CITY OF FAIRBORN
COUNCIL MEETING
September 15, 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	☒	☐

Deputy Mayor Reaster moved to excuse Councilman Allen from the meeting. Councilman McCubbins seconded the motion. Voice vote. Motion carried. Mayor Kirkpatrick excused Councilman Allen from the meeting.

STAFF MEMBERS PRESENT

Browning, Gebhart, McNamee, Riggs, Schell, and Taylor.

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

APPROVAL OF MINUTES

Deputy Mayor Reaster moved to approve the September 2, 2025, Work Session minutes. Councilman Fritzsche seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Councilwoman Chess moved to approve the minutes of the September 2, 2025, Regular Meeting. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

PRESCHEDULED BUSINESS

Mayor Kirkpatrick read a proclamation designating Saturday, September 20, 2025, as U.S. Marathon Fly Zone Day. Fred Pumroy and Deborah Butner accepted the proclamation. Mr. Pumroy stated years ago they started the Fly Zone to show their appreciation for the U.S. Air Force and the military veterans, so they established the Fly Zone which is downtown Main Street. Although they go through several other streets the main focus is the downtown part of the run. We are at the 14- and 16-mile mark, and they have 7 or 8 miles left to go. This is when they really need some encouragement. This year is the second year they will be giving out popsicles when they come through the

gate. Then they will pass Jamie's and the old theater and then when they come back out, we give them a piece of bacon. He encouraged everyone to come out and show their support. The wheelers come through about 8:00 a.m. and are followed by the runners.

Deborah Butner stated they hope the folks of Fairborn will come out and support the runners and the wheelers. They really do appreciate it, and they love enthusiasm. They receive a lot of positive feedback about our town from the people who come from far away. For some of them it is their first time coming to Fairborn. We want to show our support, and they appreciate everyone coming out to support the runners.

NEW BUSINESS

ORDINANCE 23-25 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.

Councilwoman Stanton motioned to read Ordinance 23-25 for the first time by title only declaring an emergency. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 23-25 by title only.

Hilary Browning, Finance Director, stated this is routine supplemental appropriations for the month of September 2025. She explained ORC 5705.40 is the authorizing piece of the Ohio Revised Code as to why we revise. She began with the General Fund and reviewed the necessary adjustments. She reviewed requests made by Fire, Police, and the Courts. She explained the need for an increase of $55,000 for the electricity costs for the Water Operating Fund and $113,000 for the Sewer Operating Fund through the end of the fiscal year. Her approach is to increase for what they believe they are going to need through the end of the year, rather than have to come back to Council month after month. This is their best projection through the end of the year. They are not increasing the rest of the funds. They have done a series of budget transfers to support all of their other operations, but because they are so large, they are our biggest energy users, they do have to ask for more budget here. There was a rate increase from the telecommunications provider, so they are seeking $7,200 for the downtown wi-fi program. She explained the curb and sidewalk program was just a little over the Engineer's estimate, so they are requesting $12,106 to increase. This does get assessed to the property owner so this will be coming back in revenues in the same amount. Staff recommends approval of Ordinance 23-25.

Councilman McCubbins asked her to go back to the Police adjustment. Mrs. Browning stated they very specifically have a recruit that is moving from dispatch to patrol. This was not necessarily a budgeted move so that is why they have to move it from the PSE to non-PSE because they did not specifically budget it this way for this specific person. Councilman McCubbins acknowledged her explanation. Ms. Browning stated on a budgetary basis they really want to keep the cost of that FTE within that same FTE's budget. Otherwise, she would have to take the budget that was allocated for another recruit to use for their training. That is why they are asking to move it.

Councilman McCubbins asked if the City gets to participate in the electric aggregation or is that a residential-use only program. Mike Gebhart, City Manager, responded we do, it is just the consumption. Mrs. Browning stated it is a combo of consumption and then supply. Consumption, especially at the Water and Sewer Treatment plant, is not something they can really control because that is entirely based on user demand.

