

**CITY OF MASON
COUNCIL MEETING
November 10, 2025**

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: Mark Haake, Scott Gibson, Josh Styracula, Diana Nelson, Barbara Spaeth, Ashley Chance and Joy Bennett.

APPROVAL OF MINUTES

A motion to approve the October 13, Council Meeting minutes, was made by Vice Mayor Chance, seconded by Councilmember Styracula. VOTE: 6 YEAS, 1 ABSTAIN (Councilmember Gibson)

CITY MANAGER'S REPORT

American Legion Post 194 in partnership with the City will hold a Veterans Day ceremony at the Mason Municipal Center Atrium on Tuesday, November 11 beginning at 6:00 p.m.

The Area Progress Council will host industry experts as part of the Annual Economic Outlook Breakfast on November 18 to discuss the latest on workforce development, cybersecurity threats and critical infrastructure protection. The breakfast will take place from 7:00 a.m. to 9:00 a.m. at Manor House.

This season, the City of Mason is partnering with Mason City Schools and local organizations like the Comet Cupboard, Shine Like Sable, Kiwanis Club of Mason, Mason-Deerfield Rotary Club and Mason Schools to once again provide holiday assistance to families in need through the CommUNITY Holiday Help Program. The program aims to provide something to wear, something to read, something they want and something they need to every child throughout the Mason City School District that is in need. Community members who would like to support the CommUNITY Holiday Help Program have several methods in which they can contribute and are encouraged to visit the City's website at www.imaginemason.org to view ways they can make a financial donation or purchase an item in need as part of the program.

City offices will be closed on Thursday, November 27 and Friday, November 28 in observance of Thanksgiving. Mason Community Center and the Aquatic Center will be open on Thanksgiving Day, and additional scheduling details are located on the City's website.

Per City Charter, Council is required to meet on December 1 for an organizational meeting following an election. Newly elected council members will be sworn in, and Council appoints the Mayor and Vice-Mayor as part of the organizational meeting. The suggested start time for the reception is 4:00 p.m. with the swearing-in ceremony beginning at 4:30 p.m. These times were agreed upon by Council.

The City of Mason is partnering with Deerfield Township to support the annual Wreaths Across America Program at Rose Hill Cemetery. The community is encouraged to come together to ensure that each veteran that has been laid to rest at Rose Hill Cemetery and will have a wreath placed at their grave as part of the official ceremony on Saturday, December 13, at noon. The program is at approximately 50% of the goal. Community members interested in sponsoring a wreath or volunteering for the event can visit wreathscrossamerica.org/OHROSH. Wreaths can be purchased through December 1, 2025.

The holiday season in Mason will officially kick off on Friday, December 5 at the annual Tree Lighting Ceremony on the Downtown Plaza from 6:00 p.m. to 8:00 p.m. Festivities will include a wide variety of fun events for all ages. The official tree lighting will take place at 6:30 p.m.

On Sunday, December 7, the City of Mason will continue its partnership with Mason Symphony Orchestra as they host their Christmas in Mason Festival concert for the community to enjoy. The concert will begin at 5:00 p.m. at the Manor House. The event will feature a memorable evening filled with holiday performances by heralding trumpets, caroling singers, high stepping dancers and heavenly bell ringers. Tickets are available at masonsymphonyorchestra.org.

DUKE ENERGY SMALL BUSINESS GRANT RECOGNITION

Mayor Nelson explained Duke Energy's Small Business Grant program. She introduced Kim Vogelsang and Abigail Melampy of Duke Energy, Mike McGinty, from Warren County Foundation and Mike Stater from SPDC to award the 13 small business grant recipients. The following small businesses were recognized: Yost Pharmacy, Common Beer Company, Wildflower Café, Mims off Main, SW Clyborne Co., Wall Decal World, Quatman Café, Badge's Drum Shop, Big Dog's Pizza, Bon Tons Full-Service Salon, Mason Quick Mart, MBL Enterprises and Rooted Ground Coffee Company.

