CITY OF FAIRBORN
COUNCIL MEETING
July 21, 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	☒	☐

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

STAFF MEMBERS PRESENT

Browning, E. Gay, Gebhart, Jacobs, Kerry, Myers, Rose, and Taylor.

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

APPROVAL OF MINUTES

Deputy Mayor Reaster moved to approve the July 7, 2025, Work Session Meeting Minutes. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Councilman McCubbins moved to approve the July 7, 2025, Regular Council Meeting minutes. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

OLD BUSINESS

ORDINANCE 16-25 ADOPTING A DEBT MANAGEMENT AND BOND POLICY FOR THE CITY OF FAIRBORN.

Councilwoman Chess motioned to read Ordinance 16-25 for the second time by title only Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 16-25 by title only.

Hilary Browning, Finance Director, explained that before Council tonight is a Debt Management Policy. She briefly explained that the statement of purpose for the debt management policy is to fund critical infrastructure projects and equipment, strengthen our fiscal health, ensure availability of funds in times of need, maintain or improve the City's credit quality and protect the taxpayer investment. She reviewed the timeline of the process of developing the policy. On May 19, 2025, she presented at Council Work Session to discuss the City's current debt obligations as well as our current positioning, bond ratings and recommendations. One of which was to advance a debt management policy as the City has let debt, but we do not currently have a debt management policy in place that would prescribe rules and responsibilities, the strategy behind our debt issuances and the type of debt instruments that we use. Ordinance 16-25 addresses that first recommendation. That policy was also edited and approved by Bradley Payne, by Squire, Patton, Boggs, edited by the City Manager and finally approved by our City Solicitor.

She explained this policy is created so that we can establish a framework to evaluate our debt issuances when they are prudent and the type of debt instruments that we use for our projects. It creates a replicable and sustainable bond issuance process. Should she no longer be here and there is a different Finance Director this policy would be their guidebook to run the show on the debt process. It also establishes limits to ensure that our debt can remain affordable. It creates guidelines regarding our debt structuring practices for each of the types of bonds that we use. It adopts best practices, and it clarifies roles and responsibilities. It establishes criteria to evaluate favorable and non-favorable economic conditions. Because bond issuances are driven by the general economy and investors' confidence in our debt, we must carefully consider the economic conditions before we issue that debt. It matches our capital projects with the best and most affordable financing mechanism. That may not always be a bond. That could be a loan, a state financing mechanism. Staff recommends approval of Ordinance 16-25.

Mayor Kirkpatrick opened the public hearing.

James Chess asked for the current bond rating for the City. Mrs. Browning explained the rating is currently AA2.

Mayor Kirkpatrick closed the public hearing.

Councilman McCubbins stated that despite the lack of a formal policy the city was able to increase their debt rating to AA2. He appreciates Mrs. Browning putting this process in place.

Mayor Kirkpatrick added that this does not happen by people not doing something. The Finance staff has worked very hard to get us to this point. He appreciates the work that went into this. Mrs. Browning stated the Finance Department works incredibly hard to maintain the City's fiscal health.

Councilman Fritzsche moved to waive the rule requiring that Ordinances be read on three separate occasions and Ordinance 16-25 be read for the third time by title only. Deputy Mayor Reaster seconded. Yeas, six: Fritzsche, Reaster, Chess, McCubbins, Stanton, and

Kirkpatrick. Nays, none. Motion carried. Mike McNamee, City Solicitor, read Ordinance 16-25 by title only.

Deputy Mayor Reaster moved to adopt Ordinance 16-25. Councilman McCubbins seconded. Yeas, six: Reaster, McCubbins, Chess, Fritzsche, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 16-25 duly adopted.

ORDINANCE 17-25 AN ORDINANCE TO AMEND FAIRBORN CODIFIED ORDINANCES 126.04(A) AND 126.03(A) TO ALIGN WITH OHIO REVISED CODE 9.17 AND ALLOW FOR ONGOING REVISIONS AS OHIO REVISED CODE 9.17 IS UPDATED ANNUALLY.

Deputy Mayor Reaster motioned to read Ordinance 17-25 for the second time by title only Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 17-25 by title only.

