council


Mayor