CITY OF FAIRBORN
COUNCIL MEETING
June 16, 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	☒	☐

STAFF MEMBERS PRESENT

E. Gay, Gebhart, McNamee, Myers, Riggs, and Taylor.

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

APPROVAL OF MINUTES

Councilman Allen moved to approve the June 2, 2025, Work Session Meeting Minutes. Councilman McCubbins seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Councilman McCubbins moved to approve the June 2, 2025, Regular Council Meeting minutes. Councilman Allen seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

PRESCHEDULED BUSINESS

Mayor Kirkpatrick read a proclamation declaring Emma Miller, Mayor, for the day, on July 4, 2025. Ms. Miller accepted the proclamation. She has lived in Fairborn for 18 years and will miss it when she moves to Columbus to attend Ohio State to continue her education.

OLD BUSINESS

ORDINANCE 14-25 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH BT3 RENOVATIONS, LLC FOR THE PROPERTIES LOCATED AT 223 MARCHMONT DRIVE, 445 ORVILLE STREET AND 1025 S. MAPLE.

Councilwoman Chess motioned to read Ordinance 14-25 for the second time by title only. Councilwoman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 14-25 by title only.

Cherise Schell, Development Services Director, explained the City has approximately 30 residential parcels that have been forfeited through the delinquent tax foreclosure process. In August of 2024, the City issued a request for proposals in reference to 7 of those properties for infill housing development. A mandatory meeting as part of the RFP process was held on August 29, 2025, for anyone who wished to submit a proposal. Eight people attended that mandatory meeting including representatives from BT3. Proposals were reviewed by a committee of staff based on criteria which included the proposers' overall experience and qualifications, their ability to deliver the proposed homes, experience with infill development and compliance with the City building and design standards. The committee determined the most complete proposals for 223 Marchmont Drive, 445 Orville, and 1025 S. Maple were submitted by BT3. The three properties will be sold at a total price of $8,000 to recoup some of the funds expended on maintenance of the lots during the time of city ownership for mowing and tree removal. Planning Board and the Board of Zoning Appeals provided the needed approvals on February 11, 2025, and February 18, 2025, respectively. The Planning Board approved conditional use for single family in a multi-family district and on the 18th the Board of Zoning Appeals approved side yard setback. Staff recommends approval of Ordinance 14-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilman Fritzsche stated it is a good thing anytime we can get rid of these vacant lots that the City owns and get them back to being able to be used as infill is a good day. He thanked Ms. Schell for her work.

Deputy Mayor Reaster is super excited to see this infill in motion. She thanked her for her work.

Councilwoman Chess, Councilman McCubbins, and Councilwoman Stanton thanked Ms. Schell for her work. Mayor Kirkpatrick thanked her for her work as well.

Councilman Fritzsche moved to waive the rule requiring that Ordinances be read on three separate occasions and Ordinance 14-25 be read for the second time by title only. Deputy Mayor Reaster seconded. Yeas, seven: Fritzsche, Reaster, Allen, Chess, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mike McNamee, City Solicitor, read Ordinance 14-25 by title only.

Councilman Allen moved to adopt Ordinance 14-25. Deputy Mayor Reaster seconded. Yeas, seven: Allen, Reaster, Chess, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 14-25 duly adopted.

NEW BUSINESS

ORDINANCE 15-25 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.

Mayor Kirkpatrick explained he would be stepping out of the room as he is involved in one of the components of this Ordinance, so Deputy Mayor Reaster took over at this point.

Councilman McCubbins motioned to read Ordinance 15-25 for the first time by title only declaring an emergency. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 15-25 by title only.

Hilary Browning, Finance Director, stated today we have for consideration Ordinance 15-25. It is a supplemental appropriation for the month of June. Ordinances 5705.40 and we do in fact need to ask your permission to change our appropriation levels. So, before we do so she wanted to briefly discuss where we are at in terms of our budget and our actuals before it went to vote. She explained the operating revenues excluding capitals, transfers, and debt service are performing 11 percent ahead of budget expectations. That said compared the prior fiscal year operating revenues are on par with 2024. As of May they have collected about $26 million in operating revenues. They have about $60 million budgeted through the end of the year for operating revenues and operating expenses are about 32 percent expensed. We are just a little shy of 9 percent under budget compared to the budget plan. They have expensed shy of $24 million as of May of this year. They think that it should be about 42 percent as of May. We are about $6.5 million under budget. Some of this is timing but also because we are going to be taking a few large dollar projects offline they will be asking for the appropriation to be reduced today. As you know from prior presentations, we also have a lot of vacant positions in Police and Fire, which is also leading to that expenditure variance. We will discuss this at length during the July work session so they can really dig into the budget and actuals for both the operating funds and the capital funds as well.