Hilary Browning, Finance Director, explained this is to amend the codified Ordinance Section 126.04(A) and 126.03(A) so the City can become in procurement alignment with the State of Ohio. She explained the current cost threshold for the open market procedure in the City Ordinance is $50,000. In 2023, the State of Ohio actually increased the State's consolidated bid threshold to $75,000 and that threshold applied to counties, municipal corporations, libraries, fire and ambulance districts, water and sewer districts and regional airports. At that time, the State of Ohio also instituted a 3% cost escalator, and this was a response to the historic inflation that was seen in the Covid 19 pandemic. It is becoming challenging to buy anything for less than $50,000 especially in the government space. The State House acted, and it went into effect in 2023. For the 3% increase the first one went into effect in January of 2025 and the current threshold now stands at $77,250. If passed Ordinance 17-25 would increase to the current state threshold of $77,250 and we would also institute the same 3% escalator the State of Ohio has prescribed. Expenses greater than $77,250 would need to follow the open market procedure prior to proceeding. They would also require resolution from Council. Alignment with the Ohio Revised Code is beneficial to staff. It reduces confusion particularly when we are dealing with state funded projects and our infrastructure projects do get a lot of state funding, so it is very challenging when you have a $50,000 mark for some things and a $77,250 mark for others.

This brings us into alignment. Many cities and counties have adopted the state standard including other cities in Greene County such as Beavercreek and Xenia and many of the cities in Montgomery County as well. Staff recommends approval of Ordinance 17-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilwoman Chess had no questions.

Councilman McCubbins asked if the open market processes the bidding. Mrs. Browning stated it is bidding or the use of a cooperative purchasing agreement that would bid for you. Yes, there is open market procedure for that, or you must make a good sole-source justification if it is truly a sole source product that would be the absolute last resort. It would have to be something extraordinary. Perhaps, a cybersecurity software, but even those can be purchased through cooperative exchange. It is one of those three options.

Councilwoman Stanton thanked her for answering her previous questions.

Councilman Fritzsche had no questions.

Deputy Mayor Reaster stated her questions had been answered.

Mayor Kirkpatrick thanked Mrs. Browning for all the work that went into preparing this.

Councilman McCubbins moved to waive the rule requiring that Ordinances be read on three separate occasions and Ordinance 17-25 be read for the third time by title only. Deputy Mayor Reaster seconded. Yeas, six: McCubbins, Reaster, Chess, Fritzsche, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mike McNamee, City Solicitor, read Ordinance 17-25 by title only.

Councilwoman Chess moved to adopt Ordinance 17-25. Councilwoman Stanton seconded. Yeas, six: Chess, Stanton, Fritzsche, McCubbins, Reaster, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 17-25 duly adopted.

ORDINANCE 18-25 AN ORDINANCE SUPPORTING THE PARTICIPATION IN CERTAIN JOINT OR COOPERATIVE PURCHASING PROGRAMS OR CONTRACTS FOR THE PURCHASE OF EQUIPMENT, MATERIALS, SUPPLIES OR SERVICES.

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

Hilary Browning, Finance Director, stated they are seeking permission to join 10 cooperative purchasing programs. They are asking for Council's permission because the Ohio Revised Code does require them to be members to participate in that pricing and to meet that open bid requirement that was talked about in the prior Ordinance. These three Ordinances go together. Cooperative purchasing programs are other state agencies. Sometimes they are Counsels of Government. Sometimes they are formed as another agency of another government that would allow us to piggyback on the contracts that they then let. What they offer us is enhanced compliance with bidding requirements. Oftentimes bidding requirements are very expensive and time consuming. We don't have a dedicated procurement staff. She is technically the purchasing agent. Using the cooperative purchasing programs is important for us to piggyback on those bigger governments that do have those big purchasing programs that we can't afford to have on our own and don't have the time or staff to do. It is often really complex to participate in an open market bid and particularly difficult to buy commodities. Using those co-ops can

leverage the buying power of bigger cities, sometimes bigger states and sometimes all of those together which will allow us to get better pricing for the goods that we currently buy. We want to save money and efficiently deliver services and goods to the residents and customers. We also want to improve the availability of goods for our staff, particularly in the commodities' space, chemicals in particular, public safety equipment, water supply and treatment equipment and cybersecurity software are all products we could buy faster through the cooperative marketplace. We also want to be transparent. These are co-ops that allow us to be transparent and ethical in our purchasing programs and that is to the better and to the public trust. She discussed the 10 cooperative purchasing programs and the benefits that they are requesting to join. Staff recommends approval of Ordinance 18-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Deputy Mayor Reaster stated this seems like a no-brainer. Anytime we can cut costs especially when we are getting ready to go into budget season. It makes complete sense.

Councilwoman Chess thanked Mrs. Browning for her hard work.

Councilman McCubbins asked if these cooperatives have a policy of buying American made products first, or other things like the federal government does like buying from small businesses and minority businesses. Mrs. Browning stated the ones that are federally compliant will, but it might not be for every contract offering. Using the co-op does not mean that every single contract is going to be usable. You are going to get your choice between the different bids that they have utilized. If the bid specifies buy American, then that would be in that specific contract. It just depends on the contract that you are using, obviously GSA has certain buy American provisions. Sourcewell also uses a lot of buy American provisions. It will depend on the contract and the commodity that you are buying.