Councilwoman Stanton stated Mrs. Browning mentioned the downtown wi-fi and she thought they were looking at cancelling the service. Mr. Gebhart stated he wanted to discuss that with Council at a future work session. Mrs. Browning stated for now this is going to provision us through the end of the current terms. Whatever the decision is there is still a period of time where we have to give notice whether we are keeping it or not and until that time we have to pay for it to continue to operate. At this point it is above budget and that is why they are seeking the increase.

Councilman Fritzsche moved to adopt Ordinance 23-25 declaring an emergency. Deputy Mayor Reaster seconded. Yeas, six: Fritzsche, Reaster, Chess, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 23-25 duly adopted.

ORDINANCE 24-25 AUTHORIZING THE APPROVAL OF A ZONING MAP AMENDMENT FROM PARKLAND (P) TO MEDIUM DENSITY RESIDENTIAL (MDR) FOR PARCELS THAT INCLUDE CITY LOTS 1, 2 & 3 OF THE HAIL PLAT, PARCEL NO. A02000200160052600 AND PARCEL NO. A02000200160052700.

Deputy Mayor Reaster motioned to read Ordinance 24-25 for the first time by title only. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 24-25 by title only.

Mayor Kirkpatrick set the public hearing of Ordinance 24-25 for Monday, October 6, 2025.

RESOLUTION 40-25 AUTHORIZING THE ACCEPTANCE OF THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE GREENE COUNTY AUDITOR.

Councilwoman Stanton motioned to read Resolution 40-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 40-25 by title only.

Hilary Browning, Finance Director, explained this is about the property tax amounts and rates. This is an annual process that happens in September of every year. This is required by ORC Section 5705.34. Usually, we would have had the official filing of the tax budgets that would have happened in July, but Greene County has moved to the process with most Ohio counties where they are waiving the filing of the official tax budget. That happened this year and so instead we are going with a Resolution of Amounts and Rates. The Budget Commission did require and review our official certificate of estimated resources which she submitted in July, and they have provided us back for fiscal year

2026. It is largely projection based. The certificate represents the County Auditor's determination for what our revenues are going to be in 2026. It looks at the taxes that are required to be levied and it also estimates the property tax values and the revenues generated from those values. She reviewed the amounts and rates. Resolution 40-25 will make official the City's acceptance of the rates. Staff recommends approval of Resolution 40-25.

Councilwoman Chess moved to adopt Resolution 40-25. Deputy Mayor Reaster seconded. Yeas, six: Chess, Reaster, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 40-25 duly adopted.

RESOLUTION 41-25 AUTHORIZING THE ACCEPTANCE OF THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL (TIRC) REGARDING TAX INCREMENT FINANCING (TIF) DISTRICTS AND COMMUNITY REINVESTMENT AREA (CRA) AGREEMENTS.

Deputy Mayor Reaster motioned to read Resolution 41-25 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 41-25 by title only.

Cherise Schell, Development Services Director, stated the Greene County Tax Incentive Review Council, also known as the TIRC met on August 27, 2025, in accordance with their obligation under ORC 5709. This meeting is conducted to allow the local jurisdictions such as the City to present information related to any current Enterprise Zones, Community Reinvestment Area Agreements and Tax Increment Financing Districts. The City is currently engaged in four CRA agreements and has three designated TIF districts. She reviewed the CRA Agreements. Daycar Cola, which is Pepsi Co., has a 15-year 100 percent property tax abatement. It was granted to create 150 full-time jobs and $7.5 million in payroll. This obligation has been met and therefore a recommendation was made and approved by the TIRC to continue that particular agreement. JBIX, LLC. this agreement was initially approved as a 10-year 50 percent property tax abatement contingent upon creating 34 full-time jobs and $3.3 million in payroll within the first 12 months. Thirty-five jobs have been created; however, the payroll benchmark was not met in 2024, and the term was reduced from 10 years to 5 years and the Tax Incentive Review Council unanimously recommended continuation of that agreement under the adjusted term. That situation is location that has multiple locations around the greater Metro area and their surgeons work in multiple locations. So, while they have their employment numbers, they have not met their payroll at that particular site because they are not always there. The Fairborn Cement Company has a 10-year 50 percent property tax abatement based on the $20 million capital investment and a retained payroll of $11 million. The capital investment project construction was completed in the last quarter of 2022, and the recommendation was made and approved by the TIRC to continue that agreement. Finally, Mills Barnett Sirus Holdings, LLC, have a 10-year 50 percent property tax abatement and agreed to create 93 full-time jobs, 1 part-time job, and $11 million in payroll during the first 12 months following the execution of the agreement. The company currently employs 116 full-time staff, which is just short of the 120 they projected to create in the first four years of the agreement; however, their annual payroll has exceeded the

projected metric by $3 million. The recommendation was made and approved for continuation of that agreement in recognition of the payroll increase.