She recognized that today is Matt Wellbaum's last Council meeting with the City of Fairborn. Matt has been appointed as the Finance Director for the City of Urbana, his hometown. She wanted to recognize Matt and thank him for his service to the City of Fairborn. He will be missed. It is very challenging to lose someone as talented as Matt.

Mr. Wellbaum reviewed the adjustments included in the legislation.

Councilwoman Chess stated Mr. Wellbaum would be missed as he moved on to Urbana.

Councilman McCubbins thanked him for the presentation and congratulated him on the new position.

Councilwoman Stanton agreed and said that is great news for him. She congratulated him as well.

Councilman Fritzsche congratulated Mr. Wellbaum and wished him farewell.

Councilman Allen stated Mr. Wellbaum had been with the City and left and then returned and now he is leaving again. He appreciates all of his work that he has put forward during his time and even filling in the gap when the City was waiting for the new Finance Director. He will be missed.

Deputy Mayor Reaster extended her congratulations and best wishes to him.

Councilwoman Stanton moved to adopt Ordinance 15-25. Councilman Fritzsche seconded. Yeas, six: Stanton, Fritzsche, Allen, Chess, McCubbins and Reaster. Nays, none. Motion carried. Deputy Mayor Reaster declared Ordinance 15-25 duly adopted.

RESOLUTION 18-25 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO PARTICIPATE IN THE 2025 GREENE COUNTY COLLECTIVE PAVING PROGRAM.

Councilman McCubbins motioned to read Resolution 18-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 18-25 by title only.

Haley Myers, Assistant City Engineer, explained the City is looking to enter into an agreement with Greene County for the 2025 Paving Program. She provided an overview of why they are looking to enter into this agreement and what the program is about. Greene County has an annual program where they look to collect local communities and combine the work that they are all looking to do under one contract. Fairborn has participated in this program many times in the past and had success. They are looking forward to participating again this year. As she mentioned, multiple communities come together. They all submit the work they are looking to do, the resurfacing, striping, etc. It is designed to put all that work under one contract and then ultimately get the City a better price. There is an advantage from the administrative side as Greene County coordinates the contract and the bidding process so that it alleviates a little bit of work from the Engineering division on the Fairborn side. With all that being said the County handles the contract and the bidding, but our Engineering Division and our inspectors are still overseeing the entire project making sure it is done to Fairborn standards. Our inspectors are out there just as if it is a Fairborn contract so there is not any sacrifice in the quality that we would get from this type of project. They are looking to work on five streets this year and that would be a 2" mill and fill that they are looking to do. The bulk of the work is Ironwood which is just under a mile and a half. They are also looking to hit Hamilton Drive, Edna Avenue, the parts that are within the City limits. Bath Township is also participating in this program, and they are going to do the portions of those streets that cross over into Bath Township. They are also looking to work on Lawndale Avenue and Park Lane. That is the work they are looking to complete with the program. Staff recommends approval of Resolution 18-25

Councilwoman Chess moved to adopt Resolution 18-25. Councilman Allen seconded. Yeas, seven: Chess, Allen, Fritzsche, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 18-25 duly adopted.

RESOLUTION 19-25 AUTHORIZING THE REPLAT REQUEST FOR 412-422 XENIA DRIVE TO DIVIDE AND EXISTING PARCEL (CITY LOT 26) INTO TWO INDIVIDUAL PARCELS (01.238 ACRES AND 0.1278 ACRES, RESPECTIVELY.

Deputy Mayor Reaster motioned to read Resolution 19-25 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 19-25 by title only.

Kathleen Riggs, City Planner, explained this is the replat of 412-422 W. Xenia Drive. She reviewed the owner, applicant, aerial and zoning maps. It is located east of Broad Street, South of Xenia, west of Central and north of Main Street. As you can see there are two existing dwellings on this parcel. The one on the right is duplex and the one on the left has five apartments in it. This is zoned urban edge residential surrounded by other urban edge residential, as well as everything to the west is our downtown commercial district. She explained this was originally platted 150 years ago in 1876 with only four lots on the block. She showed how the plat looks today.

It is proposed to divide the parcel into two lots. One will be .1238 acres and the other will be .1278 acres. They are almost split in half. The reason they are a little off is because the setbacks from those structures are exactly the same, so they actually put that lot line in the middle of that parcel, but they wanted to keep the building setbacks. She pointed those out on the plat. This is a multi-family building and a duplex. They are just equally spaced apart. The current owner acquired the land in the fall of 2024. The reason for this request is to separate these two buildings and have them be on their individual parcels. Each one of the lots has direct street access. Each current dwelling has separate utilities including water and sewer. These proposed lots do not quite meet our lot standards or the required parking requirements for these uses but the lots are of similar sizes as other lots within that urban edge residential district and across the street in that area.