Councilwoman Stanton had no questions.

Mayor Kirkpatrick asked how often this will be used. Mrs. Browning stated she hopes so. She already has three different ones lined up waiting in the wings. In particular again for Police and Fire some of the equipment that we already have that would be considered sole source we could have bought cheaper through the co-op. One of those is called Stryker Medical. We use them exclusively in our EMS upfit and because we have had our medics upfitted in this way we cannot then go and upfit them with a different type of product. That is an area where we could have received better pricing and when it came to her desk, she had very in-depth conversations with the Fire Chief and wanted to advance this particular legislation. There are numerous examples in Water and Sewer and as they know she puts earnest effort into saving money in Water and driving down the costs on chemicals and equipment for water is paramount. We will be advancing a couple of purchases, and we also have some cybersecurity software waiting to be passed by Resolution because it is a large dollar procurement. She does hope they will see more

cross their desks and we will be able to drive down prices in the best interest of the taxpayer.

Deputy Mayor Reaster moved to waive the rule requiring that Ordinances be read on three separate occasions and Ordinance 18-25 be read for the third time by title only. Councilman Fritzsche seconded. Yeas, six: Reaster, Fritzsche, Chess, McCubbins, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mike McNamee, City Solicitor, read Ordinance 18-25 by title only.

Deputy Mayor Reaster moved to adopt Ordinance 18-25. Councilwoman Stanton seconded. Yeas, six: Reaster, Stanton, Chess, Fritzsche, McCubbins and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 18-25 duly adopted.

NEW BUSINESS

ORDINANCE 19-25 AN ORDINANCE LEVYING ASSESSMENTS FOR COLLECTION OF DELINQUENT UTILITY INVOICES, WEED MOWING CHARGES, AND NUISANCE ABATEMENT CHARGES.

Councilwoman Stanton motioned to read Ordinance 19-25 for the first time by title only Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 19-25 by title only.

Mayor Kirkpatrick set the public hearing of Ordinance 19-25 for Monday, August 4, 2025.

RESOLUTION 25-25 A RESOLUTION DECLARING IT NECESSARY TO RENEW A LEVY OF AN EXISTING 4.4 MILL PROPERTY TAX FOR THE PURPOSE OF POLICE SERVICES, OPERATIONS, AND EQUIPMENT AND REQUESTING THE COUNTY AUDITOR TO CERTIFY MATTERS IN CONNECTION THEREWITH.

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

Mike Gebhart, City Manager, explained the next two presentations will be very similar. This is the first of two resolutions for each of the 4.4 mill levy renewal requests that we will have on the November 4, 2025, ballot. This first resolution is for Police services, operations, and equipment where we are requesting the County Auditor to certify the amounts and then the auditor will send them back to us. This levy was last approved on November 2, 2021. It is a five-year levy. Again, the purpose of the levy is for the operations of the Police department, providing and maintaining vehicles, payment of salaries of permanent and part time Police communications and administrative personnel and employer contributions required for personnel under Sections 145.45 or 742.33 of the ORC. Again, this is the first of two resolutions to place the item on the November 4, 2025, general ballot. The second resolution will come next week at the special joint meeting with Bath Township Trustees and the Fairborn local school district. That meeting will be held at 5:30 p.m. on Monday, July 28, 2025, at the High School for those who wish

to attend. We will go into a special session just long enough for Council to review and hopefully approve two resolutions that will formally place the ballot requests on the November 4, 2025, ballot. This once again requests the county auditor to certify matters in connection with the request to renew the 4.4 mill property tax levy. This resolution is required by State law. The county will certify that rate and the most important part of this is that this is no new taxes. We are not asking for anything additional. Your property taxes will not go up if these levies are approved. This resolution is the first of two. The next one is for Fire/EMS, and it will be almost identical to this as it is also a 4.4 mill levy. This is the first of two resolutions to place the renewal request before the electors on the November 4, 2025, ballot. Staff recommends approval of Resolution 25-25.

Deputy Mayor Reaster placed an emphasis on the fact that it is renewal. It is not a new tax.

Mayor Kirkpatrick repeated it is a renewal and not a new tax.

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

RESOLUTION 26-25 A RESOLUTION DECLARING IT NECESSARY TO RENEW A LEVY OF AN EXISTING 4.4 MILL PROPERTY TAX FOR THE PURPOSE OF FIRE/EMERGENCY MEDICAL SERVICES, OPERATIONS AND EQUIPMENT FOR THE CITY OF FAIRBORN, AND REQUESTING THE COUNTY AUDITOR TO CERTIFY MATTERS IN CONNECTION THEREWITH.

