CITY OF FAIRBORN
COUNCIL WORK SESSION
April 7, 2025, at 5:00 p.m.
Fire Training Room

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	☒	☐

Mayor Kirkpatrick announced that Councilman Fritzsche is out of town for work.

STAFF MEMBERS PRESENT

Gebhart, Adkins, Barker, Davis, Floyd, Gay, and McNamee

DOWNTOWN EVENTS

April Floyd, Assistant Parks and Recreation Director discussed the 2025 events.

July 3rd Block Party will run from 4:00 p.m. to 10:00 p.m.

- 75th Committee will have both at the event.
- Vendor Registration is open online.
- Two country bands are confirmed (Denim Deluxe and Stagger Lee)
- Food Trucks are booked.

July 4th Parade – 10:00 a.m.

- Parade entries are open online.
- Grand Marshal nominations open and online under MyRec, or a paper form can be requested.
- Emily Gay will put a post out in a week or two.

Mayor Kirkpatrick asked how the Grand Marshal is determined. Ms. Floyd stated the committee used to vote on it. The Board and the Foundation will vote.

July 4th Fireworks

- Two Rock Bands are booked- Sweet Sister Mercy and Kuarantine is the second one – Chris Jericho from WWE this is his band and as of now he is set to be here with them. PJ Farley from the 80's band Trixter is also in this band. It should be a great show.
- Food Trucks are booked.
- Kids area will be set up and will run until dark.

Bluegrass and Brew – August 1, 2025, from 4:00 to 10:00 p.m.

- Three bands booked – Joe Mullins & The Radio Ramblers, Becky Buller, and The Po' Ramblin Boys
- Food Trucks booked.

Hairborn – September 19, 2025, from 4:00 to 10:00 p.m.

- Two bands – St. Hellion (huge local following) and Crazy Train (Ozzy Tribute Band)
- Food Trucks booked.

Hometown Holiday December 5th

- She knows there are people requesting the parade to come back.
- On their survey they prefer to have what Parks had done the last two years
- The live horse parade is great, but a majority of the horses will not come back.
- We don't have staff to put someone every 35 to 40 feet, which is needed.
- People run in the middle street and grab the horses even when PD tells them not to be in the street.
- There is a compromise if we want to have a parade.
- Lighted cars are popular – we could do a lighted car parade.
- If we have a parade, then it will take away what can be offered at Candy Cane Lane. It would only go from 4:00 to 6:00 p.m., which is where families will start. to have problems because most don't get off work till 5:00 pm.
- They wouldn't be able to have everything in the middle of the road because they need the road for the parade.
- You can probably have two attractions inside the Commons and the crafts.

Councilman Allen stated the lighted parades are weather dependent.

Deputy Mayor Reaster likes the horse and carriage parade, but she understands this is a family focused event and if that is the big draw and concern then we should lean to that. Shipshewana in Indiana has a big lighted parade with bands and the whole town does the Christmas tree lighting thing and they do the lighted vehicles. She asked Emily Gay that they had talked about maybe doing like the carriage rides where people could pay to do that. Is that still an option on a different street where it is not going to impact? Ms., Gay stated if we want to do like Indianapolis where they do the carriage rides around the circle. Ms. Floyd stated they did that for years even when we had the horse parade. The last two years they were here they probably didn't get 20 riders. Last year they were here they did free rides, before it was $1 a person and they did not get a big draw and the next year they did it free. Then they brought the train in, and the train did way more than the horses. Deputy Mayor Reaster stated it was worth exploring.

Mayor Kirkpatrick likes the parade for the youth groups to walk in it. They see it as hey, I get to walk in a parade whether it is the Girl Scouts, Boy Scouts, church groups. That is his only push is a parade for the kids to walk in. His number one issue is always safety issues, and his main concern is about doing what is right and what is safe. If the horses are an issue he can back off on the horses. Ms. Floyd stated yes, Boy Scouts and Girl Scouts walk in the parade. The last couple of years it has mostly been ROTC, and the dancers.

Mayor Kirkpatrick asked how Santa gets to the tree? Was that on a carriage? Chris Barker, Parks and Recreation Director, stated he used to ride in the carriage. He would be at Candy Cane Lane and then they would expedite him down to the area where he was staged, and he would ride in the parade. Last year, he was available at the tree the entire time, which cut down the line at the end because they were able to get their pictures during the event. Mayor Kirkpatrick stated they are open to how Parks and Recreation chooses to run it.

