CITY OF FAIRBORN
COUNCIL MEETING
March 17, 2025, at 6:00 p.m.
Council Chambers

COUNCIL MEMBERS	Present	Absent
Dan Kirkpatrick, Mayor	☒	☐
Clint Allen, Councilman	☒	☐
Sylvia Chess, Councilwoman	☐	☒
Adam Fritzsche, Councilman	☒	☐
Rodney McCubbins, Councilman	☒	☐
Mary Reaster, Deputy Mayor	☒	☐
Tana Stanton, Councilwoman	☒	☐

Councilman Allen moved to excuse Councilwoman Chess from the meeting. Councilman Fritzsche seconded. Voice Vote. All in favor. Motion carried. Mayor Kirkpatrick excused Councilwoman Chess from the meeting.

STAFF MEMBERS PRESENT

Browning, Gay, McClure, McNamee, and Taylor

Everyone stood for the Pledge of Allegiance and a moment of silence.

APPROVAL OF MINUTES

Deputy Mayor Reaster moved to approve the March 3, 2025, Work Session Meeting Minutes. Councilman Allen seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Councilman McCubbins moved to approve the March 3, 2025, Regular Council Meeting minutes. Councilman Fritzsche seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

NEW BUSINESS

ORDINANCE 5-25 MAKING SUPPLEMENTAL APPROPRIATIONS TO THE APPROPRIATIONS BUDGET OF THE CITY OF FAIRBORN, STATE OF OHIO, AND AUTHORIZING TRANSFERS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.

Councilman McCubbins motioned to read Ordinance 5-25 for the first time by title only declaring an emergency. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 5-25 by title only declaring an emergency.

Hilary Browning, Finance Director, reviewed the adjustments included in the legislation.

Councilman Allen stated he greatly appreciated the shift and the checking and being able to come up with $35,000 as we sleep which is fantastic. He thanked her for the housekeeping.

Deputy Mayor Reaster seconded Clint Allen's comments.

Councilman McCubbins agreed a third time with Clint Allen's comments.

Councilwoman Stanton agreed a fourth time with Clint Allen's comments.

Mayor Kirkpatrick thanked Mrs. Browning for the work that goes into this.

Deputy Mayor Reaster moved to approve Ordinance 5-25 declaring an emergency. Councilman Fritzsche seconded. Yeas, six: Reaster, Fritzsche, Allen, McCubbins, Stanton and Kirkpatrick, Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 5-25 declaring an emergency duly adopted.

ORDINANCE 6-25 AMENDING THE CITY OF FAIRBORN CODIFIED ORDINANCES REGARDING PART ELEVEN PLANNING AND ZONING CODE.

Councilwoman Stanton motioned to read Ordinance 6-25 for the first time by title only. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 6-25 by title only.

Mayor Kirkpatrick set the public hearing of Ordinance 6-25 for Monday, April 7, 2025.

RESOLUTION 9-25 AUTHORIZING THE REPLAT TO SPLIT OFF APPROXIMATELY 0.5 ACRES FROM AN EXISTING 4.578 ACRE PARCEL CREATING TWO NEW LOTS AT 1148-1178 KAUFFMAN AVENUE IN THE CC COMMUNITY COMMERCIAL ZONING DISTRICT.

Councilman Allen motioned to read Resolution 9-25 for the first time by title only. Councilman Fritsche seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 9-25 by title only.

Kathleen Riggs, City Planner, explained when new lots are created in the City of Fairborn it does require City Council approval. This is a replat. The owner is Skyway Plaza Shopping Center. The plan is to sell the existing parking lot to the owners of Uno Dos Tres, an existing restaurant that utilizes that space. This will clean up the site and have the parking lot combined with the restaurant. She reviewed the location of the parcel, east of Kauffman Avenue and North of Garland and West of Ironwood. She displayed a picture of the existing .5-acre parcel that is an existing parking lot and combining it with the restaurant. It is located in a Community Commercial Zoning District and surrounded by other community commercial uses and suburban residential uses. She displayed a

diagram of the replat, splitting off the half acre area of parking and combining with the existing restaurant. The lot is currently 4.5 acres it will be reduced to approximately four acres. She did receive an email requesting some additional information which she provided to them. They had no issues with the proposal. Planning Board recommended approval with conditions which she reviewed.

Councilman Fritzsche moved to adopt Resolution 9-25. Councilwoman Stanton seconded. Yeas, six: Fritzsche, Stanton, Allen, McCubbins, Reaster and Kirkpatrick, Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 9-25 duly adopted.