Deputy Mayor Reaster motioned to read Resolution 26-25 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 26-25 by title only.

Mike Gebhart, City Manager, stated this is going to be the exact same presentation except we are taking Police out and putting Fire and EMS in. Again, this is a 4.4 mill levy renewal. No new taxes. Both of these levies were originally passed before 2011, and the electorate has been gracious enough to approve renewals every five years. This is the second of the two resolutions on the agenda tonight to continue that process for next week. Staff recommends approval of Resolution 26-25.

Council had no questions.

Councilwoman Chess moved to adopt Resolution 26-25. Councilwoman Stanton seconded. Yeas, six: Chess, Stanton, Fritzsche, McCubbins, Reaster and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 26-25 duly adopted.

RESOLUTION 27-25 A RESOLUTION BY THE CITY OF FAIRBORN CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A BINDING MEMORANDUM OF UNDERSTANDING WITH GREENE COUNTY, OHIO, FOR THE

DELEGATION OF DEVELOPMENT SERVICES FOR THE ENHANCED USE LEASE (EUL) PROJECT SITE.

Deputy Mayor Reaster motioned to read Resolution 27-25 for the first time by title only. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 27-25 by title only.

Mike Gebhart, City Manager, explained the background on this resolution. Synergy Building Systems has entered into an enhanced use lease (EUL) for a little over 20 acres of Wright Patterson along National Road. He believes it is gate 8B that comes in off of National Road. They will actually carve the property out, move the fence and now it is being included into Bath Township. So there are some things that go along with it and for the purposes of being consistent with plan review and permitting, Synergy has asked that the City of Fairborn perform those tasks rather than Greene County and Greene County has agreed that it makes sense that the water and sewer that is being reviewed by our Engineering department and our Fire Department would be reviewing building plans as well as stormwater retention plans. It just made more sense that one organization was doing all of that. This resolution would authority him to sign a MOU with Greene County so that we can provide building permitting and inspection, fire code compliance review, stormwater review and related services. All of our fees will be in place that they would normally pay to the City for permits and the review of those and the inspection process. Synergy plans to develop 5 new buildings with up to 1200 base-related employees over the next 5 plus years on that site. Again, for the continuity of the design review Synergy has requested the City of Fairborn provide review for all of those projects. Again, we will charge them as we would anyone who applies for a permit or plans review through us. This will help speed that process along, and it is an opportunity for us to be community partners as well as additional revenue coming into the City. Staff recommends approval of Resolution 27-25.

Councilman Fritzsche stated this makes sense and he had no questions.

Councilman McCubbins stated his question was already answered about the fees.

Councilwoman Stanton asked what the difference was between a binding and a non-binding MOU. Mike McNamee, City Solicitor, stated typically you will do a MOU just to get an understanding what the core of the agreement is going to look like and that serves as the background for drafting a contract itself, but in this case the scope of what the services are is so straight forward they just kept it in a simplified MOU fashion in order to have the County Commissioners sign it. The Commissioners do not even need to approve this Brandon Huddleson is able to sign it as the County Administrator. This is all the part and parcel of the non-binding MOU that we did which was a cooperative effort with Bath Township, Greene County, Synergy and Fairborn.

Mayor Kirkpatrick thinks it is a great opportunity to get all of these different entities working together for the good.

Deputy Mayor Reaster moved to adopt Resolution 27-25. Councilwoman Stanton seconded. Yeas, six: Reaster, Stanton, Chess, Fritzsche, McCubbins, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 24-25 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened Citizens Comments.

Mayor Kirkpatrick closed Citizens Comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, thanked Public Works for their dedication to an ongoing problem on Colonel Glenn in the parking lot where Texas Roadhouse and Bob Evans is located. We have a very old section of water main there that is due to be replaced and we have had several main breaks over the past six months to a year. The main is more than 18 feet below ground. It is an absolute bear to work on that line. Our guys have been out there at least two times where they have worked overnight and into the weekend to make sure that the restaurants there and the hotels have water service. Their dedication is remarkable. He could not ask for a better group of guys. They do it and do it professionally without complaint, so to Terry Adkins and all of his crew for what they do, thank you. People have no idea what they do in the middle of the night. They are out their repairing water lines whether it is 90 degrees or 10 below. Those guys do not get enough pats on the back. They were out there within the last week doing the same repair work and then that line will be replaced here shortly. He gave them a shout out for doing that work.

He also congratulated the Communications Manager, Emily Gay. She received two Ohio Valley Emmys for best newscast and best team coverage of the Logan County tornados prior to leaving WHIO to become our Communications Manager in the summer of 2024. Congratulations to Emily. You can see that Emmy in her office if you would like to do that.