Our TIF Districts, Hilary Browning was kind enough to attend this meeting and review the financial activity for all three of the TIF districts. The City recommended and received unanimous approval from the TIRC for the continuation of those districts as well. Staff recommends approval of Resolution 40-25.

Councilwoman Chess thanked Cherise Schell for her hard work.

Councilman McCubbins stated these things are very critical in economic development. It is just one of the tools in the tool belt.

Mayor Kirkpatrick thanked Mrs. Schell for the presentation. This is one of the examples of how we entice businesses to a community through programs like this. It is good to see how these programs benefit the community.

Councilman McCubbins moved to adopt Resolution 41-25. Deputy Mayor Reaster seconded. Yeas, six: McCubbins, Reaster, Chess, Fritzsche, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 41-25 duly adopted.

RESOLUTION 42-25 AUTHORIZING THE APPROVAL OF A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 95,800 SQUARE FOOT INDEPENDENT SENIOR RESIDENTIAL FACILITY TO BE KNOWN AS GREEN OAKS OF FAIRBORN, LOCATED ON 5.9517 ACRES AT 2124 EXCHANGE COURT (CITY LOT 9674) IN A PLANNED DEVELOPMENT ZONING DISTRICT.

Deputy Mayor Reaster motioned to read Resolution 42-25 for the first time by title only. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 42-25 by title only.

Kathleen Riggs, City Planner, explained that the owner of this site is TBA, LLC and the applicant is Evergreen Real Estate Group, who is also present this evening. She displayed a rendering of the proposed facility. She reviewed the zoning and the aerial map of the location. She reviewed the site plan of the 96,00 square foot residential facility to be known as Green Oaks of Fairborn. They are offering 120 units at this facility on a six-acre parcel. There are approximately 70 parking spaces with accessible spaces as well. This parking is primarily for staff and visitors as about five percent of the residents at these types of facilities rarely have a vehicle. The site also has outdoor amenities, outdoor patios, a gazebo and walking paths. She displayed how a fire truck would maneuver through the site. Emergency services staff have reviewed the site plan and are supportive that it can accommodate those vehicles if there is a need for those services. She discussed the landscaping plan. The applicant plans to keep 50 to 70 percent of those trees if they are salvageable. The elevations are higher along the perimeter of this site than they are along the western side. It is almost like when they start to develop this site it will actually be in a bowl so that it does offer its own buffering from those adjacent properties. There will be plantings along Exchange Court to buffer the building with the

adjacent residential that is due west of this location. She pointed out there is a detention pond located to collect stormwater on the south side of this site.

She explained this is a four-story building and when she first heard this, she was a bit concerned about the height as to how this building would blend in at this location. One thing the applicant did was really try to show how this building will blend into the site. She displayed a view of the area from Dayton Yellow Springs Road and Exchange Court and one from Sterling. She described the building material details of the building. She reviewed the floor plan of the building as well. There are a total of 67 studio units and 53 one-bedroom units, and the rest of the floors have a fitness center, a community room, and activity room on each floor and there are laundry facilities and sunrooms on each floor.

The site does include appropriate buffering, access, utility connections, building design and the use is consistent with the Comprehensive Plan and the Corridor design. She also pointed out this site will employee 50 full-time staff and a number of part-time staff as well. The timeline for the project is to break ground next spring and be completed by the fall of 2028. Based on the general review criteria Planning Board did recommend approval of Resolution 42-25.

Mayor Kirkpatrick opened the public hearing.