CITIZENS COMMENTS

Al Carney, 325 E. Xenia Drive, stated he wanted to talk about Ordinance 6-25 on the land use. He sent out an email with attachments on the Xenia Cold Storage. All of Council should have received that. He asked them to read it and file it away because they may need to reference it in the future once it gets built. Fairborn has been so warned about the problems.

The other thing he wanted to bring up is he wanted to urge Councilmembers to really look into the details of the Comprehensive Land Use 6-25. There are a lot of new requirements and stuff in Chapter 1121 that are extremely restrictive and prohibit the creativity of building styles and it will drive up the costs of houses. He estimates just some of the requirements that are in there are like 40 percent. Some of the items he wanted to mention: Remove all minimum house size requirements. The previous 1122 did not have that in there, so why do we need them now? All this is going to do is restrict the building of any affordable houses of smaller sizes. But it seems that Fairborn wants to go that way. We want our big upscale affluent houses and stuff and kind of don't want the lower class, like himself that live in the older section of town. Also remove all architectural design requirements. Some of them are really ridiculous like, minimum roof pitch 8/12 and 10/12 pitch. It might be appropriate but a lot of buildings it gives no flexibility. Again, the type of roof pitch for the design of the building. Imagine an 8/12 pitch on a one-story ranch with a requirement of having 10/12 pitch gables. That is really right there. Also, remove the requirement for an attached two car garage. Again, that might not be appropriate for the type of building or something like that and all this alludes to is the typical cookie-cutter type suburban sprawl houses that we have now. Also, the exterior building materials. They need to remove the prohibition of vinyl siding. It is kind of ridiculous because you look at all your PUD upscale houses and they are all vinyl siding. He has a lot of concern about the Urban Edge Residential District, which he lives in, and he can mention those later. Again, the minimum requirement for having 1200 square feet is inappropriate. Most of the houses there are under 1000 square feet, and they are all unique and a lot of them are under 800 square feet. It is amazing. Just imagine if a many of generations grew up in those raising families in those 800 square foot houses, so what is the problem with it? The minimum requirements for Urban Edge were not in there before and it should be removed. Here is a good one, for Tana and Adam. Solar panels 1128.28(c) Requirements on 2(b) be located in the most inconspicuous location on the roof as to not be seen from the roof. Now that should have been removed, and it was never changed. That snuck in there the last time and citizens had no comment on that

and here it is again. It has not been removed. Because the way it is written now, if possible, in there leaves a totally subjective decision to the Fairborn Building Department to reject a solar plant as they will. It needs to be removed. He is urging Council to table Ordinance 6-25 until there is a thorough review of all these requirements and the impact they are going to have because the common citizen did not have the opportunity to comment on these. The current committee was a behind the doors, hand picked committee along with the consultant who made all these decisions and now the citizens look at it. He sees some serious flaws. He says they are probably raising the costs of buildings 40 percent.

Mayor Kirkpatrick closed Citizens Comments.

CITY MANAGER COMMENTS

Robin McClure, Acting City Manager, thanked Hilary Browning for her presentation tonight. She also thanked Kathleen Riggs for her presentation.

As an item of interest if anyone has noticed there is a gorgeous, massive, two-ton bronze eagle that is now on top of the Veterans' Memorial in Fairborn Memorial Park. It is absolutely gorgeous.

Fairborn Police Department is going to be doing a community walk on March 20, 2025, from 2:00 p.m. to 3:00 p.m. Members of the department will be going door to door talking with residents in the Rona Hills neighborhood. Officers will be available and providing advice for concerns and other issues.

COUNCIL COMMENTS

Councilman McCubbins wished everyone a Happy St. Patrick's Day. If you celebrate, please don't drink and drive. Beginning in April and lasting through November, the Tool Lending Closet will be open Monday through Friday from 10:00 a.m. to 3:00 p.m. If you need lawn equipment you can borrow for free, just give us a call. Also, as a reminder this will be our last meeting before Fairborn City Schools goes on Spring Break. Just a reminder look out for the kids with Spring Break coming up. He thanked the Communications Staff for the new live feed being reported by citizens. That it is wonderful. It is clear. You can hear it, and they love it.

Councilwoman Stanton thanked everyone for coming out to the meeting and thanked them for their comments.