There were some comments at the Planning Board meeting as well as she spoke with a few of the neighboring property owners prior to the meeting. She stated there were a couple of people opposed to the lot split. They had some concerns about parking in the area. They also had some concerns about water and sewer connections with those buildings and the inside make up of those apartments. The owner as well as the public works department have confirmed that there are water and sewer connections. Those apartments all have running water and utilities. There were some concerns about the parking so staff did address that with the Police Department. They are also gong to address those concerns with the traffic safety committee who are going to look into any other improvements that could be made in that area with some additional striping if that could help from where those residents are parking. They have looked into that to address some of those concerns. For the existing two lots, actually when they were platted vehicles were not around. There are no parking lots or paved parking spaces on these

existing lots as they exist today and that was what stemmed some of those concerns. She did speak with the owner, and he is willing to look at the possibility of adding parking. Staff will review that to see if it works and is favorable. These are small lots, what are the impacts of that going to be. They will have to review that when it is submitted. She thinks having that opportunity to make that effort is definitely appreciated. Planning Board did recommend approval with a few additions which she reviewed. Staff recommends approval of Resolution 19-25.

Councilwoman Chess stated she passes by there everyday and wondered about the parking. She thanked Ms. Riggs for the presentation.

Councilman McCubbins appreciated the historical perspective on the location. It was very interesting and added a detail they had no received before. He liked it.

Councilwoman Stanton agreed it was fun. She asked if Ms. Riggs felt like the owner was going to work with staff on parking issues. Ms. Riggs stated it is not firm. She is not exactly sure how that parking is going to be addressed. Those dwellings exist how they are today, and the parking situation exists how it is today. She thinks he wants to make an improvement. What does that improvement look like and then at what cost? If you add a concrete pad for two parking spaces, that takes one parking space away from the street parking because now you have added an approach drive, so you are really only adding one. Once again, once you add pavement then that impacts stormwater. So, what does the lot coverage look like on those lots. They are already pretty small. She does not know what it is going to look like, but she does not know if it is really feasible. Councilwoman Stanton stated it does not sound optimistic to her but at least if everyone is trying to make something better than it is today that is good to hear.

Councilman Allen appreciates the Planning Board taking it on and trying to address it and fix it.

Deputy Mayor Reaster echoed Councilman McCubbin's comments that it was neat to see the historical piece of that and see the original plot.

Mayor Kirkpatrick thanked Ms. Riggs for the preparation that went into this. He echoed his colleagues' comments about the historical perspective on this.

Councilman McCubbins moved to adopt Resolution 19-25. Councilman Allen seconded. Yeas, seven: McCubbins, Allen, Chess, Fritzsche, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 19-25 duly adopted.

RESOLUTION 20-25 AUTHORIZING THE FINAL PLAT FOR HILLSIDE MEADOWS SECTION TWO FOR FORTY-TWO (42) LOTS ON 13 ACRES LOCATED ON PARCEL NO. A02000100340010100.

Councilman Fritzsche motioned to read Resolution 20-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 20-25 by title only.

Kathleen Riggs, City Planner, explained the owner of this is Oakes Tree Development, Lane Oakes. This is the first final plat so this will not have the historical perspective as the other one. She reviewed the aerial map. This is located south of Armstrong Road, east of Black Lane, west of West Enon Road and north of Yellow Springs Fairfield Road. It is located in a Planned Unit Development surrounded by other residential Planned Unit Development as well as agricultural and other residential uses in Bath Township. She explained this is the final plat for Section Two. Originally this preliminary PUD plan was approved in 2022. The final plat for Section One was approved in 2023 and so now we are approving this second section. Section Two contains 42 lots on 13 acres. The total subdivision as a whole was approved for 135 lots. The first section approved 49 lots with one section left to go. This section has 41 dwelling lots, one open space lot with a detention pond that will be located in that location. There are two streets that will be created. Wildflower extends around and then Cliffside will be started. The street work and the lots were approved by Engineering, Police and Fire Departments. Most of these lots will range in size from 7500 square feet to 8125 square feet. There are a few lots on the cul-de-sacs that are a little bit larger. This does meet the preliminary PUD requirements that this final plat must follow.