RECOGNITION OF VISITORS

Two Mason City School District students invited Council to the William Mason High School Hindu Student Association's Diwali Celebration Party to be held on November 21, from 6:00 p.m. to 9:00 p.m. at the Mason High School Large Commons. They went on to explain the objectives of their association and cultural celebrations.

Lance Clippinger of 5234 Derby Court raised concerns about the lack of leashed dogs at City parks. He suggested that better signage should be distributed throughout the parks.

RESOLUTION 2025-24 COMMENDING DIANA NELSON FOR HER OUTSTANDING DEDICATION AND SERVICE TO THE CITY OF MASON, OHIO

Jeff Forbes read Resolution 2025-24.

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

A motion to adopt Ordinance 2025-24 was made by Vice Mayor Chance, seconded by Councilmember Haake. VOTE: 6 YEAS, 1 ABSTAIN (Mayor Nelson)

Council thanked Mayor Nelson for her service.

RESOLUTION 2025-25 COMMENDING ASHLEY CHANCE FOR HIS OUTSTANDING DEDICATION AND SERVICE TO THE CITY OF MASON, OHIO

Jeff Forbes read Resolution 2025-25.

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 Ordinance 2025-25 was made by Councilmember Haake, seconded by Councilmember Bennett. VOTE: 6 YEAS, 1 ABSTAIN (Vice Mayor Chance)

Council thanked Vice Mayor Chance for his service and Vice Mayor expressed gratitude to Council, City Staff and his family.

RESOLUTION 2025-26 COMMENDING MARK HAAKE FOR HIS OUTSTANDING DEDICATION AND SERVICE TO THE CITY OF MASON, OHIO

Jeff Forbes read Resolution 2025-26.

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

A motion to adopt Ordinance 2025-26 was made by Councilmember Gibson, seconded by Councilmember Spaeth. VOTE: 6 YEAS, 1 ABSTAIN (Councilmember Haake)

Council thanked Councilmember Haake for his service. Councilmember Haake thanked Council, City Staff and his family.

RESOLUTION 2025-27 RECOGNIZING SATURDAY, NOVEMBER 29 AS SMALL BUSINESS SATURDAY IN MASON

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

Jennifer Heft explained the establishment of Small Business Saturday in Mason aims to celebrate and support small businesses in the community. She announced small business initiatives such as Santa Stroll, Shop Local at Mason Community Center, City Banners and the City of Mason Community's Calendar found on the City's website.

A motion to adopt Resolution 2025-27 was made by Councilmember Styracula, seconded by Councilmember Gibson. VOTE: ALL YEAS.

ORDINANCE 2025-74 PUBLIC HEARING – AN ORDINANCE TO APPROVE THE MASON MILE MASTER PLAN FOR DOWNTOWN MASON

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

Kurt Seiler discussed Ordinance 2025-74, 2025-75 and 2025-76 together. He explained that the Mason Mile Masterplan serves as a comprehensive plan for the entire downtown area. Kurt Seiler said the zoning code would support the portions of the plan to bring it to fruition. He then spoke on the rezoning of the downtown area for the new subdistricts created within the zoning code. He indicated the MADE CDC board members as well as City Staff have put a lot of effort into this plan and creating the required documents.

Sherry Taylor came forward to share her gratitude for those who worked hard to develop this plan and extended her thanks to the outgoing Councilmembers. She then introduced Houseal Lavigne to come forward to present the highlights of the plan.

The public hearing was opened at 8:32 p.m.

Nik Davis, of Houseal Lavigne, discussed the various components of the Mason Mile Master Plan. He touched on the planning process, master plan overview and zoning overview. Nik Davis delved into the scope of work stages which included the project kick-off, upfront public engagement, physical master plan draft, revised draft & final physical master plan, financial feasibility analysis and development regulations.