Mayor Kirkpatrick stated he received a call today from the UFO Committee and they are already planning next year's UFO. They wanted to know a City calendar, so it does not conflict with anything the City has planned for 2026. He told them he would talk with Ms. Floyd. They are already looking for next year. He also stated he would speak with Pam Gayheart about the school's calendar for that as well.

Councilwoman Chess asked if we've talked to the Juneteenth organizer, Dexter Bailey, to acknowledge or celebrate Emancipation Day for 2026. Councilwoman Chess will give Mr. Bailey the Parks and Recreation Division number. Councilwoman Chess hopes for more participation at an event next year.

Mayor Kirkpatrick thanked the Parks and Recreation staff for having the best park system ever.

Mayor Kirkpatrick asked if there were any updates about Memorial Park. Chris Barker, Parks and Recreation Director, stated the footer is set for the flagpole today, all of the connecting sidewalks are poured, the pole may be set on Tuesday. Mayor Kirkpatrick asked if he knows about the big black granite pieces that were at the old memorial that are supposed to be at the base of each flagpole. He believes those are at laser imaging in Lebanon. Mr. Barker confirmed they are aware. The only problem was the granite benches are from China, and they are delayed. Council agreed that the project looks great.

Mike Gebhart, City Manager, stated he asked Jon Petty about security cameras. There was a question about whether conduit had been run or if it could be run. He is still speaking with Jon about that. Mayor Kirkpatrick stated the concern is if some teenagers would decide to climb on top of the eagle and get their picture taken. The eagle was very expensive. The park looks fantastic. He has talked to several of the seniors at the senior apartments and they can't wait for it to be done. They love the fact that the walking path is right next door for them. Mr. Barker asked if they are penciled in for the 22nd for the dedication and ribbon cutting at James Amon. Mayor Kirkpatrick stated 1:00 p.m. it is on the calendar.

Emily Gay, Communications Manager, discussed Citizen Engagement ideas and distributed a draft calendar of ideas which is attached hereto as Exhibit "A." It would be one or two things a month.

Deputy Mayor Reaster reiterated that these are not official meetings, so no more than three Council members should attend.

Mike Gebhart stated they never do any official transaction of business when we do a citizens' forum. Mayor Kirkpatrick stated they would not want to have more than three

present so they don't have to take roll. So, the Council members would sign up for which new events they would like to participate. Ms. Gay asked Council to take the calendars home and check their availability and if there are other days that might work better on a Saturday or Sunday, they could let her know and she could create another schedule based on Council's schedule. What she presented to them was a rough draft but she wanted to put it on paper so they could see what she was thinking. She would also like to go with the businesses to make sure they are available and give them a heads up so everyone is on the same page. Mr. Gebhart stated they still want to do where the citizens ask the Mayor a question and they submit the question by noon on Friday and then sometime on Monday Emily will tape the Mayor answering the questions and that will be included on the social media platforms and the website. Ms. Gay stated she would still do the weekly update of what Council has been up to. Mr. Gebhart stated similar to what they do in Riverside with Mayor Pete.

Councilman McCubbins asked if Council would be able to get a copy of those questions and answers prior to it going public. Ms. Gay responded, yes. Mr. Gebhart stated if they don't have any questions submitted, they would try to come up with some topics.

The Mayor stated they are not going to have a Citizens Forum in April, May or June. Ms. Gay stated the first Citizens Forum which is going to be rebranded as the Mayor's Forum is going to be August 25th. That is the normal fourth Monday from 6:00 p.m. to 7:00 p.m.

Councilwoman Chess asked all together how many Citizens' Forums a year we are going to have. Ms. Gay stated once a quarter. Mr. Gebhart stated because of the Fire and Police property tax levies we are going to ask the citizens to consider the renewal on in November we don't want to confuse the Mayor's Forums with Open Houses for those. There are going to be specific Open Houses to talk about the Fire and Police property tax renewals. Ms. Gay stated those are branded in yellow. Mr. Gebhart stated that is essentially why there are only two forums the rest of this year because there will be the Town Halls to talk about the existing Fire and Police levies.