There were quite a few comments during Planning Board as well as prior to the meeting. There were several adjacent neighbors who showed up that were supportive of this final plat. They did have some concerns and questions regarding trash on the development site and dirt and debris that kind of happen when you have all of these 49 homes being built at once. They are trying to do a better job of making sure that our Code Enforcement and Building Inspection staff are connecting with the developer regarding site cleanup. The developer is also committed to picking up trash more often as far as instead of their dumpster it is currently a couple of times a week. He wants to be able to improve that. Having trash picked up more often on site, also cleaning streets that they do now and cleaning those more often as well. The developer also spoke with some of these residents who spoke at the meeting and after the meeting. She wanted to state they are addressing that, and they are going to try to follow up a little bit more often as well. There were also some questions regarding a tree line of pine trees on an adjacent neighboring property that abuts the eastern side of this development. The owners just want the developer to be conscious that these trees have roots and expand beyond the parcel's borders. The developer did take that to heart. She spoke with him last week and he was meeting with those property owners on Friday to talk about site development for that section and as they prep the land for those new homes. She appreciates his commitment to work with those neighbors regarding the comments at the Planning Board. There were a couple of comments in opposition to this. One was really opposed because referencing the existing landscape buffer between Hillside Meadows and Deercliff Estates that were approved in Section One. Then there were also some comments opposed stating that the preliminary PUD plan was invalid. Since this meeting, staff has also spoken with those residents as well to provide some additional clarification on what was approved previously. They also had an email just regarding site construction and the construction and working hours on the site. They had additional phone calls prior to this process. One of the things they did based on feedback staff has received since construction started was to add a condition to this approval regarding the work hours out at that site.

Planning Board did recommend approval with the condition of the work hours at the site as well as the original PUD Ordinance stay in full force and effect and that all of these lots are recorded with Greene County. Staff recommends approval of Resolution 20-25.

Councilman Allen appreciates the feedback loop and the conversations with the residents and those who have concerns.

Deputy Mayor Reaster echoed Councilman Allen's comment. It is refreshing to see that there has been open communication and a willingness to work together between the residents and the developers on this project. She is excited to see it move forward.

Councilwoman Chess agreed with the prior comments from her colleagues.

Councilman McCubbins asked if there are occupants in some of the homes that are already built. Ms. Riggs stated she had talked with them already. She does not know how many of them are occupied. She wants to say there are only a few lots left in Section One to sell. The reason the applicant came forward at this time is because they are running out of lots. They started selling lots last November so over the past six months, if we are looking at over 40 lots, that is pretty quick. Councilman McCubbins stated one of the original concerns out there mainly from the Deercliff residents was mainly the water pressure and could that water tower handle it. He asked if there have been any issues with that. Ms. Riggs stated she has not heard about any concerns at Hillside Meadows regarding water pressure. There was a concern from a resident at Planning Board. She lived in a different neighborhood, not Hillside Meadows but they connected her with the water department. He stated he would follow up tomorrow to make sure that happened after Planning Board. There should be plenty of water with the tower in that area to accommodate those homes.

Councilwoman Stanton thanked Ms. Riggs for how much work was done by staff and the developer to address concerns and questions.

Mayor Kirkpatrick stated this is all about Fairborn growing and adding new neighborhoods and nice-looking homes.

Deputy Mayor Reaster moved to adopt Resolution 20-25. Councilman Allen seconded. Yeas, seven: Reaster, Allen, Chess, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 20-25 duly adopted.

RESOLUTION 21-25 EXPRESSING SUPPORT FOR THE APPLICATION OF CLEAN OHIO FUNDS TO SERVICE THE GARLAND WETLAND RESERVE-EAST AND THE CONTINUED RELATIONSHIP WITH THE B-W GREENWAY LAND TRUST.

Deputy Mayor Reaster motioned to read Resolution 21-25 for the first time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 21-25 by title only.

Bob Jurick of BW Greenway stated he would give Council a break from the power points. He explained the property being discussed is Garland Wetland East. Over the years they have acquired nine properties for the City. He stated he could provide Council with an update during a work session if they would like. This property was owned by Oberer. Originally in 1998 they did a wildflower rescue on this property right where the High School is as a matter of fact. George Oberer, Sr., and he talked that through and when they were there, they saw these pink ribbons on some trees. So over time they are pretty persistent, and they met with Greg Smith and said they would really like to go for a Clean Ohio grant. Mr. Smith said well we are not ready, so how about down the road? At that time, they got Bellview. Eventually, they did end up getting the Garland Wetland and he asked what about that wetland across the road on the East side. Mr. Smith said, well, I think the high school is looking at that area. They received the grant for those nine acres, and they just closed that grant. They had a fence put up there on the southern side. They worked with Chris Papacook to come up with a design for putting in a trail, walking path, observation deck and so forth. They are going for an extension of that grant to get the property. The Clean Ohio Fund said that could be done and that they needed a local match. He has been working with the Fairborn Parks Foundation for several years now and they agreed to do a local match up to $37,500 which means they can go for a grant for $150,000. So that is the intent. He walked on the property many years ago and two weeks ago he walked it with Chris Barker, and it was congested with downed trees and debris. They walked along the creek. He went back with Chris Barker as far as they could. He stated he would take questions from Council.