The Free on Friday concert series wraps up this Friday with the annual Fairborn Civic Band playing. That is on the 25th at 7:00 p.m. at Atherton Amphitheater in Community Park. They always do an outstanding concert, so he is looking forward to attending that this Friday at 7:00 p.m.

The Fairborn Citizens Academy is still accepting applications. There are about 8 spots left of the 15. The Academy begins on Wednesday, September 3, 2025, from 6:00 to 8:00 p.m. and goes on for 9 weeks. It is an outstanding way to learn more about your City. He encouraged everyone to go to the website and apply for a seat on that academy. Future Civic Engagement sessions for the rest of the month include Wednesday, the 30th from noon to one at Giovanni's on Main Street. If anyone would like to speak with a member of Council that is Wednesday, July 30, 2025, from noon to one at Giovanni's. See Emily if you have questions about future events.

The last thing he wanted to talk about was to note the passing of Lorie Venable. Lorie was a champion for Fairborn and won the fight against the biodigester and its effects on the residents of Bath Township and Fairborn. She leaves a remarkable legacy. Whether you agreed with her or not she loved this community and she fought for it. Lorie was a friend. We didn't always agree but they respected each other and learned from the other's point of view. He will miss his discussions with her, and he prays for her family for peace and healing. It is a huge loss. Lorie led the fight against the biodigester and that is where she and he really got to know one another. They would talk fairly frequently about all kinds of things. They didn't always agree but what a great person and what a loss. His condolences go out to Marilyn McCauley and her family.

COUNCIL COMMENTS

Councilwoman Chess congratulated Emily Gay. She is sure she deserved the award with what she did with WHIO. She sent out her condolences to Marilyn McCauley and her family in the passing of Lorie Venable. She and Lorie became very close, and it is heartbreaking. They will be there for Marilyn if she needs them.

On another note, she wanted to say something to the public and also to Council. It is about her move to Fairborn. She moved to Fairborn, Ohio on November 18, 2019. It was a leap of faith for her. Before arriving, she heard whispers and concerns especially regarding Fairborn's historical reputation. Some locals expressed worries citing its past as allegedly as the last sundown town in Ohio. Now, this created a sense of apprehension before she even unpacked her boxes. Now, ironically, her father and mother-in-law moved here around 1976 with their family. She recalls her mother-in-law stating that she worked alongside Marilyn McCauley on community projects. Hearing this her sense of apprehension began to subside along with her fears quickly beginning to dissipate. She was met with unexpected kindness and genuine warmth from many residents. Neighbors offered help, shared stories, and made her feel instantly welcomed. It was a refreshing contrast to the initial anxieties and solidified her beliefs in the power of human connection.

The excitement reached a peak on July 20, 2020, with the ribbon cutting ceremony for commercial properties that she and her husband purchased in downtown Fairborn. Her vision was to create a space that addressed community needs and fostered a sense of belonging. This event marked a significant step towards realizing that dream and contributing positively to Fairborn's Future.

Now, unfortunately, the journey has not been without its challenges. She has experienced instances of racial intimidation. They were both disheartening and unacceptable. These included comments talking in her southern dialect subtle but clear intimidation during her City Council candidacy. More directly the use of racial slurs and the spread of false accusations. Recently, a letter was distributed to her colleagues regarding a tax issue that was being addressed. The correspondence included some quite derogatory remarks and allegations. It was signed anonymously. She realizes that these tactics are designed to cause her to tuck tail and run but she is not that easily intimidated. Although these experiences were somewhat troubling they also fueled her determination to advocate for justice and equality within the community. It reinforced the

importance of speaking out against biases and working toward a more inclusive and equitable environment for everyone. Please believe she is well aware of her surroundings, and she is aware of most of the people who are hiding behind sheets of paper and emails that have been signed anonymously. She is also mindful of the political agendas, not just from those mentioned earlier, but also from others who she has collaborated. This election year brings an abundance of candidates. Surpassing the number of available seats. Her journey as a boutique owner has also presented its own set of challenges including navigating complex tax issues which have been recently resolved and if you need a copy of her resolving that issue she has a copy. Furthermore, she faced a personal health battle with breast cancer diagnosis in 2024. She was at a point where she thought she was going to have to resign and by divine intervention she is stronger now than she has ever been in over five years. These difficulties have tested her resilience, but they have also strengthened her and deepened her appreciation for the support of the community. Despite these minor obstacles she remains committed to serving Fairborn as a City Council member. She is dedicated to engaging with various organizations that prioritize service. Along with her colleagues and other citizens she is committed to maintaining the cleanliness of Fairborn. She strives to provide small businesses with opportunities to flourish and expand within our community. Additionally, she upholds her moral responsibilities ensuring that her commitment to service aligns with strong ethical principles. She strives to represent all residents and work collaboratively with her colleagues to address the issues facing the community. She is definitely committed to continuing her education that will only enhance her ability to serve effectively. This commitment is driven by a deep seeded belief in servant leadership and a genuine desire to make a positive difference for everyone despite the negativity she has encountered, she firmly belief and experienced the vast majority of Fairborn are good, kindhearted people. It is this belief that sustains her and motivates her to continue working towards a better future for our City. She is committed to servant leadership, community improvement and fostering a more inclusive and welcoming Fairborn for everyone.

