

**CITY OF MASON
COUNCIL MEETING
August 10, 2026**

The Executive Session meeting was called to order at 6:15 p.m.

ATTENDANCE

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

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

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 Swamy, and Vice Mayor Gibson.

APPROVAL OF MINUTES

A motion to approve the July 13, 2026, Council Meeting minutes was made by Councilmember Singh, seconded by Councilmember Swamy. VOTE: ALL YEAS.

CITY MANAGER'S REPORT

The 2026 Cincinnati Open Tennis Tournament will kick off with their Community Weekend this Saturday and Sunday, August 8 – 9 which includes Kids Day on August 8 and the inaugural Cincinnati Open 5K on August 9 where Community Center Premier Members received a 25% discount on registration.

The Cincinnati Open Tennis Tournament officially begins in Mason on Tuesday, August 11, through Sunday, August 23. The tournament will be held at the Lindner Family Tennis Center as part of the Legacy Park Campus. The City has an established Tennis Incident Command Team, led by Police Captain Jeremy Saylor, who is working closely with tournament leadership to support tournament operations and the overall experience for residents, businesses and visitors throughout the two-week event.

The City of Mason will continue its Seat at the Table 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 next scheduled series will take place Thursday, August 27 at 9:00 a.m. at Kala Coffee House.

Market on the Mile, hosted in partnership with MADECDC, will return to Downtown Mason Plaza on Saturday, August 22, from 10:00 a.m. – 1:00 p.m. Participants can enjoy a variety of local food, artisan and craftsman vendors as part of the market.

4th on Main, a fresh take on the community market experience at Mason Market on the Mile, will take place the fourth Sunday of the month. 4th on Main brings together a curated mix of familiar favorites and exciting new vendors offering handmade goods, local products, specialty foods, and more. 4th on Main supports small businesses while connecting with the community. 4th on Main will continue Sunday August 23, September 27 and October 25 from 11:00 a.m. to 2:00 p.m.

The City of Mason will host its Safety Workshops on Thursday, August 27 and Thursday, September 10 at 6:00 p.m. at the Mason Municipal Aquatic Center. August's workshop will focus on Norms of Policing and will educate citizens on the expectations of traffic stops and crashes. Participants will gain practical tips on how to respond safely and navigate these potentially stressful situations. The September 1 workshop will focus on bicycle safety by informing residents on bicycle laws and understanding the differences in e-bike classifications and other bicycle-related safety discussions. The workshops are free for community members aged 14+, registration is available on the City's website.

City offices will be closed on Monday, September 7 in observance of the Labor Day holiday. Mason Community Center will be open from 6:00 a.m. to noon with limited services.

Mason City Schools will offer staggered start dates for students on Thursday, August 13 and Friday, August 14 with full day classes beginning on Monday, August 17. The community is encouraged to spread compassion and practice patience as back to school traffic may cause longer commute times. Please help keep students, pedestrians and drivers safe by following all school bus safety laws, watching out for increased pedestrian traffic and observing the 20-mile speed limits in active hour school zones. The City of Mason wishes all students a safe and successful 2026 – 2027 school year.

Steve Hartke provided a presentation with updates to the construction at the intersection of Mason Montgomery Road and Tylersville Road and shared updates of accessibility during the construction for the safety of students and pedestrians walking at those intersections.

A motion to not request a hearing for a D-51 liquor permit for MAXWM LLC was made by Councilmember Bennett, seconded by Councilmember Swamy.

Friday, September 11, the City will observe the 25th anniversary of the deadly attacks on our nation. This solemn day serves as a moment to honor the lives lost, recognize the heroes who courageously responded, and reflect on the resilience that has defined our country since that tragic day.

The community is encouraged to take part in private, silent reflection throughout the morning of September 11. At the times corresponding to the events of that morning, community members are encouraged to pause and reflect, religious establishments are being asked to ring their bells and the City's Police and Fire Departments will sound their sirens in remembrance.

Police and Fire personnel will also have a presence inside the Municipal Center near the September 11 Memorial to pay tribute to the lives lost on this tragic day. White roses will be available for residents to lay at the 911 Memorial located inside the Municipal Center as a personal tribute throughout the day from 8:00 a.m. to 4:00 p.m.