Councilwoman Chess thanked Mr. Jurick for his hard work.

Councilman McCubbins stated the other wetlands they have done other projects with have been very successful and very popular with the citizens,

Councilwoman Stanton, Councilman Fritzsche and Councilman Allen had no questions.

Deputy Mayor Reaster appreciates Mr. Jurick's commitment to what he does not only for the parks but for all the way around.

Mayor Kirkpatrick thanked Mr. Jurick for his presentation.

Deputy Mayor Reaster moved to adopt Resolution 21-25. Councilwoman Stanton seconded. Yeas, seven: Reaster, Stanton, Allen, Chess, Fritzsche, McCubbins and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 21-25 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened Citizens Comments.

Heather Shannon, 3832 Reed Place, explained she is a Greene County resident, but she works as a Probate Court Magistrate in Montgomery County. She thanked Mayor Kirkpatrick for inviting her to speak on an issue that is near and dear to her heart which

is mental health. One of the issues they have seen in Montgomery County Probate Court is the same individuals time and time again falling through the cracks in the system. This results in increased costs for the court and the taxpayers, and it is inefficient, and it is not working. So, one of the programs they have instituted is the Assisted Outpatient Treatment Program. It has proven positive results. She really thinks it can do great things for Greene County. They may not realize it but in the Probate Court they deal with more than death. They deal with mental illness. When a person has a severe mental illness and their condition poses a threat to others or themselves the Probate Court commits them to treatment. It is usually inpatient treatment at first and then outpatient. As a Probate Court Magistrate, she has seen firsthand where untreated mental illness can affect schools, individuals, families, and neighborhoods. She watches the same people cycle in and out of jail, police interactions and our courtrooms. To address this, they looked at what it was doing to our City and our County. At every one of these incidents, it comes at a cost. It is emotional for families, and it is financially for the taxpayers. Why does it keep happening? Why do we keep having this issue and failure in the system where these people come back over and over again? It is because they are not complying with follow up treatment. They don't have the accountability, or the support needed to do it. Without accountability the system fails. The Assisted Outpatient Treatment is a program that brings supervision and court oversite to the outpatient treatment. So, in plain terms it helps the person with a severe mental illness get the treatment they need with court support. It is not just court support it is a whole community and collaborative effort. You have the Recovery and Health Board, but in Montgomery County it is the Artemis Board representative. You have the treatment provider representative, the judicial officer and usually a position which is the AOT monitor which is more of the personal interaction that the person has with the person with a mental illness. This has proven results. She brought some brochures and handouts.

Pursuant to the lead authority on Assisted Outpatient Treatment Programs AOT programs are reducing Police interactions, jail incarcerations, homelessness, drug use, inpatient hospitalizations, emergency hospitalizations. It seems too good to be true, but the results keep showing that it is beneficial. In Summit County, Ohio, they started program with their AOT and it cut taxpayer costs from $35,000 per person approximately to $17,500. That is a 50 percent reduction. She is not saying Greene County will have those exact results because each County has to tailor their own AOT program, but she has not seen any negatives of this yet. Another statistic is that in Kentucky, where there are more rural counties out of their 139 participants, they had a 75% reduction in homelessness among those participants. There was a 75% reduction in emergency visits for mental health. A 95% reduction in psychiatric hospitalization and a 100% reduction in arrests among their 139 participants. As an invested Greene County taxpayer, she would love to see something like this come to Greene County, but it requires coordination and collaboration. She thanked Council for taking the time to listen.

Mayor Kirkpatrick closed Citizens Comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, had two items to discuss. The first was Juneteenth and the City offices will be closed on Thursday in observance of the holiday. Fire and Police will be on a regular schedule. There is a Juneteenth celebration at Central Park from 11:00 a.m. to 3:00 p.m. More information about that can be found on the City's social media pages. The other item he has for Council is that he wanted to thank Matt Wellbaum for everything he has done over the years. Matt is a key part of our Finance team and even though it is a great opportunity for him we will miss him. He thanked Mr. Wellbaum for everything he has done over the years. He wished him a ton of luck in his new position with Urbana.

COUNCIL COMMENTS

Councilwoman Chess stated everything went well tonight. She echoed what the City Manager said about the Juneteenth celebration. It is Thursday from 11:00 a.m. to 3:00 p.m. Be ready to come out and celebrate June 19th the emancipation date.