Kevin Disselhorst, 566 West Lake Street stated he appreciated the opportunity to address Council. He explained with these 120 newly proposed assisted living facilities he wanted to give a thank you to Kathleen Riggs and all of the staff. It has been a really collaborative process. Their support goes a long way. He got into the details with the Planning Board and again that feedback was appreciated and ultimately their recommendation to approve as well. He provided a bit of introduction. He is Kevin Disselhorst with Evergreen Real Estate Group who is serving as the developer on this project. He is joined by Mark Smoley with the Mannisk Smith Group, they are the civil engineer on this project and then Conner with WW they are acting as the architect as well. He provided a little bit of background on Evergreen. They are developers of residential and assisted living real estate. They have about 1,100 units in Ohio. Their experiences in Ohio have been really good, and they are excited about the opportunity here as well.

He thinks Kathleen did a really good job summarizing the use as a whole. A few things he wanted to highlight are they really think that this use is a really great fit for the site. It is kind of within a mixed-use corridor. They have commercial uses to the north. Kathleen pointed out the residential uses and the industrial to the east. They think of assisted living as a residential/commercial use mix in the middle. They think this site is really a great fit for this use given it is kind of right in the transition between the residential corridor and the commercial uses up to the north. The second thing he wanted to highlight is that there is a tremendous need for housing throughout the country, but particularly within Ohio and for seniors. They see this project as an opportunity to allow local residents to continue to age in place. Beyond the residents that this project is going to serve it is going to be a pretty significant investment in the local economy. It is going to be roughly a $30 million deal. Kathleen touched on the job numbers but there will be over 100 construction jobs when all is said and done and 50 permanent jobs in a variety of industries. They see

this not only as a tremendous opportunity for local residents but also in the long-term economy of Fairborn. He stated he would welcome any questions Council may have.

Mayor Kirkpatrick closed the public hearing.

Councilman Fritzsche had no questions. He thanked Ms. Riggs for her presentation.

Deputy Mayor Reaster stated they talked at length about the need for housing specifically for senior housing in our community and she is super excited to see this.

Councilwoman Chess asked how easy it would be for the seniors to get into one of these units. Mr. Disselhorst explained the state has made a tremendous effort to support similar products to this one throughout the state. This facility will actually be open to both those who qualify for Medicaid and those who have sufficient funds to pay out of pocket and are not Medicaid qualified. Some residents, those that qualify for Medicaid can come to the facility and Medicaid will reimburse the entire cost and then they will also accept residents that do have assets. They market themselves to people with those varying levels of income.

Councilwoman Chess asked for those who are applying for a job there what is the salary range. Mr. Disselhorst stated that is a great question. He does not have that data off hand. There are going to be roughly 50 jobs across a variety of roles, general property managers, maintenance men and nursing staff, so the income range is really going to vary depending on the role that particular person will serve at the property.

Councilman McCubbins asked how this development will affect the storm water that may go toward the west there is other residential housing. Ms. Riggs stated they are required to meet the City's stormwater standards. They will have to submit their engineering numbers and their design regarding the stormwater system. It will have to account to our regional standards that they are required to meet so that the stormwater does not run off of this site any faster than it does today.

Councilman McCubbins asked if this is going to be an open facility so that residents and guests can come go or will there be security features. Ms. Riggs stated they did discuss security at the site. It is semi-open for people to come in and visit daily with the residents, but there is some level of security. Mr. Disselhorst stated normal operating hours apply here as well. Visitors can come from 9:00 a.m. to 5:00 p.m. and family is welcome whenever. In terms of security there is a person on the front desk 24/7. He believes the project currently calls or cameras as well. They use a third-party manager, Garden Management Solutions, they are tremendously experienced in these facilities. In terms of lockdown for the residents. They can come and go as they please and all 120 units are independent. They don't share rooms with others unless they have a spouse that double occupancy would be open to them for. Residents can come and go as they please and generally family can as well. Councilman McCubbins stated his general concern is this is a particularly vulnerable population, physical threats, scammers, and things like that. He was trying to see if there were some kinds of protections built in there. Mr. Disselhorst stated the services they provide not only include meals, but there are people on the team

who help folks with day-to-day living and tasks they may not be able to handle on their own. There are social services offered to the residents as well.

Councilwoman Stanton did not have any questions it seems like a really wonderful thing.