RECOGNITION OF VISITORS

Harley Youngmeyer of 4472 Pond Meadows Court discussed concerns of speed limits, bike safety, and e-bikes.

Amy Mitchell of 4121 Marble Ride Lane shared concerns of traffic and blind sightlines due to growth of vegetation in medians.

Mark Lortz of 5145 Minuteman Court and Kurt Seiler discussed updates of the parking lot project behind Common Beer Company.

Chris Landise of 6386 Van Court discussed interest of hosting the VOA Country Music Festival to the Linder Family Tennis Center.

RESOLUTION 2026-19 RECOGNIZING THE 25TH ANNIVERSARY OF 9/11

Jeff Forbes read resolution 2026-19 in full.

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 Resolution 2026-19 was made by Councilmember Swamy, seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2026-62 SECOND READING - APPROVAL OF A MAJOR MODIFICATION TO A CONCEPT PLANNED UNIT DEVELOPMENT PLAN FOR THE HEALTH ALLIANCE PLANNED UNIT DEVELOPMENT LOCATED ON OLD WESTERN ROW ROAD WEST OF INNOVATION WAY (HEALTH ALLIANCE PUD)

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

Jordie Bacon said the City of Mason is requesting approval of a revised Concept Plan for the Health Alliance Planned Unit Development. The property is located on Old Western Row Road, west of Innovation Way. The property is currently zoned IND-PUD, Industrial Planned Unit Development. In 2024 City Council approved a revised Concept Plan to allow for expansion to the Lindner Center of Hope campus, including two building additions, a new medical office building, new parking lot, and cabins for patient therapy. The Concept Plan retained three high tech industrial buildings on the northern portion of the site, along with associated parking. The proposed Concept Plan includes development of a new fire station on the northwest corner of the property, requiring relocation of internal roadways and reduction of one of the proposed parking lots. The fire station would have access out to Western Row Road as well as the proposed roadway connection between Innovation Way and Western Row Road.

Chief Brumagen discussed the three fire station model, benefits of the proposed fire station locations and reduced response times with the proposed sites. Chief Brumagen displayed maps of the current fire stations and showed response time studies using the locations of the proposed new fire station sites.

The Public Hearing was opened at 7:29 p.m.

Fred Duncan 4345 Black Oak Lane discussed concerns of the locations of the proposed fire stations.

Lyle Kelly 7010 White Oak Court shared concerns of increases of traffic along Western Row Road.

Leonard Huss of 7073 White Oak Court read a statement from his neighbor discussing concerns of a fire station near the Oakwood Lakes Subdivision along with concerns of speeding traffic on Western Row Road.

Leonard Huss of 7073 White Oak Court shared traffic and safety concerns regarding exiting Oakwood Lakes Subdivision.

The Public Hearing was closed at 7:54 p.m.

Council and Chief Brumagen discussed fire station placement and the future growth of call volume.

Council and Kurt Seiler discussed removing overgrown foliage and replacing with new smaller foliage to help address safety concerns.

A motion to adopt Ordinance 2026-62 was made by Councilmember Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-72 FIRST READING AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 7.02 ACRES FROM THE MM-MDR (MASON MILE MEDIUM DENSITY RESIDENTIAL) TO RES-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) WITH APPROVAL OF THE CONCEPT PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT 200 COWAN DRIVE (MASON OAKS)

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

Eric Hansen set a public hearing for September 14, 2026.

ORDINANCE 2026-73 FIRST READING AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF MASON, OHIO TO PROVIDE FOR THE REZONING OF APPROXIMATELY 246.522 ACRES FROM WARREN COUNTY R-1 (SINGLE FAMILY RESIDENTIAL) AND WARREN COUNTY I-1 (LIGHT INDUSTRIAL MANUFACTURING) TO CITY OF MASON I-1 (LIGHT INDUSTRIAL) LOCATED AT BUNNELL ROAD AND SR 741 (HODAPP FARM PROPERTY)

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

Eric Hansen set a public hearing for September 14, 2026.

ORDINANCE 2026-74 APPROVAL OF THE REPLAT FOR WRLD SUBDIVISION, SECTION 7

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

Kurt Seiler said this replat changes four of the four-unit townhome buildings to three-unit townhome buildings. This reduces the total unit count from 103 to 99 and the number of townhomes from 69 to 65. This replat is consistent with the revised Final PUD approved by Planning Commission at the July meeting.