Councilman McCubbins piggybacked on a couple of items. One, when the new Ask the Mayor forum someone sent in a question about cutting the grass and the Mayor laid out the expectations and how that works. He pointed out that the City does have a tool lending closet that is available Monday through Friday from 10:00 a.m. and 3:00 p.m. between April and November. All you have to do is call and make an appointment to reserve a piece of the equipment. It is absolutely free for their use for those that don't have the equipment to do that particular job. July Fourth holiday is coming up and Council will not be in session again before the holiday, so they look forward to seeing everyone out at the parade and the block party. He hopes everyone has a good time. He gave a reminder that it is warm out there and it will be really warm on the fourth so make sure you are hydrating and look out for people and make sure they are hydrating. Stay safe from the fireworks. As someone who has worked in a hospital for 30 years, he has seen firsthand what these things can do. Please exercise extreme caution with those. He asked if you are letting off fireworks, please be aware of the veterans in the area that suffer from some pretty severe PTSD because of it and be kind and considerate before you engage in your activities.

He also wanted to talk about housing. Housing is a passion of his and CDBG is a grant they apply for every year, and we have been fortunate to get it every year although the amount dwindled the last couple of years. This provides us with some funds to help support local housing in the neighborhoods and doing home repairs, code enforcement and infrastructure. They are having a public review meeting on Friday, June 20, 2025, at 4:00 p.m. here in the Government Center. There is an opportunity to participate in that in person or if they go to the City's website there is a link that you can fill out a survey and get your voice heard. This is a very important to our citizens that are under the media that need help with their homes. On that note, we had an incident over the last week where there was a loss of human life in one of our neighborhoods and we hear all the time that the neighborhood should be razed and he wanted to point out one thing about that neighborhood, albeit it is what it is if we tear it down where are those people going to live. They need to have homes just like everyone else. We already have a major issue with the homeless population in America today. We are not here to make it worse. The

City is invested in that particular neighborhood. It has a new owner. They are invested in that particular neighborhood. We are committing an investment in the infrastructure in that neighborhood to make things better. His plea is for the people that actually live down there to show some kindness and sympathy for those that can't afford to live anywhere else but there. The last thing he had to say was congratulations to Emma Miller. This is what future leadership looks like in America, then we will be in good hands.

Councilwoman Stanton stated most people know that she is one of the folks up here that ran on a sustainability platform and she feels like she has not been doing a good enough job on a lot of the work that is happening behind the scenes on that for people who are interested and wondering what they are doing. She put together a summary and she read through it. See attached Exhibit "A" for that update. She thanked everyone for listening.

Councilman Fritzsche had nothing to add.

Councilman Allen congratulated Bath Township on their 75th Anniversary celebration they had a few weeks ago. He thanked Shannon for coming in and talking about mental health. It truly is a problem and concern. He asked that she reach out if he could help in any way. He knows there are several of his colleagues who share the same opinion about mental health. The issue with mental health is the victim is the person who is dealing with that doesn't even know it. It is incumbent upon them as friends, neighbors, relatives, brothers, sisters, mothers, fathers, and daughters to help them.

Deputy Mayor Reaster had the pleasure of attending Safety City class. She thanked Officer Pettit and Ms. Meader for indulging her in her attempt to ride the trike around the City. She was informed that she did not stop at a stop sign and that was by a child. She witnessed a number of Safety City graduations. It was truly an incredible program. Lunch with Police had a great turnout. That was impressive. She just wanted to send her congratulations to the Fairborn Police Department on the quick and swift arrest for the unfortunate incident that happened in Fairborn Apartments. Great job with the detective work utilizing the tools. One of which was the flock cameras. She said it a million times thank you Fairborn Police Department and all of our first responders for all that they do for us. Last but not least, congratulations to Miss Emma Miller for her exemplary academic career. Best wishes to her as she moves on to Ohio State University.

Mayor Kirkpatrick thanked everyone for attending the meeting. He thanked Shannon for coming to the meeting and thanked those who are working with mental health. As Councilman Allen said mental health is a critical issue. We are not doing enough. We need to do more. The Atherton Amphitheater event was very nice. If you have not been out there, please go take a look at it. It has a roof over it and all new seating. There was a good turnout with some vendors and different youth groups that showed up. He mentioned the Adopt-a-Highway program. He works with four different groups, and they did one on Saturday. It was a great turnout for Fairborn citizens to help with that. Unfortunately, he drove the route today and there is already trash in the areas that they just cleaned up on Saturday. His appeal to Fairborn citizens is to please not litter. There is no reason to do that. It was very disheartening to drive it and see trash already in the area. He discussed the Juneteenth event this Thursday. He announced the next Council

Work Session on Monday, July 7th at 5:00 p.m. in the Fire Training Room followed by the Council Meeting at 6:00 p.m. in the Council Chambers. Another set of meetings on July 21, 2025, for both the Council Work Session and the Council Meeting.

RECESS INTO EXECUTIVE SESSION

Councilman McCubbins moved to recess into executive session per ORC 121.22 (G) (3) to conference with an Attorney for the public body concerning disputes involving the public body that are subject of pending or imminent court action and per ORC 121.22 (G) (4) to prepare for and conduct or review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Deputy Mayor Reaster seconded. Yeas, seven: McCubbins, Reaster, Allen, Chess, Fritzsche, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting recessed into executive session at 7:08 p.m.

