

**CITY OF MASON
COUNCIL MEETING
June 8, 2026**

The Executive Session meeting was called to order at 5:15p.m.

ATTENDANCE

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

A motion to convene into Executive Session for the purpose of discussing Acquisition/Disposition of Property; Personnel was made by Councilmember Burrell, seconded by Councilmember Bennett. VOTE: ALL YEAS.

A motion to adjourn Executive Session was made by Councilmember Singh, seconded by Councilmember Bennett. VOTE: ALL YEAS. TIME: 6:49 p.m.

A motion to reconvene into Regular Session was made by Councilmember Bennett seconded by Councilmember Swamy. VOTE: ALL YEAS. TIME: 6:50 p.m.

The Council 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: Councilmember Bennett, Councilmember Burrell, Councilmember Singh, Councilmember Spaeth, Councilmember Swamy, and Mayor Styrcula.

APPROVAL OF MINUTES

A motion to approve the May 11 Council Meeting minutes was made by Councilmember Singh, seconded by Councilmember Bennett. VOTE: ALL YEAS.

CITY MANAGER'S REPORT

The City of Mason will begin a new program intended to bring residents and Councilmembers together to participate in open dialogue, share information and exchange ideas to enhance the sense of community. The first of the series will take place on Wednesday, June 10 at 7:00 p.m. in the Community Room of Fire Station 51. For a list of upcoming events in this series visit the City's website at www.imaginemason.org.

The City of Mason will host its Safety Workshops on Thursday, June 11 and July 9, at 6:00 p.m. at the Mason Municipal Aquatic Center. June's workshop (Shifting Gears) is intended to help support youth with healthy and confident decision-making skills when dealing with substance abuse or impaired driving situations. July's workshop (Protect) focuses on the development of awareness, strength and self confidence in dangerous situations. The Workshops are free to attend for community members aged 14+ however registration is required on the City's website. Community members who attend the Safety Workshops will be eligible to receive a Come Together Mason e-gift card.

The City of Mason Municipal Aquatic Center will provide free swim clinics this summer. June's clinic is designed specifically for Parent/Toddler Safety tips and will take place on Wednesday, June 10 at 10:00 a.m. Beach Safety will be the main topic on Wednesday, July 8 at 10:00 a.m. with discussions on safety flags and rip tides.

On Friday, July 3, City offices will be closed due to City staff preparing for the Red, Rhythm and Boom event. Mason Community Center hours will be from 6:00 a.m. to 12:00 p.m. The Mason Municipal Aquatic Center will be closed. On Saturday, July 4, Mason Community Center will be open from 7:00 a.m. to 12:00 p.m. and the Mason Municipal Aquatic Center will be open from 11:00 a.m. to 7:00 p.m. City of Mason offices will be closed on Monday, July 6 in honor of Independence Day while Mason Community Center and Aquatic Centers will be open with typical hours.

The annual Red, Rhythm and Boom event will take place on Friday, July 3 at the Mason Municipal Campus. The event will begin at 4:00 p.m. with access to kids' zone activities and attractions as well as food and non-food vendors. At 5:45 p.m. stage entertainment will kick off with the singing of the national anthem. At 6:00 p.m. the concert will begin with opening act Vertical Horizon, followed by Fitz and the Tantrums at 8:30 p.m. The event will continue with a firework display and drone show by Rozzi's Famous Fireworks beginning at 10:00 p.m. The City's Incident Command Team, led by Assistant Public Works Director, Steve Caddell, consists of over 20 employees across all City departments and has been meeting on a weekly basis to execute a successful event for the community to enjoy. Employees across all departments are being given assignments and adjusting schedules to deliver a high-quality event without excessive expense. Volunteers, vendors and business partners are gathering momentum and excitement. Eric Hansen thanked City staff for their hard work in making this event happen.

In celebration of America250, Mason Community Players will present *1776*- a musical that chronicles the events leading up to the signing of the Declaration of Independence. The show features performances of John Adams, Benjamin Franklin and Thomas Jefferson as they fight for liberty. Show dates start on Friday, July 10 and continue until Saturday, July 18. More information is available on their website.

On Thursday, September 17 for the Warren County Foundation's 2026 Community Service Awards Banquet at 6:00 p.m. held at Manor House. A motion to sponsor a table for this event was made by Councilmember Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

Kurt Seiler gave an update on the proposed parking lot in Downtown Mason and indicated that the site and landscape plan was approved at the Planning Commission Meeting. He said the next stage in developing this lot would be addressing the underground and surface detentions to the site and he said he hopes to have a contract ready in the next few months.