Nik Davis said Houseal Lavigne held four meetings with the Project Advisor Council (PAC) during the planning process to provide a public face for the planning process, to identify, discuss issues and opportunities, to act as a sounding board, to review key plan elements and to attend workshops and outreach events. Nik Davis listed the PAC members: Cathy Harbison, Co-Chair, Kacey Richards, Co-Chair, Councilmember Mark Haake, Councilmember Josh Styracula, Todd Hudson, Jay Meibers, Greg Sliger, Jim Voorhis, Eric Hansen, Kurt Seiler and Jordie Bacon.

Nik Davis then discussed the key features of the Mason Mile Master Plan including the Make the Mile vision, ten-year roadmap, policy guide, foundation for decision making, capital improvement guide, grant funding efforts, fluidity of the document and reinforced that the plan was not regulatory but instead informs decisions about aligning regulations with proposed policies.

Nik Davis highlighted the planning area and spoke about the stages of development of the Master Plan which included defining the purpose, additional community outreach (including a kick-off meeting, project advisory Council Meetings, open houses and an online development concept survey).

Nik Davis reviewed the private realm, and the primary land uses which include residential, retail, restaurant & bar, hospitality, entertainment, service, office and civic/institutional. He also

discussed the different building types (low-rise multi family, mixed-use, medium-rise multi-family and non-residential). He went on to explain built form establishment, setbacks, height, street wall, site access, parking and the downtown district approach including examples.

Next, Nik Davis explained the functional subareas and land usage priorities.

Nik Davis highlighted the public realm components including streetscapes zones, street character cross sections of different areas, intersection improvements, flexible streets and space, infrastructure considerations, Kings Mills Road Trail improvement and trail connection to East Main Street businesses.

Next, Nik Davis touched on placemaking details such as signage/wayfinding, farmer's market designations and public art installations.

Finally, Nik Davis spoke on redevelopment opportunities which included detailed development concepts along East Main & Mason Montgomery, Mason Cannery site and West Main Street.

Nik Davis opened the discussion up for questions.

Tom Winters of 145 Mason Montgomery Road, asked about the specific plan for the Westerkamm Farm property and the rezoning of this area.

Nik explained that the site would need to go through a PUD.

Jordie Bacon elaborated that the area in question was kept in the functional subareas and since the property is so large it will need to go through a PUD if that develops. She then explained that any property owner could apply to rezone their property which would include an application process, a public hearing at Planning Commission Meeting and then a public hearing at a City Council Meeting.

Councilmember Bennett asked Jordie Bacon to define PUD.

Jordie Bacon explained that PUD was an acronym for "Planned Unit Development." She said every zoning district has allowable uses, building height and set back establishments and with a PUD the applicant could craft their own zoning proposal. If the PUD is approved the City writes a mini zoning code specific to that development allowing for more flexibility.

Richard Cox, President of Al's Properties in Mason, at 657 Reading Road explained he owned 27 properties in the proposed subarea development plan. He asked why the park area and properties to the north of Fox Drive (backing up to Four Seasons Apartments- zoned R7; high density) were not shown in the plan. Richard Cox suggested changes to be made to this area before approval is made (from north side of Frank Street to the Main Street apartments). He suggested these areas' densities be changed.

Randy Stegbauer of 5358 Hidden Creek Circle expressed his support for Mason Mile zoning changes but suggested that sidewalks get smoothed out to remove the bumpy surfaces. He also

requested that crosswalk signage visibility could be improved for better safety measures. Additionally, Randy Stegbauer said that East Main improvements should be separated from the plan and receive stand-alone improvements as he believed this area needed the most renovation. He noted that improved traffic flow plans should be taken into consideration. Randy Stegbauer said he would like to see improved safety measures (such as caution signs) for bicyclists and motorists in the downtown area and commented that the City should consult with bicycle organizations for suggestions. Randy Stegbauer recommended the City transform the traffic control boxes as pieces of art with paintings/murals.

Chris Sackrider of 631 Lindemann Lane, and owner of Big Dog's Pizza, agreed with Randy Stegbauer's statements. Chris Sackrider raised safety concerns of semi-trucks speeding downtown. He said the curbs near his business are pitted/disintegrated and need repaired and inquired who oversaw the maintenance of this.