Mayor Kirkpatrick stated they mentioned earlier it was 120 units with 70 parking spaces primarily for staff and visitors so that tells him that most of the residents will not have their own vehicles. Ms. Riggs agreed. He assumes they will be relying on some form of public transportation if they have to get to a doctor's appointment or want to go to the grocery store. The location is great because they are right across the street from Kroger's and Menard's. One question is are they going to have a good sidewalk with buttons at that intersection if they want to walk to Kroger's or Menard's to cross Dayton Yellow Springs Road. Ms. Riggs stated she believes there is access at that intersection, and the sidewalk does extend toward Taco Bell and the north side of that intersection so access should be ok. Mayor Kirkpatrick's next question in line with that is Greene Cats is our primary source of people getting to other things in town. Have we checked with Greene Cats to see if their Blue Line, which serves Fairborn, could be added as a stop if it becomes a need. Ms. Riggs stated she thinks it definitely can be added as a stop. They are very open to stops and we have a good connection with them as far as if we find out that it is a concern and that is a location where they need to have a stop be located. Then we will definitely let them know.

Mayor Kirkpatrick asked about nursing care. They mentioned there is some nursing care. Ms. Riggs stated it is minimal nursing care. They have one full-time nurse. There are three or four LPNs and several CNAs, but most are supportive care assistants. Mayor Kirkpatrick stated someone that needs more extensive nursing care would have to go to another nursing facility. Ms. Riggs stated this is really independent living with those supportive services.

Mayor Kirkpatrick stated it is a four-story facility, and these are seniors. His background is working in disaster preparedness. He is sure they have plans for evacuating people out of four stories should there be a need to evacuate. He asked in a facility like this are their tornado shelters. Connor Klenecky, 149 Forest Place, Buffalo Grove, IL responded they designed this building as a Type 3A construction. It is four stories and like he said there may be an event of a disaster like a tornado, due to the construction type and the occupancy of the building they are required to develop refuge areas throughout the building. There are not specifically tornado shelters but there are areas of the building in corridors with limited windows where you have sufficient room for people to stay if there is an emergency like that. Additionally, the floor plan since it is relatively large, not only are there two main egress there, but each floor is divided into three to four smoke departments so that if there is a fire or something it is quick and easy to get from one smoke compartment to the other where if someone needs help to get out further they can wait there safely. Typically, it is a one-hour separation between these areas. Additionally, there is an NFPA 13 sprinkler system, so interspatial spaces as well as the actual floors are all sprinklered. Mayor Kirkpatrick asked how many elevator banks are located in the building. Mr. Klenecky explained there are two elevator banks. There is a 3500 and 4500 elevator. He displayed where the elevators are located. They divided it throughout the building to basically reduce trip distance for residents. They are trying to provide areas

where they don't have to walk as far. There may be a seating area and an elevator bank too. Just to make it a little bit easier for them. Additionally, both elevators can provide enough room for a gurney if so needed.

Deputy Mayor Reaster moved to adopt Resolution 42-25. Councilwoman Chess seconded. Yeas, six: Reaster, Chess, Fritzsche, McCubbins, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 42-25 duly adopted.

RESOLUTION 43-25 AUTHORIZING THE APPROVAL OF A PRELIMINARY PLANNED UNIT DEVELOPMENT MODIFICATION PLAN AND FINAL PLAT SPLITTING AN EXISTING CITY LOT LOCATED AT 220 E. DAYTON YELLOW SPRINGS ROAD (CITY LOT 9810) INTO TWO SEPARATE PARCELS.

Councilman McCubbins motioned to read Resolution 43-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 43-25 by title only.

Kathleen Riggs, City Planner, explained this is a proposed lot split for development. She displayed a drawing of the lots. The owner of the site is Cobblestone Capital and Zack Williams. She reviewed the aerial and zoning maps. This entire site is 5 acres located south of Dayton Yellow Springs Road, east of Beaver Valley, west of Chapel and then the zoning is Planned Unit Development surrounded by other Planned Unit Development, Residential, medium density residential, suburban residential and neighborhood commercial as the zoning as well.