Mayor Kirkpatrick stated the Coffees with Council and the other Council Conversations, Council needs to let Ms. Gay know who can attend so they can keep it to three or less. Deputy Mayor Reaster asked if there could be a sign-up Genius that goes to Council that way they can make sure it gets booked in. Ms. Gay stated she would send a reminder also. She will print a new calendar with dates and names on it.

Councilwoman Chess suggested hosting an event at the Dairy Queen. People hang out there. Deputy Mayor Reaster suggested reaching out to the high school and seeing if there is an interest in a few Council members going and sitting with their Civics class or something and having a conversation. Mayor Kirkpatrick agreed that it was a good idea. Rodney McCubbins suggested having something like that in the great room and ask Jubie's to come in with her mobile cart. Mr. Gebhart stated whether it is Jubie's, Dairy Queen or both he thinks winter months are really rough on both of them because no one eats ice cream so it might help boost business if we did them there in the cold weather months. Mr. Gebhart stated he would love to work with Amy Gayheart to do a Youth in Government Day. He knows a lot of communities do that where a senior would shadow you in the morning and do a mock City Council meeting. He would love to see that happen next school year.

Deputy Mayor Reaster stated even having like a Council Conversations with high schoolers would be good as well. Mayor Kirkpatrick stated there are several youth groups at the high school as well. Mr. Gebhart stated we have to generate more interest on serving on boards. If we can capture them their senior year that would be great.

Mayor Kirkpatrick stated more to come on this.

Mayor Kirkpatrick asked if they could discuss the Zoning Code update that was on the regular agenda tonight. Mr. Gebhart asked the City Solicitor if it was acceptable to answer questions specific to the regular meeting agenda. Mr. Gebhart stated he was not sure if he could answer questions on the Zoning Ordinance, but he could try. Kathleen Riggs, City Planner, will be in attendance for the meeting.

Mayor Kirkpatrick stated the concern is if they are locking themselves into a very rigid way of doing housing. He explained his conversation with Kathleen was that no they are not. The Ordinance provides them with some guidelines and the direction they want to go, but those guidelines and directions allow for variances. That was his take on it. Mr. Gebhart stated that is a very important part. Most of our new developments are five acres or more and they automatically have to go PUD. Inside a PUD you have the ability to set standards. For example, he remembers when he first got here in 2013, we argued and argued about the Bluffs. They wanted any part of the structure on the front of the house that could hold brick or stone to have brick or stone on it. Then we wanted to wrap it around to the sides of the house and the compromise was anything on the front that could hold it plus three to five feet going around. So, the front façade had the brick and stone look. That was negotiated as part of the PUD process.

The infill lots that we have, even the ones that were sold off for redevelopment, had to go to BZA for a variance because the size of those lots you couldn't build a new house, and it meet the side and rear yard setbacks. So, the BZA has been accommodating to us for issues like that. We are not stuck in a ridged spot, and they can approve a variance when a valid reason can be conveyed to them. Ultimately, we want better things, and we have to up the standards to get to those better things. He thinks the code does that and the PUD process and the variance process allows for cases where there needs to be some latitude with those things to be addressed. Mike McNamee, City Solicitor, stated especially through all the variances.

Mayor Kirkpatrick said years ago, the image was don't go to Fairborn because of the schools and choice of housing. The City has upped that image over the last several years.

Councilman Allen said it has helped him over the years by serving on the BZA and the planning course he's taking right now. He thinks there is a lot of leeway in a resident in getting what they want for their spot. Those things are in place where we don't have shoddy looking structures and a fence all the way out to the road. There is leeway and he appreciates the variance, but the challenge is residents don't understand there is a process for a variance. This is something that could go on a frequently asked questions list.

Mike Gebhart, City Manager, stated just about all the homes and vacant lots the City owns in National Homes and Wright View will require some type of variance for building to

current home standard, but in the PUD process with the five acres or more it really adds to the City's ability to negotiate with the developer. It does help staff immensely to have those in the code so they can reference those back.