Josh Hauser, Pastor of Mason Church of God of 204 Williams Street, questioned how the increase of traffic flow would be addressed. He also said the intersection at Main Street/Williams Street/Mason Road was confusing and suggested a roundabout to be installed. He also made mention that the field by the train tracks off of Forest Avenue would be a suitable location for a parking lot.

A Mason resident of 400 South Forest Avenue noted that the field mentioned above would be a great use of a parking lot. He questioned the length of planning involved with establishing the Mason Mile Master Plan and mentioned his housing value has significantly increased during that time.

Stacey Wall of 109 West Church Street brought up concerns regarding the crosswalk safety on Main Street. She asked if a parking lot was planned to be placed in the area behind Yost Pharmacy.

Nik Davis said the property owner would need to ask for a variance and go through a public hearing process for this to occur.

Stacy Wall inquired about whether this area would be rezoned as commercial and residential.

Nik Davis answered that a property owner could ask for a variance, but the master plan does not change anything on their behalf.

Jordie Bacon clarified that stand alone parking lots are not permitted use in the MDR subdistrict. She also said the City of Mason does not grant use variances so applications for variances for usage against the zoning district would not be permitted. Jordie Bacon said the MDR subdistrict does allow some commercial uses which means a property owner could tear down a house and put a small business in its place and have a parking lot built, but she clarified it could not just be a stand-alone parking lot.

Dennis Bogan, property owner of 106 Main Street, commended Council on their service to the community. He questioned the plan for the property located on Mason Montgomery Road. Dennis

Bogan also asked about the plans for the two City-owned houses, behind the drum shop as well as the apartment building.

Nik Davis answered that there were no specific plans for the properties in question.

Kirsten Prebanda of 4478 Maxwell Drive said she supports the plans to Make the Mile but asked about the existing properties that were in disrepair.

Nik Davis said this plan would set the stage for retrofitting the façade of store fronts and seek improvement through grant funding, but it would ultimately be driven by the property owner.

The public hearing was closed at 9:26 p.m.

A motion to adopt Ordinance 2025-74 was made by Vice Mayor Chance, seconded by Councilmember Gibson. VOTE: ALL YEAS.

Councilmember Bennett asked about the zoning areas that Richard Cox identified and if changes could be made from mile low to mile medium.

Jeff Forbes explained in regard to this particular ordinance it only involves adoption of the Master Plan and the actual rezoning of properties would be discussed later.

Council thanked Houseal Lavigne and MADE CDC for the creation of this guide. They also emphasized that this is simply a concept of what could be the future of Downtown Mason.

ORDINANCE 2025-75 PUBLIC HEARING – AN ORDINANCE TO REPEAL, AMEND AND ADD VARIOUS SECTIONS AND CHAPTERS OF THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS

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

The public hearing was opened at 9:32 p.m.

Nicole Campbell, of Houseal Lavigne, reviewed the zoning of this ordinance. She explained the zoning regulations are there for new developments and would not dictate what established property owners are to do. Nicole Campbell stated that the creation of these regulations emphasize flexibility, encourages reinvestment and redevelopment as well as promoting high quality design to create a strong economic asset to the community.

Nicole Campbell spoke on the key amendments including Chapter 1155 (Replacing B-1 Central Business District with the MM Downtown Mason Mile), Section 939.05(G) (Add MM District specific landscape requirements), Chapter 1170 (Replace the Downtown Overlay District with the Residential Density Overlay District) and Chapter 1187.11 (Add sign standards for MM Downtown Mason Mile).

Nicole Campbell explained the subdistricts map, bulk & dimensional standards, height transitions, principal use table, accessory & temporary uses and supplemental standard types (location, separation & design). She said a minor correction was made to remove the section that regulates the amount of fencing allowed to allow for full enclosure. She continued to explain the building orientation and design standards, including multi family, mixed-use, non-residential, townhouse, single family, two family, triplexes and quadplexes.

