CITY OF FAIRBORN
COUNCIL MEETING
October 20, 2025, at 6:00 p.m.
Council Chambers

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

STAFF MEMBERS PRESENT

Adkins, Browning, Eckert, Gebhart, McClure, McNamee, Pettit, Riggs, Roman, Schell, Taylor, and Williams

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

APPROVAL OF MINUTES

Deputy Mayor Reaster moved to approve the October 6, 2025, Work Session minutes. Councilwoman Chess seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Councilman Allen moved to approve the minutes of the October 6, 2025, Regular Meeting. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Councilman McCubbins moved to approve the October 13, 2025, Special Council Meeting Budget Work Session minutes. Councilman Allen seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

PRESCHEDULED BUSINESS

Mayor Kirkpatrick recognized City staff members, who supported Operation Honor – the 20th Anniversary of Honor Flight Dayton at Wright-Patterson Aire Force Base on September 21, 2025. This was the first time in the history of the Honor Flight program that an Honor Flight was not conducted at a commercial airport. It was conducted at the Air Force Base 445th division which is where the large cargo planes located on the back side of the base. Our community had the opportunity to support that program. So, they

wanted to recognize a few individuals who played a role in that activity. Several weeks ago, they had the opportunity to recognize the School District bus drivers. Tonight, they wanted to honor some of the Police and Fire staff who had the opportunity to help put that program together. It was an incredible program which received national news coverage. The veterans who had the opportunity to participate in that were truly overwhelmed with how well the program ran. He recognized Sean Pettit, Brad Eckert, Ryan Williams, and Ben Roman. He explained that the Police and Fire Departments of Fairborn played a huge role in the overwhelming success of this program. Mayor Kirkpatrick displayed a slide of the other staff members who played a role in the program. This included members of the Street Department and Emily Gay played a huge role as well.

OLD BUSINESS

ORDINANCE 25-25 AN ORDINANCE AMENDING AND ADOPTING CHAPTER 547, TREES, OF THE CODIFIED ORDINANCES OF THE CITY OF FAIRBORN, AND REPEALING PRIOR VERSIONS.

Mayor Kirkpatrick stated Ordinance 25-25 involves an Ordinance about trees and he is involved in that committee, so he recused himself and stepped out of the Chambers and turned the item over to Deputy Mayor Reaster.

Deputy Mayor Reaster asked if there was a motion to read Ordinance 25-25 for the second time by title only. Councilman Fritzsche moved to read Ordinance 25-25 for the second time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 25-25 by title only.

Mike Gebhart, City Manager, explained this is a part of Council's goals for 2024 and 2025 have been related to sustainability. He provided the background of the Tree City USA Program, and the four basic criteria were also reviewed. He provided an Ordinance overview. Another thing they have to do to be a Tree City USA at minimum annual budget of $2 per capita for trees. It does not have to be for new trees. It can be to address honeysuckle issues. It can be used to address trees that are diseased and need to be taken down. An annual Arbor Day proclamation or event is also required. This Ordinance updated Chapter 547, clarifies terminology, tree management standards, definitions, to include hazardous trees and tree inventory. There is a simple permit process for removing trees in the public right of way. If you happen to want to plant a tree in the public right of way, there is a simple permit process to go through. If you want to plant a tree anywhere else in your yard there is nothing that would prevent you from doing that. There are utilities and other things in the right-of-way that they would like to avoid being hit when someone plants a tree.

This ordinance does not conflict with the citizens' rights as a property owner. It only applies to trees in the public right of way or city-maintained properties. Private property rights remain unchanged, homeowner's maintain control of trees on their lots, and it establishes a simple permit for planting or removal of trees in the right of way. The City may address public safety hazards involving trees in easements or right of ways and the goal is to have clear responsibilities and consistencies, not new regulations. Code

enforcement will tell you that they receive numerous calls a year for tree disputes. Trees that one neighbor believes one neighbor thinks will be falling over onto their property. We are constantly answering questions. Can I trim my trees if it is on my side of the fence? Chapter 547 helps clarify that. Staff recommends the adoption of Ordinance 25-25.

Deputy Mayor Reaster opened the public hearing.

Patty Gigandet, 226 E. Main Street, Fairborn, Ohio asked if this would cover trees at the school. Mr. Gebhart stated that it is school property, so the property owner is the School District. Ms. Gigandet stated she has been harping on this for years. In the 1990's Ron McDermott planted three trees at what was formerly Five Points, and she noticed last summer they put a fence around it and there is no plaque. She knows there were only a dozen of them there and Ron is gone. Mr. Gebhart stated she would need to reach out to Superintendent Gayheart or Pam Gayheart who is the public relations person for the schools.

Deputy Mayor Reaster closed the public hearing.

Councilman Allen thanked Mr. Gebhart for the presentation and stated this has been a long time in coming. It has been one of our goals to become a Tree City, USA. A lot of the neighboring cities and townships do that already and much of what they are asking we already do. It just gives them something to focus on.