This is a lot split. One lot will be .82 acres, and the remainder will be 4.1 acres. This is creating a new lot for development. It just has to go through this preliminary PUD and final plat process. She did receive comments just making sure that the new lot is created and still provides access to the adjacent lots. Right now, CVS and Donatos both access this site. So, just making sure those access agreements remain in place for this future lot that is created and that there is actually no formal access agreement is in place that something is recorded with Greene County. They do want to support that as well. Just to make sure that what currently exists there will then continue to thrive. They looked at the preliminary PUD plan, set criteria and the applicable standards to this site and they have been met. This new lot that is created is consistent with the zoning code and our subdivision regulations regarding lot creation. Planning Board does recommend approval of this Resolution.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilwoman Chess stated as always Kathleen did a wonderful job and that is appreciated.

Mayor Kirkpatrick asked if the larger lot is the old parking lot? Ms. Riggs stated it is all a part of the old parking lot. Mayor Kirkpatrick stated the large area will be developed for something other than parking. Ms. Riggs stated that is the plan.

Deputy Mayor Reaster moved to adopt Resolution 43-25. Councilwoman Stanton seconded. Yeas, six: Reaster, Stanton, Chess, Fritzsche, McCubbins, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 43-25 duly adopted.

RESOLUTION 44-25 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ANNEXATION AGREEMENT BETWEEN THE CITY OF FAIRBORN AND BATH TOWNSHIP AND APPROVING THE ANNEXATION PLAT AND LEGAL DESCRIPTION FOR 1.143 ACRES.

Councilman Fritzsche motioned to read Resolution 44-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 44-25 by title only.

Mike McNamee, City Solicitor, provided some project background. He stated that Council may recall when the City approved the Wawa rezoning as a condition of the approval, we required that all of the property be within the City of Fairborn limits. So hence, that is why this annexation agreement is here. The annexation is done under ORC 709.192 and it is a type of expedited form. There are three types of expedited annexations. This is a type one and the only reason that is important is that the County Commissioners have no say in terms of whether the annexation is granted. All of the property owners have to sign the annexation petition. It is really more of an administrative process than anything else. The former owners were David Kegley and Kimberly Sue Cole. In a Type One annexation there is no adjustment of the boundaries of the township to conform with the City boundaries. So, we do not have to pay any reparations and for that matter the property has no value because it is all right of way to begin with so there is no value there. This agreement in and of itself is obligating the City to require services that will happen at a future Ordinance. It is referenced that Fairborn is going to provide the Ordinances that were listed, police fire and EMS and as he discussed there is no tax payments since there is no evaluation. As he also discussed it remains within Bath Township boundaries. The survey and plat were prepared by David Cox from the Klieniger Group, and the Certificates of Annexation comprises 1.143 acres. Staff recommends approval of Resolution 44-25.

Mayor Kirkpatrick stated it is good to see this happening so the ball can get rolling.

Councilman Fritzsche moved to adopt Resolution 44-25. Deputy Mayor Reaster seconded. Yeas, six: Fritzsche, Reaster, Chess, McCubbins, Stanton, and Kirkpatrick Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 44-25 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened Citizens Comments.

Mayor Kirkpatrick closed Citizens Comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, stated it is going to be a busy weekend. He is sure the Mayor will cover that information. Mr. Gebhart announced the Hairborn event coming up this Friday night with an Ozzy Osbourne tribute band as the headliner. We do this with our partners at iHeart radio and WTUE 104.7, so we are thrilled about that. On Monday, the 29th at 5:00 p.m. at the Fairborn Senior Center there will be a Town Hall. The topic of discussion will be the police and fire levy renewal request. Staff will be there to answer any questions residents may have along with members of Council. In this room next Monday, the 22nd at 9:00 a.m. there will be a Police Officer swearing in ceremony for our new Police Captain and our two new sergeants. Captain McQuire will be sworn in along with Sergeants Talbert and Walton at 9:00 a.m.

COUNCIL COMMENTS

Councilwoman Chess stated the Sky Hawks are doing well and people are staying safe, so she really does not have that many comments for today. She will let the Mayor take the rest of the comments and passed it onto her next colleague.