Nicole Campbell described access and parking standards which includes off-street vehicle parking requirements, location & access, loading, on-site pedestrian walkways and bicycle parking.

Nicole Campbell spoke about landscape updates regarding building and vehicular usage.

Next, Nicole Campbell described the sign updates which included illuminated signs as well as signs for commercial uses in MDR and LDR.

Finally, Nicole Campbell explained the residential density overlay.

The public hearing was closed at 9:46 p.m.

A motion to adopt Ordinance 2025-75 was made by Vice Mayor Chance, seconded by Councilmember Gibson. VOTE: ALL YEAS.

A motion to amend the code to Ordinance 2025-75 consistent with the memo distributed to Council (in regard to the fencing for the outdoor area) was made by Councilmember Bennett, seconded by Vice Mayor Chance. VOTE: ALL YEAS.

ORDINANCE 2025-76 PUBLIC HEARING AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF DOWNTOWN MASON FROM R-4 (SINGLE-FAMILY RESIDENTIAL), B-1 (CENTRAL BUSINESS DISTRICT), AND DO (DOWNTOWN OVERLAY DISTRICT) TO MM-LDR (MASON MILE – LOW DENSITY RESIDENTIAL), MM-MDR (MASON MILE – MEDIUM DENSITY RESIDENTIAL), MM-DE (MASON MILE – DOWNTOWN EAST, MM-DW (MASON MILE – DOWNTOWN WEST), MM -CT (MASON MILE – COMMERCIAL TRANSITION), MM-CC (MASON MILE COMMERCIAL CORRIDOR), AND RO (RESIDENTIAL DENSITY OVERLAY DISTRICT) GENERALLY LOCATED ALONG EAST MAIN STREET, WEST MAIN STREET, AND READING ROAD FROM KINGS MILLS ROAD TO TYLERSVILLE ROAD

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

The public hearing was opened at 9:50 p.m.

The public hearing was closed at 9:50 p.m.

A motion to adopt Ordinance 2025-76 was made by Vice Mayor Chance, seconded by Councilmember Gibson. VOTE: ALL YEAS.

Councilmember Haake asked about Mr. Cox's suggestion regarding the proposed changes to the outlying areas and suggested that the plan move forward as is and at a later time this issue could be addressed

Nik Davis recommended that the change not be made yet but suggested this could be introduced as a potential amendment or adjustment in the future.

Councilmember Spaeth inquired about the process to have this amended.

Jordie Bacon said that any property owner could propose a rezoning of their property or district and said Mr. Cox could propose this rezoning. She went on to say that any rezoning that included ten parcels or more no public notifications would be required. However, the City and MADE CDC elected to notify residents in this process. She clarified that if Mr. Cox were to propose this change, notifications could be in question.

Councilmember Bennett inquired if duplexes fit the medium or low-density ranges and asked if the future situation could be alleviated based on the current density.

Jordie Bacon explained that the Master Plan is a vision for the future of Downtown Mason. She said that the current zoning would impact what property owners could change to their properties in the future. Jordie Bacon clarified that if a property in Mason currently did not meet its zoning requirements (built prior to the zoning code changes), then they would be considered legal non-conforming uses and are grandfathered in. Therefore, she explained, they could continue to operate as duplexes even though their current zoning may not allow it. However, she said if the use ceases operation for six months or more the legal non-confirming status is lost. She indicated those properties in question are zoned R4 single family residential which does not permit duplexes and therefore, they are already legal non-conforming uses. Therefore, the proposed change would continue that legal non-conforming status for those properties in question. She went on to say that this plan would address about 90% of the current nonconforming properties if approved.

Councilmember Spaeth encouraged Council to move forward with the plan as is and encouraged those that would like to make zoning changes should go through the process in the future.