Councilman McCubbins said the BZA and Planning Board spent a lot of time with Jay Stewart and the other consultant. He has been involved with planning and housing since he retired here in 2013. The best thing we did was we have educated the Planning Board and the BZA Board. If you look at the City's economic development plan from Wright State, all the way through to 675 here on Broad a lot of what we are trying to bring in is not going to bring in the workforce that wants to buy a home in National Homes. They are not going to buy a three-bedroom, one bath, 900 square foot home. They want these big homes and want these standards. We have to start building to that standard, or they are not going to come. That is the bottom line. What we need to do is to educate our citizens and say this is going to give us the number of households at the income level that is going to increase that disposable income to bring in those businesses that they want. If you continue to build National Homes, you are never going to get a grocery store.

Mayor Kirkpatrick stated when the SCIF buildings built those incomes will be exactly what Councilman McCubbins is saying. Councilman McCubbins stated they want the 2,000 and 3,000 square foot homes with four-bedroom homes with all the bathrooms. Councilman McCubbins stated as Jay Stewart pointed out to them the minimum standard was too low, and it was not consistent with other cities. We weren't competing with other markets. Mr. Gebhart stated the education component is very important to this. Before he got into this business, he did not know what BZA was and that you could ask for a variance. As they work on the City engagement, part one of those things may be how do we provide better education about that. He loves the fact that Greene County is hosting planning education sessions that several Council members attend once a month. Maybe we can host those the next time they run through or maybe we can create our own. As Mr. McCubbins mentioned, some people may not understand that there must be disposable income to have some of these things and a lot of times especially with grocery stores. They have their own development departments, and they know what they are looking for and what demographics they are looking for and that is why a lot of communities only have a grocery store, depending on how big their community is because it is a 100,000 square foot grocery store. For instance, in 2018 we reached out to Marc's because they had just come to Kettering and it just so happened the general contractor that builds out Spark was the general contractor for Marc's, so they ran interference for us. We reached out when Skyway Shopping Center was still there, where the old Eavey's market was, and the City suggested that site to them and they were not interested. They wanted to see how the Kettering location did because they came out of Cleveland, hit their stores in Columbus and hit the Dayton market, made a loop, and went back up so their truck stopped everywhere. Now that they have left Kettering unsuccessfully. It is probably not something they would do, but we tried in 2018 and at that time they were not willing to go out and do it. We don't actively recruit those because their development divisions do so much of that. Usually, they will come to us, not us to them as an example.

Councilman McCubbins stated for as much as the Gator Brothers made him angry at a lot of meetings, they did teach him that lesson and all the people that they tried to engage in the K-Mart parking lot that failed and why it failed. We just don't have the market for the stuff that they want. Mr. Gebhart stated we are getting there.

Councilman Allen stated the other thing he would lean into as well is the Fairborn Beautification strategy. When we talk about the consistency of what a street looks like on the outskirts of the City. He knows they talk about beautification a lot and he knows we talk about trash and what it looks like, but he thinks it takes a contingent of folks sitting down and thinking through a beautification strategy to where we grow out or we go in. You take a certain section of the town or city, and you start working on cleaning and beautifying that with a certain theme for that area. He thinks people would appreciate that. Maybe it is a part of what you get when you put together a table of citizens of how we put together a beautification strategy for the City. Something that is sustainable for the City.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, thanked staff and Council for everything while he was off for his hip replacements. Staff kept things moving. He's off next week for vacation. Chief Williams is the Acting City Manager and Ben Roman will be the Acting Assistant City Manager.

He would like to have a discussion next time about how our schedule is going to be for meetings. Whether we want to move the work session back to it is a stand alone meeting the second Monday of the month, or whether we want to push the start of Council back to 6:30 p.m. or 7:00 p.m. and still have the work session from 5:00 p.m. to 6:30 p.m. and then go to Council from 6:30 p.m. to close. He would like to have that discussion at the next work session. He would like to have a discussion on the Council goals and the mission statement.

Also, Hilary Browning is on board, and she asked him, and he is glad to hear the question about quarterly updates. So, once a quarter she will have the entire time to go through a Finance update for all of you. He thinks that is important.

COUNCIL COMMENTS

Councilman Allen talked about the Mission Statement. He thinks it is critically important that Council embrace the mission statement.

Councilwoman Chess is happy to be back and feels a lot better. She has good news that the number has gone all the way down with chemo treatments.