RECONVENE

Councilman Fritzsche made a motion to reconvene into open session. Councilwoman Chess seconded. Yeas, seven: Fritzsche, Chess, Allen, McCubbins, Reaster, 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 121.22 (G) (3) and to prepare for and conduct or review negotiations or bargaining sessions with public employees concern their compensation or other terms of their employment under ORC 121.22 (G) (4). The meeting was reconvened at 8:30 p.m.

ADJOURNMENT

Deputy Mayor Reaster made a motion to adjourn the meeting. Councilman McCubbins seconded the motion. Yeas, seven: Reaster, McCubbins, Allen, Chess, Fritzsche, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 8:31 p.m.

MAYOR

CLERK, CITY OF FAIRBORN

Fairborn Environmental Sustainability & Resiliency City Council Goal 6/16/25 Update:

What has been accomplished?

February 2020 - At its annual retreat, the Fairborn City Council established the goal of Environmental Sustainability, including the development of a citizen-led Fairborn Sustainability Committee, with Council Members Clint Allen and Tana Stanton serving as City Council liaisons.

2020 - 2021 - The Fairborn Sustainability Committee accomplished the following:

- Recruited students from Wright State for unpaid internships to work with sustainability experts and present findings to City Council on the following topics:
    - Energy Efficiency Evaluation of City fire stations using the EPA Energy Star analysis tool called Portfolio Manager, with mentoring support from a professional energy manager
    - Alternatives for a community composting program and public survey that confirmed public interest, with mentoring support from a composting professional
- Partnered with University of Dayton's Sustainability program, allowing a team of students to analyze the city's stormwater flooding issues and make recommendations as part of their sustainability coursework
- Established a partnership with Fairborn City Schools and the Student Environmental Club to host Earth Day events, including an annual educational student contest.
- Evaluated the benefits of the city joining Power a Clean Future Ohio, and recommended that the city would benefit from the membership, getting access to no-cost expertise in developing a sustainability plan

January 2022 - The City Council passed Resolution 4-22, authorizing the city to become a Power a Clean Future Ohio Community.

2022(?) - The City began transitioning to hybrid police cruisers.

February 2022 - At the annual City Council Retreat, the council agreed to an Environmental Advisory Board to develop a sustainability plan for the city.

February 2022 - February 2023 - The following progress was made regarding the transition from the citizen-led Fairborn Sustainability Committee to a city Environmental Advisory Board:

- Council members Allen and Stanton communicated the City Council's wishes to the Fairborn Sustainability Committee
- Fairborn Sustainability Committee Chair and Vice Chair worked with PCFO consultants to learn how to establish a successful city environmental advisory board, and reviewed charters, bylaws, and websites of successful environmental advisory boards from other cities
- Fairborn Sustainability Committee Chair and Vice Chair reworked their by-laws so that they would be appropriate for a city board called the Fairborn Environmental Advisory Board, and created a charter, sample MOU, and presentation for City Council.

July 2022 - Fairborn Environmental Advisory Board presentation was made to City Council at work session

- The City Manager recommended that instead of being a city advisory board with members appointed by council and led by a city staff member, the Fairborn Environmental Advisory Board should be a self-recruiting and self-managed organization with a Memorandum of Understanding with the city. Some advantages of this were that the board could use zoom meetings and city council members could serve on it. The majority of City Council members preferred this option.

February 2023 - August 2023 - The Environmental Advisory Board accomplished the following:

- Established their monthly meeting schedule
- Completed its revised by-laws and charter

- Competed its recommended text for the memorandum of understanding, as requested by the city manager
- Met with consultants from Power a Clean Future Ohio for training on the process of creating a city sustainability plan
- Selected sustainability plan scope and focus areas

August 2023 - City Council passed resolution 26-23, "authorizing the city manager to enter into a memorandum of understanding with the Fairborn Environmental Advisory Board which sets out the basic framework to complete projects concerning sustainability and resiliency for the city." Per the MOU, the role of the city would be as follows:

- The City will maintain a page on its website with information regarding sustainability efforts in the City and containing links to external sustainability resources, including the Fairborn Environmental Advisory Board. The City may also share Fairborn Environmental Advisory Board public announcements and events, when necessary and appropriate in City communications.
- The Fairborn Environmental Advisory Board may request the presence of City employees at their meetings from time to time to share experience.
- The City will work with the Fairborn Environmental Advisory Board for the development and implementation of the Fairborn Sustainability and Resilience Plan.