A motion to adopt Ordinance 2025-76 was made by Vice Mayor Chance, seconded by Councilmember Gibson. VOTE: ALL YEAS

ORDINANCE 2025-85 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BUILDING CRAFTS, INC. FOR THE UPGRADE OF THE WATER RECLAMATION PLANT INFLUENT PUMP STATION

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

Kurt Seiler said the project was planned in the budget and he explained that the influent pump is the first stage in the flow in water treatment. He went on to say the City currently has two wet wells, with two large pumps and small pumps. Kurt Seiler said the small pumps were built for low flows in the evenings and are not currently in use. This legislation would update all the electronics and piping needed to place the additional large pumps. He stated this contract would also allow for updated painting on the main header (piping that enters wet well) which tends to corrode. He said the repainting would help protect it from corrosion. Kurt Seiler went on to say that another component of this legislation would allow for a spare influent pump once the project is completed.

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 Ordinance 2025-85 was made by Vice Mayor Chance, seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2025-86 ACCEPTING THE PROPOSAL FOR THE SURVEY, CONCEPTUAL PLAN, AND PHASE 1 DESIGN OF THE GOULD PARK PROJECT FROM BAYER & BECKER, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS

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

Kurt Seiler said Gould Park property was purchased in 2003 and was dedicated in 2023. He said there has been interest in developing the park since then and Bayer & Becker's proposal is divided into three components. Kurt Seiler explained that the first portion is surveying the environmental data needed to develop technical documents. He said the second component consists of a technical analysis and creative design – creating a clear fundable vision for the park and phased developmental approach. Finally, Kurt Seiler spoke on the third segment would include the final design plans for the first phase including the shared use path connection from Main Street to Rock Garden Court and a left turn lane from Mason Road into the park entrance. He said the total cost is \$220,000.

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

A motion to adopt Ordinance 2025-86 was made by Councilmember Bennett, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

Mayor Nelson shared her excitement about the park and its potential. She said it will connect all the various areas of Mason to Downtown. Mayor Nelson shared the vision for a peaceful wellness park with walking paths, beautiful landscaping and compared it to a smaller scale Central Park.

ORDINANCE 2025-87 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT OR CONTRACTS WITH MUSIC AND EVENT MANAGEMENT, INC. FOR ENTERTAINMENT ARTISTS FOR THE 2027 AND 2028 RED, RHYTHM & BOOM EVENTS

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

Eric Hansen discussed Ordinance 2025-87 and Ordinance 2025-88 together.

Eric Hansen said Ordinance 2025-87 constitutes the music and entertainment portion of the event and secures funding for acts that fit the City's profile for the events for 2027-2028. Eric Hansen went on to say this ordinance also gives some flexibility in the variable pricing spread over two years. He said that Ordinance 2025-87 authorizes \$350,000 for music and entertainment for 2027 and 2028.

Eric Hansen said Ordinance 2025-88 dealt with 2026's events entertainment and production expenses. He indicated the City is seeking entertainment selections and anticipates making the announcement in spring of 2026. Eric Hansen said the amount will not exceed \$180,000 and by working with MEMI they would be able to use various production agencies which may contain the costs with future growth.

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

A motion to adopt Ordinance 2025-87 was made by Councilmember Haake seconded by Councilmember Gibson. VOTE: ALL YEAS.

ORDINANCE 2025-88 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT OR CONTRACTS WITH A PRODUCTION AGENCY OR AGENCIES TO PROVIDE THE STAGE, SOUND, LIGHTS AND VIDEO SCREEN FOR THE 2026 RED, RHYTHM & BOOM EVENT

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

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

A motion to adopt Ordinance 2025-88 was made by Councilmember Gibson seconded by Councilmember Styracula. VOTE: ALL YEAS.

ORDINANCE 2025-89 AUTHORIZING THE SUPPLEMENTAL APPROPRIATION TO EXERCISE THE CLAW BACK PROVISION OF A CONTRACT FOR SALE AND PURCHASE

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

Eric Hansen said six years ago the City entered into a sale and purchase for property in order to attract an engineering innovation center and advanced manufacturing facility on City owned property in 2019. He went on to say that part of this contract indicated that if they were not able to deliver the jobs then the City would be able to repurchase the property at 90%. Eric Hansen said the center was dependent on the aeronautic industry and due to COVID's delays, they had a setback. He said the City worked closely with the state and both were put on notice earlier this year that because of industry shifts they would not be able to move forward with the previously planned projects at that location. Therefore, he said this triggered the contracts the City put in place to be activated to repurchase the property. Eric Hansen said one part of this contract would be appropriating the dollars to affect that repurchase.