Councilwoman Stanton thanked Mr. Gebhart for the responses to her questions. She also thanked Cherise Schell and Kathleen Riggs for their answers as well.

Councilman McCubbins asked if Marilyn McCauley will be at the Planning Board to lead the meeting. Mr. Gebhart stated he had not heard that she would not be there. He would reach out to her.

ADJOURNMENT

Deputy Mayor Reaster moved to adjourn the meeting. Councilwoman Stanton seconded. Yeas, six: Reaser, Stanton, Allen, Chess, McCubbins, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 5:57 p.m.

MAYOR

CLERK, CITY OF FAIRBORN

Exhibit "A"

JUNE 2025

FAIRBORN
A CITY IN MOTION

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 CITY COUNCIL MEETING	3	4	5	6	7 75TH PICNIC BATH TWP.
8	9	10 COFFEE WITH COUNCIL (AM)	11	12	13	14
15	16 CITY COUNCIL MEETING	17	18	19 JUNETEENTH	20 COUNCIL CONVERSATION (LUNCH)	21
22	23	24	25	26	27	28
29	30 COUNCIL CONVERSATION (PM)	1	2	3	4	5

JULY

FAIRBORN
A CITY IN MOTION

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1	2	3 3RD OF JULY BLOCK PARTY	4 4TH OF JULY PARADE/FIREWORKS	5
6	7 CITY COUNCIL MEETING	8	9	10	11	12
13	14	15 COUNCIL CONVERSATION (AM)	16	17	18	19
20	21 CITY COUNCIL MEETING	22	23	24	25	26
27	28	29	30 COUNCIL CONVERSATION (LUNCH)	31	1	2

AUGUST 2025

FAIRBORN
A CITY IN MOTION

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	31	1 BLUEGRASS & BREW	2
3	4 CITY COUNCIL MEETING	5	6	7	8	9
10	11	12	13	14 COUNCIL CONVERSATION (PM)	15	16
17	18 CITY COUNCIL MEETING	19	20	21	22	23
24	25 MAYOR'S FORUM	26	27	28	29 COUNCIL CONVERSATION (AM)	30
31	1	2	3	4	5	6

SEPTEMBER 2025

FAIRBORN
A CITY IN MOTION

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
31	1 LABOR DAY	2 CITY COUNCIL MEETING	3 CITIZENS ACADEMY	4	5	6
7	8	9 COFFEE WITH COUNCIL (AM)	10 CITIZENS ACADEMY	11	12	13
14	15 CITY COUNCIL MEETING	16	17 CITIZENS ACADEMY	18	19 HAIRBORN	20 MARATHON
21 CHAMBER CAR SHOW	22	23	24 CITIZENS ACADEMY	25	26	27
28	29 TOWN HALL FINANCE (PM)	30	1	2	3	4

OCTOBER

FAIRBORN
A CITY IN MOTION

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1 CITIZENS ACADEMY	2	3	4
5	6 CITY COUNCIL MEETING	7	8 CITIZENS ACADEMY	9	10	11
12	13	14 TOWN HALL FINANCE (PM)	15 CITIZENS ACADEMY	16	17 HALLOWEEN FESTIVAL	18 HALLOWEEN FESTIVAL
19 HALLOWEEN FESTIVAL	20 CITY COUNCIL MEETING	21	22 CITIZENS ACADEMY	23	24	25
26	27	28	29	30	31 HALLOWEEN	1

NOVEMBER

FAIRBORN
A CITY IN MOTION

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1
2	3 CITY COUNCIL MEETING	4	5	6	7	8
9	10	11 VETERANS DAY	12	13	14	15
16	17 CITY COUNCIL MEETING	18	19	20	21	22
23	24 MAYOR'S FORUM	25	26	27 THANKSGIVING	28	29
30	1	2	3	4	5	6

DECEMBER

FAIRBORN
A CITY IN MOTION

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	1 CITY COUNCIL MEETING	2	3	4	5 HOMETOWN HOLIDAY	6
7	8	9 COFFEE WITH COUNCIL (AM)	10	11	12	13
14	15 CITY COUNCIL MEETING	16	17	18	19	20
21	22	23	24	25 CHRISTMAS	26	27
28	29	30	31	1	2	3