Now, her time in Fairborn filled with both challenges and triumphs has profoundly influenced her and bolstered her determination. She is committed to being a voice for those who feel overlooked and will work diligently to help Fairborn realize its potential as a warm and inclusive community for all. While she may take her time addressing certain issues as a classic Sam and Dave song goes, hold on I'm coming. This is our mission and our responsibility as elected servant leaders. She believes in the four principles, and she lives by them every day. She lives a life that matters. She loves something greater than herself. She leads from wherever she is and leaves places better than she found them.

Councilman McCubbins thanked Sylvia for her words. On a somber note, many condolences went out to Lorie Venable and her husband and children. Fairborn definitely lost a fierce advocate for what is best for our City. Without her we would not have the clean air that we are breathing today. Thank you, Lorie, for everything.

For those that are interested there is very interesting ceremony that is taking place tomorrow at Dayton VA. Believe it or not in this day in age there are veterans out there that don't have any known living relatives. Tomorrow they are going to bury four veterans

who don't have any known living relatives. So, if any of you are interested in going out there to see that it is truly a touching and amazing ceremony to watch. It will be at 9:00 a.m. at the Dayton VA cemetery. He would recommend getting there early so they can get a relatively decent place to park, otherwise you will be walking a long way.
Last week they were able to be presented with an Active Transportation Plan for the City of Fairborn, and this has spawned some comments regarding the status of our streets in the City. He wanted to give a brief overview. You can go to the City's website and look under the Economic Development portion and find the Streets Department. They use in the City of Fairborn what is called a pavement rating system. One of the key components of this pavement rating system is called remaining service life. A lot of factors go into when the company comes out and does the evaluation of all the streets in Fairborn, This year they used a different rating system of zero to 20 with zero being zero years left on that road and 20 that being a brand-new road. Based on those ratings, the City racks and stacks these streets and the ones that are going to get the most attention are those with the lowest rating. What they would like to do if they can do it is stay a year ahead of these. So, if they know we are going to have to do a major overhaul on a street, and they can budget for that it will be the street that they will look at this year to do things like the infrastructure upgrades. Then the following year they will do the major street repairs to it. This pavement rating system was updated in 2024, and this will be the cornerstone for our 2025-2027 Streets program. The Streets Program is a street levy that was put on the ballot .25 percent levy on tax for 10 years and it generates about 2.4 million dollars a year for the Streets program. That money goes to nothing but streets. Based on the fact that we passed it as a Street levy we can't use it for anything but streets. So please when you hear people out there talking about there that we are not using money that we are supposed to for the streets, please know that is not true. Unfortunately, Covid 19 and the cost of consumables what they were able to buy with 2.5 million five years ago is nowhere near what we are able to buy today. That is just an unfortunate fact. Know that we do pay attention to the streets. It is a long process. It doesn't just happen overnight. They do encourage people if they notice a street that has a problem such as potholes go to the website and report it so they can get it in record, and they can go look at it.

The last thing he wanted to leave them with is the Fairborn Leadership Academy. He encouraged those who want to know how a full-service City runs to please enroll and attend this academy. He attended the academy in 2017 and the education that he received and the things he learned about the City were phenomenal. He encouraged everyone to attend.

Councilwoman Stanton expressed her appreciation and condolences about Lorie Venable. Similar to Mike Gebhart's situation she met Lorie regarding the biodigester and of course anyone that was involved in that knew they spent a lot of time talking on the phone about that. She got to know what a fierce and funny fighter Lorie was. She may be putting it ahead of things, but she is going to reach out to her family, and she thinks she would make a very good candidate for a memorial in our new Memorial Park for what she did for the City. As a City we were not stepping forward quickly enough and Lorie rallied the people and brought them here and helped get it over the line that got us that clean air that was discussed. She was very inspirational. She would love to donate to have a memorial for Lorie and for what she led in our new Memorial Park. She provided an update about the Sustainability Plan. It is something she ran on, and it is something

she wants to deliver to the people. She wants them to know they are pushing it forward. The last time she gave an update was July 7, 2025. Since then, in the work session today they had a presentation by the City and the FEAB about the National Wildlife Federation Community Wildlife Habitat certification for the City. There has been agreement on that both the City and the Board have agreed to work towards. That was exciting, that is the first thing across the line. Two of the upcoming projects will be Tree City USA and SolSmart bronze designation. As she mentioned before she and Clint Allen are looking into expertise on energy efficiency and also low and no cost options for renovating buildings for energy efficiency. They have made some progress on that with meetings with Sinclair. She had a little bit more, but she would provide July Taylor with the document if someone wanted to read more about it.