Councilman McCubbins stated on a more serious note September is Suicide Prevention Month, and this is a largely unseen issue for society. If you see someone struggling or know that they need help, please encourage them to dial 988. They have taken the guess work out of this and made it very simple. Please encourage folks to ask for help if they need it. There is no shame in that. Along the lines that will make the Mayor happy is Saturday, September 20, 2025, is National Cleanup Day. He encouraged all of the citizens in the immediate area that you live in, help clean it up. On September 22, 2025, unfortunately summer ends. It is the first day of autumn. He knows it is a very sad day for many of us but if you live in Ohio long enough you are used to it. Also, the Air Force Marathon is this weekend, but it is also the anniversary of the United States Air Force's birth which was in September of 1947. They will be 78 years old this year. Happy Birthday to our Air Force! He ended on a lighter note and said that he would bet good money that Mike Gebhart has plenty of wigs in his closet and we might see one for Hairborn.

Councilwoman Stanton wished everyone a great week.

Councilman Fritzsche stated he is looking forward to Hairborn this weekend on Friday. He encouraged everyone to go. It is always a great time.

Deputy Mayor Reaster had no comments.

Mayor Kirkpatrick began with Hairborn which is a lot of fun. They have the Ozzy Osbourne tribute band as the headliner. There is a new wig shop in Fairborn, and you can also go to Foy's if your hair does not meet the requirements. Hairborn attracts a different crowd and if you want to show up incognito go ahead and get a wig. He reiterated what was said about the Marathon and the Fly Zone. This is really an opportunity to

showcase Fairborn. People come from all over the world to run the Air Force Marathon and to watch friends and family run the marathon. If you are not a military person and do not have base access you don't get a chance to watch your family members or friends running across the base where most of the marathon takes place. The Fly Zone comes right up Main Street, and it is an opportunity to watch your friends and family run the marathon. One of the coolest things that they do is on the runners' bib is an RFID tag and as they run across the sensor in the road about 50 yards down the road there is an announcer that reads off their name and welcomes them to Fairborn. The runners as they hear their names being read are astounded. If you have never been to the Fly Zone and you are a Fairborn resident come down and watch it.

The very next morning, Sunday morning, is the car show. We are expecting upwards of 300 cars this year. They have a good registration going. It is a lot of fun. You get to see antique and souped-up cars. It is a lot of fun to go to the car show. That afternoon on Sunday is the Honor Flight going out of the 445th. They are expecting 3,000 to 4,000 people for the concert. Ricky Lake is one of the bands and the headliner for the concert is Lee Greenwood. More importantly it is a great way to welcome back our veterans who had the opportunity to partake in the Honor Flight Program. The program began in Enon and there are Honor Flight chapters all over the United States. Honor Flight is going almost every weekend throughout the year.

He said there was a lot of excitement this last week. He had the opportunity to attend an event at Waterford Landing. Two of their representatives are in the audience. They did something that he would love to see happen in a lot more neighborhoods throughout Fairborn. A couple of them got together and said how can we get our neighbors together? They had a neighborhood party with bouncy houses for the children and food. A Fairborn Fire Truck was at the event, and the kids just had a ball. All the kids received fire hats and got to look at the truck. It was a wonderful event. We would love to see more of that throughout Fairborn neighborhoods.

He had the opportunity to attend the Air Force Ball as well. It was a wonderfully attended event. They recognized some outstanding people who had achieved things with the Air Force. The ball is a great way to celebrate that. Every year they recognize one of the aircraft over the years and this year they recognized the B-52. It was wonderful to see the tribute to that aircraft.

He explained citizens will start to see signs to support the Police and Fire Safety levy that will be on the ballot in November. This is critically important for our community. We see across the country some of the safety and security issues. The very tragic situation with Charlie Kirk last week. We need to be more aware of safety and security throughout our communities. We always have a Police officer at the Council meeting. He thanked the officer for his service. It is critically important that we support our Police and Fire. He was always taught and firmly believes the number one job of the government is to provide for the safety and security of its citizens. This is a golden opportunity to show your support for that levy. Please consider how you might vote for that.

ADJOURNMENT

Councilman McCubbins made a motion to adjourn the meeting. Deputy Mayor Reaster seconded the motion. Yeas, six: McCubbins, Reaster, Chess, Fritzsche, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 7:07 p.m.

MAYOR

CLERK, CITY OF FAIRBORN