Councilman Allen thanked everyone for coming out to the Council meeting. He thanked Al Carney for his comments. He said this about Al Carney, and he has told Al himself this before, Mr. Carney pours his heart and soul into how he believes in this City, his environment, his neighborhood, and his neighbors. He truly appreciates that. He knows for a lot of people it may be ok, here comes Al. But, for Councilman Allen it is here comes Al and he knows that he is bringing a real and serious concern. They will take note of what he has shared. He will take note of that and see how far they get. Again, he

appreciates Mr. Carney coming forward and laying the concerns on the table. For the Communications Director, thank you so much for improving the feed and improving communications. He thinks the website is moving. He would love to see the City do a few quick surveys of people. It doesn't have to be time consuming. Maybe five or ten questions. Let's incorporate an app or a survey monkey of some sort to just get a feel for what citizens want and what their concerns are, so when Council has to make these decisions, they are truly fighting for feedback. He wished everyone a Happy St. Patrick's Day.

Deputy Mayor Reaster stated she would keep it short as a lot of what she was going to say has already been said. She stated we have a lot of great kids in our community. They are members of the Girl Scouts, Leos, Boy Scouts, and the Rotary youth. Long story short, we have a lot of great kids that are in great programs that teach them leadership skills, community service skills and so when you see those girls out selling Girl Scout cookies, or the Leo Club who hosted a fundraiser a Giovanni's please support them. It teaches them valuable skills. She appreciates all of those kids out there doing all the good things.

Mayor Kirkpatrick thanked Al Carney for his comments and Council will look into what his statements were. He also wanted to tag on to what Robin McClure said about Memorial Park, not just the Veterans Memorial with the new eagle on top, but with the whole park itself. In the next few weeks, you are doing to see more work done on it. They have a lot of seniors who live in the senior apartments right next to it are anxious for the park to be finished. It turns out the route completely around the park is not quite a quarter mile. So, they are going to have to walk five laps to come in at a mile.

For our out-of-town visitors who are in attendance this evening take a look at the park on the other end of this building. You will se a large Veterans Memorial which is six sided and on top of it is a bronze eagle that was just installed last week. A lot of time, money and effort went into that, and it adds a lot to the entire park.

He reminded everyone of the Christmas in Action program this fall. This is a program where we provide home repairs to low-income seniors and those with disabilities. It is all done in one day. They have volunteers coming from throughout the community, the Base, and the University. For this year is they need homes to work on. So, if you know a senior or someone with disabilities that meets the guidelines for it the repairs are done in one day and there is no cost to the homeowner. If you know someone who needs their house painted, or some minor roofing repairs, closets replaced, landscaping, this is a program they started about 10 years ago and they do it every year. They did stop for Covid, but they make home repairs to low-income seniors and people with disabilities. If you know someone, please let the staff over at the Senior Center know. Ellen Slone is the person who tracks the applications for that.

Last Friday at Fairborn High School there was a big event where all four Fairborn City School staff were there for a presentation by a gentleman who spoke for an hour. His presentation was about people being kind to each other. He was very complimentary of the City School staff. It was a wonderful event to attend.

The last thing he wanted to say was for the last couple of months the City Manager has been out for major hip surgery. He is on the mend, and he is doing much better, but there are two people that he particularly wanted to mention, Terry Adkins and Robin McClure. Thos two filled in as the Acting City Manager. He asked everyone to give them a big hand. It was a lot of hard work on their part, and he wanted them to know they are appreciated. The last thing he wanted to say was that we had some out-of-town visitors for the work session, and he thanked them all for being here. Several of them traveled a long distance to come to the meeting. They appreciated their presentation, and they will be looking more into that.

RECESS INTO EXECUTIVE SESSION

Councilman Fritzsche moved to recess into executive session per ORC 122 (G) (3) to conference with an attorney for the public body concerning disputes involving the public body that are subject to pending or imminent court action. Deputy Mayor Reaster seconded. Yeas, six: Fritzsche, Reaster, Allen, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. The meeting recessed into executive session at 6:30 p.m.

RECONVENE

Deputy Mayor Reaster made a motion to reconvene into open session. Councilman McCubbins seconded. Yeas, six: Reaster, McCubbins, Allen, Fritzsche, Stanton, and Kirkpatrick. Nays, none. Mayor Kirkpatrick stated as a part of the process of returning from executive session, as Mayor I am certifying that our discussions in executive session were limited to conferencing with the City Solicitor concerning disputes involving the public body that are the subject of pending or imminent court actions as permitted under ORC 122 (G) (3). The meeting reconvened at 7:15 p.m.

ADJOURNMENT

Councilwoman Fritzsche made a motion to adjourn the meeting. Councilman Allen seconded the motion. Yeas, six: Fritzsche, Allen, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 7:16 p.m.

MAYOR

CLERK, CITY OF FAIRBORN