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

A motion to adopt Ordinance 2026-74 was made by Councilmember Bennett, seconded by Councilmember Swamy. VOTE: ALL YEAS.

ORDINANCE 2026-75 APPROVAL OF THE REPLAT FOR THE BEACH SUBDIVISION PHASE TWO, REVISION TWO

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

Kurt Seiler said the purpose of this replat is to dedicate right of way for the extension of Beach Boulevard consistent with the Villages of Mason PUD approval. This replat also relocates the cul-de-sac to the north end of roadway extension. Planning Commission recommended approval contingent on working with staff on tapering of right of way to allow transition from existing 4-lane roadway to the proposed 3-lane roadway.

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 2026-75 was made by Councilmember Bennett, seconded by Councilmember Singh. VOTE: ALL YEAS.

ORDINANCE 2026-76 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MORTON SALT FOR THE PURCHASE OF APPROXIMATELY 5,500 TONS OF HIGHWAY ROCK SALT

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

Kurt Seiler discussed Ordinance 2026-76 and Ordinance 2026-77 together. Kurt said the City purchases approximately 5,500 tons of rock salt on an annual basis to provide snow and ice control for an average of 12-14 snow events per year. In recent years, the City has participated in two cooperative purchasing programs for the purchase of rock salt – Southwest Ohio Purchasers for Government (SWOP4G) and a county program administered by the Warren County Engineer's Office. Authorizing participation in both programs allows the City the flexibility to pursue alternatives to reduce the budgetary impact of salt prices as well as ensure that available quantities are on hand.

Salt prices have increased significantly compared to last year due to several factors. Last winter's severe weather resulted in much higher salt usage around the region and state, ultimately depleting local and regional inventories. This caused regional suppliers to have to transport from out of state to meet the demand. Many suppliers absorbed these additional transportation costs to fulfill existing contracts, impacting their operations and the current market. The City's salt barn is currently filled with salt from last season's pricing.

Though the winter of 2025/26 saw more snow than average, less salt was used than in previous mild winters due to increased use of liquid application. The City continues to evaluate the most

cost effective and conservative options for snow and ice removal operations while also maintaining the high level of service that residents have come to expect inside the City limits

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 2026-76 was made by Councilmember Swamy, seconded by Councilmember Bennett. VOTE: ALL YEAS.

ORDINANCE 2026-77 AUTHORIZING THE CITY MANAGER TO ENTER INTO ALTERNATE CONTRACTS FOR THE PURCHASE OF HIGHWAY ROCK SALT

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 Bennett. VOTE: ALL YEAS.

A motion to adopt Ordinance 2026-77 was made by Councilmember Bennett, seconded by Councilmember Singh. VOTE: ALL YEAS.

OLD AND NEW BUSINESS

Councilmember Burrell shared an update on a metrics dashboard summarizing how the City is performing in different areas.

Councilmember Bennett discussed the Seat at the Table program encouraging the public to participate. Councilmember Bennett also shared a save the date for the upcoming East Main Music Festival on October 10.

Councilmember Singh discussed hosting Council Work Sessions monthly to discuss concerns of the community.

Vice Mayor Gibson shared information from the America250 Committee meeting including planning of the 9/11 25th Anniversary Memorial, Mason Heritage Festival, and an event highlighting this year's America250 activities.

RECOGNITION OF VISITORS

John Kishler of 7085 White Oak Court shared concerns of planning for impacts of traffic in the City.

Ray of 7098 Scarlet Oak Court discussed concerns of traffic and fire station placement.

Chris Heim of 102 E. North Street discussed the proposed expansion for the Mason Oaks subdivision and encouraged Council to visit the proposed entrance to the development.

Fred Duncan 4345 Black Oak Lane discussed concerns of fire station placement.

Tammy Goyke of 7140 Scarlet Oak Ct. and Steve Hartke discussed the scale of the new road proposed for the fire station.

Alex Kosina of 416 Hickory Woods Drive shared he was visiting the Council Meeting to take notes for a requirement for a Citizenship in the Community Meritt Badge.

ADJOURN

A motion to adjourn was made by Councilmember Singh, seconded by Councilmember Bennett.
VOTE: ALL YEAS. TIME: 8:34 p.m.

Attest:

Mayor

Clerk of Council