A motion to not request a hearing for a D-3A liquor permit for Reading Petroleum LLC Mason Shell was made by Councilmember Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

A motion to not request a hearing for a C-2, C-1 liquor permit for Kings Mills Liquor was made by Councilmember Swamy, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

A motion to not request a hearing for a C-2 liquor permit for Kaselelie Market LLC was made by Councilmember Spaeth, seconded by Councilmember Bennett. VOTE: ALL YEAS.

A motion to not request a hearing for a C-1, C-2 liquor permit for Seven Star Eleven Mason Petroleum, LLC was made by Councilmember Swamy, seconded by Councilmember Singh. VOTE: ALL YEAS.

RESOLUTION 2026-16 RECOGNIZING JUNETEENTH DAY

Jeff Forbes read Resolution 2026-16.

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

A motion to adopt Resolution 2026-16 was made by Councilmember Swamy, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

Councilmember Bennett announced that the Mason High School would be hosting a Juneteenth Celebration on June 18, 2026, with food trucks, music and DJs at 7:00 p.m. Councilmember Spaeth said the organizers of this celebration were invited to the meeting, but they were unable to attend. She indicated Council would present the framed resolution to the group at a later time in recognition of this important day.

Councilmember Burrell recommended that future resolutions should refer to our country as a “republic” versus “democracy”.

ORDINANCE 2026-51 SECOND READING - 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 Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

The Public Hearing was opened at 7:16 p.m.

Jordie Bacon explained the updates made to the zoning ordinance to prohibit data centers in the City of Mason. She discussed changes which included the definition of data centers and removing the definition from the Downtown Zoning District in lieu of the broader definition. Jordie Bacon said the changes would prohibit data centers in all commercial, office and industrial zoning districts. She spoke on removing limitations of the set size, height and design for fuel canopies and allowing approval at Planning Commission. Jordie Bacon said other minor items were also revised such as; making theaters, concert halls, meeting and banquet halls a permitted use in the B-2 zoning district, prohibiting feather signage (feather, inflatable and waving) and clarification on parking as a principal permitted use in certain zoning districts.

The Public Hearing was closed at 7:21 p.m.

A motion to adopt Ordinance 2026-51 was made by Councilmember Swamy, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

ORDINANCE 2026-52 SECOND READING - AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 8.0281 ACRES FROM HT-1 (HIGH TECH LIGHT INDUSTRIAL) TO IND-PUD (INDUSTRIAL PLANNED UNIT DEVELOPMENT) WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT 7288 CENTRAL PARKE BOULEVARD (ROOTED GROUNDS)

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

The Public Hearing was opened at 7:23 p.m.

Jordie Bacon reviewed the zoning map and explained the proposal of Rooted Grounds. She explained the proposal of Rooted Grounds' headquarters, development, storage and access points. Jordie Bacon said there were three minor conditions that were added to the zoning plan- screening, PUD buffers and building height.

Sherry Taylor, President and CEO of MADE CDC shared her support to the Rooted Grounds development.

The Public Hearing was closed at 7:28 p.m.

A motion to adopt Ordinance 2026-52 was made by Councilmember Swamy, seconded by Councilmember Spaeth. VOTE: ALL YEAS.

Council congratulated Rooted Grounds and shared their enthusiasm for their growth and development.

RESOLUTION 2026-14 SECOND READING - ADOPTING THE BUDGET OF THE CITY OF MASON FOR THE YEAR JANUARY 1, 2027 THROUGH DECEMBER 31, 2027

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

Eric Hansen explained that this resolution was not a budget adoption for the City of Mason (set to start this fall), but a procedural activity in order to justify the return of tax dollars to the City and to show the City's need for state-supported funding. He said it sets the City's property tax rates for safety levy that was voted into the charter. Eric Hansen reviewed the millage rates and reduction over the last 15 years.

The Public Hearing was opened at 7:32 p.m.

The Public Hearing was closed at 7:33 p.m.

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

ORDINANCE 2026-57 AN ORDINANCE ACCEPTING THE PROPOSAL FOR DESIGN OF THE KINGS MILLS ROAD IMPROVEMENT PROJECT FROM WOOLPERT, INC. IN THE AMOUNT NOT TO EXCEED FEE OF \$210,135 AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS

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

Kurt Seiler discussed Ordinance 2026-57 and Ordinance 2026-58 together which were both related to Kings Mills Road.

Kurt Seiler said the improvements would start at US 42 to Muddy Creek bridge including road reconstruction, storm sewer replacement and sidewalk improvements on both sides of the road. He indicated he was hopeful the City would get funding once the design process was set in motion and said the City decided to utilize Woolpert's design. Kurt Seiler said the 2026 budget included \$200,000 for the design of the project.

Kurt Seiler said that Ordinance 2026-58 pertained to Kings Mills Road Improvement Project and Mason Montgomery Road and Western Row resurfacing to be submitted for OPWC funding. He reviewed the costs associated with both projects.