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

A motion to adopt Ordinance 2025-89 was made by Councilmember Chance seconded by Councilmember Styrcula. VOTE: ALL YEAS.

ORDINANCE 2025-90 AMENDING ORDINANCE 2024-111 ESTABLISHING THE POSITIONS AND RATES OF COMPENSATION FOR EMPLOYEES OF THE MASON MUNICIPAL COURT

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

Jennifer Heft said the Municipal Court is a unique entity that is established by the state legislature. She said the judge, as an elected official, has control over all the revenues, expenses and hiring of personnel however, the City is responsible for processing the court revenues, expenses and payroll with the majority comprised through the general fund. Jennifer Heft explained that ordinances are necessary to give City staff the ability to process the directives of the judge and this ordinance is for the compensation of court employees. She said in 2024, Council authorized Ordinance 2024-111 to establish the hiring ranges for court employees and reestablished the chief deputy position filling it with the current deputy clerk and adds a full time probationary officer position. Jennifer Heft indicated the revenues and expenses have remained stable in the last few years but there are several vacant positions in court.

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

A motion to adopt Ordinance 2025-89 was made by Councilmember Styracula seconded by Councilmember Gibson. VOTE: ALL YEAS

ORDINANCE 2025-91 2026 ANNUAL APPROPRIATION ORDINANCE

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

Eric Hansen said this ordinance relates to the budget for 2026 and he said the City's Finance Director indicated there are an excess of a thousand-line items that comprise the City Budget. He said the budget is a core planning document and is used as a holding place and dollar amounts to maintain a conservative budget. Eric Hansen mentioned that the City does not anticipate revenue to come in that exceeds what is likely, instead they budget for zero revenues to be received, and expenses and budgets are budgeted at the full capacity of what could be possible. He said the gap between actual expenses and revenues is what the City aims for, and he said the City is able to invest into the capital fund with that gap. Mr. Hansen said due to the large balances available the City is ready for investment opportunities which fuels economic development well into the future. He mentioned another past opportunity was securing the long-term home of the tennis tournament which also impacted the City's fund balances. Mr. Hansen said the strategy going forward would be to focus attention on rebuilding the balances to prepare for future historic opportunities. He also said the City has a set aside program that ensures the City's fleet replacement from becoming erratic due to budget cycles and they are aiming to duplicate that success on a larger scale with street resurfacing. Eric Hansen said the City must realign operations as the City has grown with the scale of investments which can cause constrained operating expenses and must pay down debt. He said the safety fund continues to be very stable using a combination of income tax and property taxes and can be dependent on the state and national economy. Mr. Hansen went on to say the Community Center is a publicly owned recreation center and continues to operate positively by maintaining a fund balance without requiring subsidies from the general fund. He said the golf operations have had a few years of transition due to tennis and is expected to have a positive impact on the long-term financial position of golf. Finally, Mr. Hansen said the new focus will be long-term prioritization of project initiatives and to strategically process and prioritize future projects. In conclusion, he thanked the Finance Committee and Employee Relations Committee for their hard work and time on the budget.

A motion to adopt Ordinance 2025-89 was made by Vice Mayor Chance seconded by Councilmember Styracula. VOTE: ALL YEAS

Council commended Joe Reigelsperger, City of Mason Finance Director, City Staff and the finance department on establishing their solid budget for long-term growth.

COMMITTEE REPORTS

Councilmember Haake thanked Mayor Nelson and Vice Mayor Chance and staff for their teamwork in making the Finance Committee a success. He also mentioned the Veterans Affairs Committee- thanked City Staff, Vice Mayor Chance and Councilmember Styracula for their

successful endeavors and invited the community to come out and support veterans at the Veterans Day Ceremony.