Councilman Fritzsche gave his condolences to Marilyn McCauley, Russ, and the rest of Lorie's family. Like many others he met Lorie during the biodigester controversy. He learned a lot about an amazing woman, and he received a great friend out of that. He thanked Lorie for everything she had done.

Deputy Mayor Reaster reiterated next week the lunch with Council from 12:00 to 1:00 at Giovanni's. There is a lot of chatter out there that they don't know how to get ahold of us. They make themselves available in so many ways. She knows it is a challenging time for those that don't work in the City or near the City, but they have other opportunities coming up. Please come and engage with Council. If you see them at Kroger's stop them. In all seriousness reach out to them. She reiterated what Councilman McCubbins said about the Citizens Academy. She did not attend but there is a lot of chatter about the City this or the City that, they don't do this, and they don't do that. This is an amazing way for you to get a foundation as to why the City does the things they do and how they do them and the method to the madness. Please, we have a few openings left and get your applications in. Last but certainly not least, she had the pleasure of working with Lorie in her prior political career at the School Board and it has been an amazing adventure working with her and she says that seriously but also light-heartedly. There is no doubt that she could be contentious but there is also not doubt that her drive and her passion was rooted in love for this community, her friends and family. She sent her condolences, rest easy.

Mayor Kirkpatrick stated August 9, 2025, is Christmas in Action. This is where a group of Fairborn citizens will be making home repairs to low-income seniors and folks with disabilities. This is an opportunity to get out there and really help some people to make a difference in their homes. If you are interested, you can contact the Senior Center. Fred Pumroy coordinates the volunteers, and Ellen Slone coordinates the efforts overall at the Senior Center. If you are interested, please contact them for more information. It is going to be a big deal. It is something they have been doing for a number of years, and it has made a big difference in the homes of a lot of people who otherwise would not be able to get those repairs.

The Sweet Corn Festival is August 16 and 17. It is one of the major events in Fairborn. For those who like the music of Hairborn it is coming up on September 19, 2025. The Aire Force Marathon on September 20, 2025, and the car show on September 21, 2025, at the tail end of the car show is the Heels for Heros program to raise money for Operation

Fairborn cares. They are looking for teams for that as well. A big event that is going to happen the evening of the 21st and that is the Honor Flight. It is completely different this year than it has been in the past. Instead of leaving from Dayton International Airport it will be leaving from Wright Patterson Air Force Base the area where the C17s park, the 445th Airlift Wing is coordinating this. You will see more information in the next week or two on how to get tickets for the big concert that will be going on that evening.

He offered his condolences to Marilyn McCauley and her family with the passing of Lorie Venable. She was a very active person in our community. Let's keep her family in our thoughts and prayers.

He closed by congratulating Emily Gay. She has been with the City for a year now and she has certainly made a big difference. A lot of these new programs that we have, Council Conversations and some of the other activities to engage the community more with staff and Council have been initiative that Emily and Mike Gebhart have worked very hard on to make happen. Congratulations to Emily on her Emmy as well.

ADJOURNMENT

Councilwoman Chess made a motion to adjourn the meeting. Deputy Mayor Reaster seconded the motion. Yeas, six: Chess, Reaster, Fritzsche, McCubbins, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 7:02 p.m.

MAYOR

CLERK, CITY OF FAIRBORN

Fairborn Environmental Sustainability & Resiliency City Council Goal
7/21/25 Update:

What has been accomplished? (through Tana's 7/7/25 update)

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

Progress between 6/1/25 and 7/7/25:

- 6/16/25 - The work session meeting minutes approved tonight contain a detailed discussion about the obstacles we are facing to get our sustainability plan completed and ideas on how to move forward.
    - Tana explained that the FEAB had stopped meeting monthly and was focused on trying to get meetings with the city to finalize the documents that estimated project tasks, timelines, roles, responsibilities, estimated cost, and estimated hours of city staff time.
    - In the meeting Tana, Clint, and Sylvia advocated for FEAB to become a board of the city that meets quarterly (after the sustainability plan is adopted), based on lessons learned about communication gaps with the current MoU process.
    - Tana provided information that addressed concerns raised by the city finance director, city manager, and council. (please see meeting minutes for the very detailed discussion)
    - Council members agreed to a future special meeting without the 45-minute time limit of the work session meetings to get the sustainability plan finalized.
- 7/2/25 - I had a great meeting with Mike Gebhart to plan to get the sustainability plan completed with city staff input:
    - There will be 30-minute monthly meetings with FEAB and city staff on the third Thursday of each month from 4:00 - 4:30, beginning on July 17th to get our sustainability plan across the finish line.
        - Each meeting will be dedicated to one or two of the proposed sustainability plan projects.
        - FEAB will invite subject matter experts to be available to answer questions and provide all data needed to make decisions.
        - FEAB members and city staff will finalize the project tasks, timelines, roles, responsibilities, estimated cost, and estimated hours of city staff time.
        - The July 17th joint FEAB / city staff meeting will focus on National Wildlife Federation's Community Wildlife Habitat Certification. I will have the criteria with these notes so that you can read them in the meeting minutes, and you can also find it at communitywildlifehabitat.nwf.org. This program evolved from the Fairborn Rotary program Operation Pollination, and our FEAB subcommittee is led by Dottie Meade, who initiated Operation Pollination. The goal is to certify all city parks and properties, and to partner with interested residents, businesses, and schools to meet the requirements to achieve community certification. This builds on the existing achievements:
            - Operation Pollination pollinator gardens established in Hobson Freedom Park and at the Fairborn Senior Center in 2023
            - Fairborn Fairborn Community Garden became a NWF Certified Wildlife Habitat in 2024
        - The August 21st joint FEAB / city staff meeting will probably focus on the SolSmart Bronze designation project.

- Other conversations about the passage and implementation of our 2026 - 2028 city sustainability plan included
  - Passing the ordinance needed for Tree City USA
  - Meeting the accountability, transparency, and public engagement portion of the sustainability plan by formalizing FEAB as a city board that meets quarterly with the city and also serves as the Tree Board and the PACE Board.
- 7/3/25 - Tana and Clint coordinated meetings with UD and Sinclair about their energy efficiency and renewable energy student internships which could provide Fairborn with high quality energy efficiency audits and energy efficiency monitoring software setup

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Progress made since my last update: (Between 7/7/25 and 7/20/25)

- 7/8/25 - Meeting with FEAB and city to plan the National Wildlife Federation Community Wildlife Habitat Certification project for city sustainability plan.
- 7/10/25 - Tana shared the letter from Dynegy and her email conversation with Dynegy about Fairborn residents with net-metering being automatically opted into the revised electric aggregation agreement through MVCC that lasts until Dec 2025.
  - Need to make sure that this will not prevent residents with solar net-metering from receiving their credits for generation!
  - If solar net-metering customers will receive credit as email from Dynegy states, then this achieves one of the proposed sustainability plan project goals!
  - Opt Out Deadline - July 14th
- 7/17/25 - Meeting with FEAB Chair & Vice Chair and City Manager
  - Confirmed the city's support for the following sustainability plan projects:
    - National Wildlife Federation Community Wildlife Habitat Certification
    - Tree City USA Recognition
    - SolSmart Bronze Designation
- 7/18/25 - Meeting with Sinclair Community College and council members Clint Allen, Tana Stanton, and Sylvia Chess to learn about Sinclair's energy efficiency student internship program with deliverables of energy audit and recommendations.

What still remains to be accomplished?

- Continue joint FEAB / City meetings to finalize the tasks, dates, costs, and city staff hours in the new spreadsheet and have the City and FEAB present the proposed projects to council at work sessions.
  - NWF Community Wildlife Habitat Certification (communitywildlifehabitat.nwf.org)
  - Tree City USA Recognition (arborday.org/our-work/tree-city-usa)
  - SolSmart Bronze Designation (solsmart.org)
  - Explore Solar Opportunities for City Properties
  - Explore Energy Efficiency Opportunities for City Properties

    - Increase Recycling and Decrease Landfill Waste for City Properties
    - Explore Development Best Practices for Stormwater
    - Include Residents and Small Businesses with Net-Metering in City Electric Aggregation Program

- FEAB - Present updated sustainability plan to the City Council for adoption.
- City Council - Decide if the updated sustainability plan is ready or if it needs more changes.
- City Council - Pass an ordinance to become a Tree City USA
- City Council - Pass a resolution to adopt the sustainability plan
- City Council - Pass an ordinance to create a city Environmental Advisory Board which meets quarterly, to serve as the mechanism of accountability and transparency for the sustainability plan implementation, the Tree Board required by Tree City USA, and the PACE Board required for the city's existing Property Assessed Clean Energy program. (Tana's recommendation, based on lessons learned while using a memorandum of understanding.)