August 2023 - A City intern was assigned to assist FEAB part-time as the city sustainability coordinator. The intern was given the primary responsibility of providing PCFO with data for a greenhouse gas emission analysis, and she attended all FEAB meetings.

November 2023 - FEAB held a public meeting to discuss the possible content of the sustainability plan and to learn from the City of Dayton Sustainability Department and Solar United Neighbors. The public meeting was coordinated by the city student intern, and was publicized on the City's Facebook page. The presentations were recorded and uploaded to the Fairborn Environmental Advisory Board's YouTube channel.

By September 2024 - FEAB had accomplished the following:

- The City's intern sustainability coordinator worked with Power a Clean Future's Technical Consultant to create a Greenhouse Gas Data Analysis.
- FEAB worked with experts to develop and evaluate alternatives for city sustainability projects to include in the sustainability plan.
- FEAB invited the City Manager and City Staff to participate in evaluating the projects to include in the sustainability plan.
- FEAB created a draft environmental sustainability and resilience plan presentation.
- FEAB Chair presented the draft environmental sustainability and resilience plan to City Council for feedback on June 17, 2024, and collected the following feedback to be used to amend the draft sustainability plan:
    - What are the costs, and will they be funded by the city or by grants?
    - What are the responsibilities and time commitments for the city staff?
    - Are the goals and timeline realistic when minimizing city staff hours and costs to the city?
    - Council would like FEAB to be involved in implementing the plan to limit the workload on city staff.
    - Is the plan too ambitious for the timeline?
    - For recommended programs, what are the costs, benefits, and risks?
    - What other cities in Ohio have already done these things, and how do they compare demographically to Fairborn (we are not a wealthy city, may not have same size government and tax revenue)
    - Would the city benefit from hiring an energy manager at some point because the infrastructure improvements could span up to 10 years?
    - The city supports continuing with hybrid police vehicles, but does not support transitioning to EVs at this time due to infrastructure considerations.

- FEAB updated the draft sustainability plan based on City Council and City Manager feedback:
    - Removed EV projects
    - Replaced SolSmart Silver & Gold Designation goals with Bronze Designation goal
    - Replaced the goal of upgrading all city building to Energy Star efficiency level with a project to explore the cost, benefits, and risks of energy efficiency upgrades, without a commitment to implement them
    - Replaced the goal of installing solar panels on city facilities with a project to explore the cost, benefits, and risks of installing solar, without a commitment to implement them
- FEAB created a spreadsheet for each project that includes the tasks, dates, costs, and estimated work hours for city staff, FEAB members, and the no-cost expert consultants
- FEAB reached out to the City Manager and staff to confirm the tasks, dates, costs, and city staff hours in the new spreadsheet.
- FEAB obtained agreement from the City Manager to start presenting the projects confirmed by the city at council work sessions as we work towards getting city confirmation on the remaining unconfirmed projects.
- FEAB subcommittee for Tree City USA completed training from the Ohio Department of Natural Resources, and are ready to assist the city in achieving the designation.

Summary of Hours Spent Developing Plan - Feb 2023 through May 2025:

- From February 2023 through September 2024, FEAB held monthly board meetings for the purpose of working with experts and the city to develop a city sustainability plan and presentation. The total hours spent in these meetings are as follows:
    - FEAB voting members - 128 hours
    - FEAB non-voting members (MVRPC, PCFO), experts, and guests - 58 hours
    - City intern - 10 hours
    - City staff - 3 hours

- From February 2023 through June 2025, FEAB subcommittees attended additional meetings for training, consulting with experts, and meeting with city staff about potential sustainability plan projects. The estimated hours spent as are follows:
    - Tree City USA Subcommittee
        - FEAB - 208 total hours, including travel & training
    - Waste Management Subcommittee
        - FEAB - 10 total hours
        - Experts (Greene County Environmental Services, Rumpke) - 5 hours
        - City staff - 2 hours
    - National Wildlife Federation Wildlife Habitat Certification Subcommittee
        - FEAB - 14 total hours, including presenting at WSU
        - NWF - 1 hour
        - City staff - 6 hours
    - Renewable Energy Subcommittee
        - FEAB - 16 total hours
        - Experts (PCFO, SolSmart, ChargingSmart, SOPEC, Solar United Neighbors, ARP Solar, and City of Dayton Sustainability Department) - 8 hours
        - City staff - 8 hours
    - Energy Efficiency Subcommittee
        - FEAB - 8 total hours
        - Experts (PCFO, IMT, Energility, Ohio Department of Development, and City of Dayton Sustainability Department) - 6 hours
        - City staff - 4 hours
- Grand total of hours from February 2023 through May 2025:
    - FEAB Members - 384 hours (176 hours if tree city training hours are excluded)
    - Experts - 78 hours
    - City Staff - 26 hours
    - City Intern - 10 hours