Mayor Nelson thanked Councilmember Haake for his leadership with the committees.

Councilmember Bennett gave an update on the Art and Culture Committee and mentioned the new Arts Center Master Plan process, City's Community Event Guide and Gould Park. She said additional language in the new permit portal and the Duke Energy Small Business Grants were discussed in the Small Business Committee Meeting.

OLD AND NEW BUSINESS

Mayor Nelson made a motion to appoint Shawn Hollon to the Warren County Solid Waste District.

A motion to approve was made by Councilmember Spaeth seconded by Councilmember Styracula.
VOTE: ALL YEAS

Mayor Nelson highlighted the City's accomplishments over the last two years.

Mayor Nelson reported the development on House Bill 503 and shared her support. She also spoke on House Bill 413 and its four changes which she felt could place financial burden on the City.

Mayor Nelson congratulated the Mason Girls Varsity Green Tennis Team on their ninth straight ORCA State Championship and for winning the OSAA Doubles State Title for the third consecutive year and finally, for sending three doubles teams to the state semifinals.

Mayor Nelson thanked her family, Councilmembers, City Staff and Law Director, Jeff Forbes for their support over the last ten years.

RECOGNITION OF VISITORS

Char Pelfrey of 5499 Mason Road thanked Councilmember Haake, Vice Mayor Chance and Mayor Nelson for their service to the City. She also expressed appreciation towards Mayor Nelson's hard work in the culmination and thanked Council for their support of the Gould Park initiative.

EXECUTIVE SESSION: ACQUISITION/DISPOSITION OF PROPERTY AND LITIGATION AND EMPLOYMENT/COMPENSATION OF PUBLIC EMPLOYEES & CONSIDERATION OF LEGISLATION ON EMPLOYEE COMPENSATION

A motion to adjourn into Executive Session for the purpose of discussing acquisition/disposition of property and litigation and employment/compensation of public employees and consideration of legislation on employee compensation was made by Vice Mayor Chance seconded by Councilmember Bennett. VOTE: ALL YEAS. TIME: 10:55 p.m.

A motion to reconvene into Regular Session was made by Councilmember Styrcula seconded by Councilmember Bennett. VOTE: ALL YEAS. TIME: 11:15 p.m.

ORDINANCE 2025-92 ESTABLISHING THE SALARY ADMINISTRATION PLAN, PROVIDING FOR CONSIDERATION OF INCREASES IN COMPENSATION ON AN ANNUAL BASIS, AND GRANTING A COST OF LIVING INCREASE

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

A motion to adopt Ordinance 2025-92 was made by Councilmember Styrcula seconded by Councilmember Haake. VOTE: ALL YEAS.

ORDINANCE 2025-93 REPEALING AN ORDINANCE 2024-109 OF THE CITY OF MASON, OHIO, AND ESTABLISHING HIRING COMPENSATION RANGES FOR CITY OF MASON EMPLOYMENT POSITIONS

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

A motion to adopt Ordinance 2025-93 was made by Councilmember Styrcula seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2025-94 AFFIRMING THE REAPPOINTMENT OF MAXWELL KINMAN AS CITY PROSECUTOR AND ESTABLISHING THE COMPENSATION FOR PROSECUTION SERVICES AND DECLARING AN EMERGENCY

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

A motion to adopt Ordinance 2025-94 was made by Vice Mayor Chance seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2025-95 MODIFYING THE CONTRACT FOR LEGAL SERVICES WITH WOOD & LAMPING LLP TO PROVIDE FOR UPDATED COMPENSATION

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

A motion to adopt Ordinance 2025-95 was made by Councilmember Chance seconded by Councilmember Haake. VOTE: ALL YEAS.

ADJOURN

A motion to adjourn was made by Vice Mayor Chance seconded by Vice Mayor Chance. VOTE: ALL YEAS. TIME: 11:18 p.m.