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 2026-57 was made by Councilmember Swamy, seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2026-58 AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT APPLICATIONS TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED

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 Councilmember Singh, seconded by Councilmember Swamy. VOTE: ALL YEAS.

A motion to adopt Ordinance 2026-58 was made by Councilmember Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-59 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LESS LETHAL LLC FOR THE PURCHASE OF PEPPERBALL LAUNCHERS FOR THE MASON POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$100,000

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

Eric Hansen said this ordinance allows police to migrate away from an older, dated model to a less lethal option when dispersing crowds. He said this opportunity moves away from beanbag munitions (launched via shotguns) to PepperBall launchers (a safer and newer technology) which allows the projectile to break immediately upon impact without exerting a lot of force on an individual but rather a powder that affects the eyes and respiratory system without causing injury. He explained that this tool would be useful in barricade situations without compromising the safety of the individual or others.

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

A motion to adopt Ordinance 2026-59 was made by Councilmember Spaeth, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-60 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR POLICE SERVICES WITH KINGS ISLAND

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

Eric Hansen said the City started its partnership with Kings Island ten years ago- a foundational piece of the City's Campus Safety Team (a nationally recognized effort in providing effective

school, campus and local business security). Eric Hansen said the organization reevaluated their security needed to expand police coverage.

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

A motion to adopt Ordinance 2026-60 was made by Councilmember Spaeth, seconded by Councilmember Swamy. VOTE: ALL YEAS.

Councilmember Bennett asked about the duties of the officers while on the premises of Kings Island. Eric Hansen said they have a wide range of duties including patrolling the park, assisting with traffic, and being available to respond to safety situations as needed.

ORDINANCE 2026-61 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SOLAR WINDS IN AN AMOUNT NOT TO EXCEED \$83,000 FOR THE PURCHASE OF A 3-YEAR LICENSING AND MAINTENANCE CONTRACT FOR SOFTWARE PATCH MANAGEMENT AND SERVER MONITORING SOFTWARE

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

Jennifer Heft said the City had a contractual arrangement with SolarWinds since 2019 however, the IT Licensing agreements are moving from a perpetual agreement to a higher cost subscription agreement with three-to-five-year commitments therefore causing the cost of the contract to rise to a threshold that's needed for Council approval. Due to the small size of Mason's IT staff, the City relies on contractual services to secure resources needed to maintain the City's operating critical operating systems. The contract would provide contract monitoring as well as software management services and would cover a three year commitment for a total cost of \$83,000.

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 2026-61 was made by Councilmember Singh, seconded by Councilmember Swamy. VOTE: ALL YEAS

COMMUNITY REINVESTMENT AREA DISTRICT #7 - CINCINNATI SKIN CENTER

Michele Blair announced the opportunity to grant the development of a new healthcare professional office on State Route 741 corridor. She reviewed the details of the center, including the 10,000 square foot multi-tenant office, in which 65 percent would be operated by a medical office. She said the business would bring in \$4.1 million in new investment and 30 full time new jobs, \$3.3 million payroll by 2030.

She described the Community Reinvestment Area meant to help companies who spend a large sum of money for construction and allows 4 to 15 years with like size project, so the tax abatement is for a relatively small amount of time.

Michele Blair explained the Cincinnati Skin Care Center analysis, which recommends a six-year abatement term, saving the company an estimated \$400,000 while generating approximately 200,000 in new revenue each for the City as well as Kings Local School District- totaling \$396,000 in new revenue generation.

A motion to grant an abatement under the Community Reinvestment Area Program of 100% real property improvements for six years and contingent upon the owners making an annual compensation payment to the Kings Local School District for the term of the abatement period was made by Councilmember Spaeth, seconded by Councilmember Bennett. VOTE: ALL YEAS.

OLD AND NEW BUSINESS

Councilmember Bennett gave an update on the Mason Market on the Mile and shared her enthusiasm for this event.

Councilmember Spaeth gave an update on the Planning Commission Meeting, the Veteran Affairs meeting, and an upcoming America250 meeting. Additionally, she spoke on an email received from a resident urging the community to fly the American flag for Flag Day, made available at the Mason Municipal Center if needed.

Mayor Styrcula discussed the MADE CDC grant process and the Advisory Council comprised of community members. He said both Councilmembers Spaeth and Bennett expressed interest and received a formal invitation.

A motion to approve Councilmember Bennett and Councilmember Spaeth to serve on the MADE CDC Project Advisory Council was made by Councilmember Burrell, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ADJOURN

A motion to adjourn was made by Councilmember Bennett, seconded by Councilmember Singh. VOTE: ALL YEAS. TIME: 8:00 p.m.