Councilman McCubbins stated all the times he was on Planning Board when they had a plan come to them that involved taking down trees, typically two to three times as many more were planted. He thinks this is a good thing.

Councilwoman Stanton had no questions. She wanted to do a shout out because this idea originated from Kevin Knepp like six or so years ago. She stated after all the work that has been done it is nice to see it come to fruition.

Deputy Mayor Reaster asked Mr. Gebhart to clarify the public right of way. It is the space between the sidewalk and the street, right? Mr. Gebhart stated that is correct.

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

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

NEW BUSINESS

ORDINANCE 26-25 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 Chess motioned to read Ordinance 26-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 26-25 by title only declaring an emergency.

Hilary Browning, Finance Director, explained there is a request from the Municipal Court and their Clerk to increase their electric utility budget offset by a reduction in personnel services. This is surplus salary and wage budget for no increase. This requires Council's approval because we are moving between the appropriation lines of personnel and non-personnel expenses. They also have a request from the Fire Department for the installation of an equipment cage for storage. It is $4,300 to the Fire and EMS Operating Fund. Staff recommends passage of Ordinance 26-25.

Deputy Mayor Reaster moved to adopt Ordinance 26-25. Councilman Fritzsche seconded. Yeas, seven: Reaster, Fritzsche, Allen, Chess, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 26-25 duly adopted.

RESOLUTION 50-25 A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN, MODIFYING ELEMENTS OF RESOLUTION NO. 43-25 FOR THE CONSTRUCTION OF A 950 SQUARE-FOOT BUILDING WITH A DRIVE-THROUGH TO BE KNOWN AS DUTCH BROS. COFFEE, ON 0.82 ACRES AT 220 E. DAYTON-YELLOW SPRINGS ROAD (CITY LOT 9908) IN A PUD PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

Deputy Mayor Reaster motioned to read Resolution 50-25 for the first time by title only. Councilwoman Chess seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 50-25 by title only.

Kathleen Riggs, City Planner, stated last month they approved Resolution 43-25 which was the lot split. So, this is actually for the development of this quick service restaurant to be known as Dutch Brothers Coffee. She reviewed the owner and applicant's names. She also reviewed the aerial and zoning maps. This is a small 950 square foot building. The majority of this site is for traffic circulation. They have two drive-through lanes which accommodate about 21 cars. There are 22 additional parking spaces for employees or customers. There is actually a drive aisle also connecting Donato's Pizza to the east as well as the CVS to the west for this one-way traffic. There will be shared access with all of these adjacent parcels. She mentioned there is no requirement for a detention or retention stormwater plan for this site. Currently, 98 percent of the area is impervious service. They will be adding some landscaping beds, so they are improving the site and adding some pervious surface to it. All the plantings will be native to Ohio. She explained emergency services have approved the site plan. She described the building materials which will be used including two-tone brick. There will be limited seating outside, but it is

mainly for vehicular or walk-up traffic. She reviewed the floor plan. She spoke with Donato's owner, and they discussed the need for access to be maintained. They are working on those access agreements and those will be recorded with Greene County prior to construction. Access will be maintained throughout the construction period as well. Planning Board did recommend approval with a few conditions which she reviewed. Staff recommends approval of Resolution 50-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilman Allen thanked Ms. Riggs for her presentation and the read ahead. He thinks a lot of folks have been thinking about what is going to go into that area that has been dormant for awhile until we got the storage place in there. Hopefully, this will add another wake up to this area.

Deputy Mayor Reaster is super excited. Councilwoman Chess is excited as well.

Councilman McCubbins asked if they will be able to turn left and right onto Dayton-Yellow Springs Road. Ms. Riggs stated currently, they can only turn right out of the CVS. Vehicles will still be able to turn right onto DYS. That access will remain open.

Councilwoman Stanton stated she thought she read they preferred to be open 24 hours. Ms. Riggs stated at this point they plan to be open from 5:00 a.m. to 10:00 p.m. Sunday through Thursday and probably Friday and Saturday night stay open to maybe 11:00 p.m., but they will have to see how that goes. They plan on employing two to five people. It depends on the peak of the day. They will have a few more employees during that time.

Mayor Kirkpatrick thanked everyone for the work put into this.

Deputy Mayor Reaster moved to adopt Resolution 50-25. Councilman Fritzsche seconded. Yeas, seven: Reaster, Fritzsche, Allen, Chess, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 50-25 duly adopted.

RESOLUTION 51-25 A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN AND FINAL PLAT FOR THE CONSTRUCTION OF 24 MULTI-FAMILY RESIDENTIAL UNITS ON APPROXIMATELY 1.578 ACRES LOCATED AT 1901 TREBEIN ROAD (PARCELS A02000200400002300 & A02000200400000300) IN A PUD PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

Councilman Allen motioned to read Resolution 51-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 51-25 by title only.

Kathleen Riggs, City Planner, explained this is for the 24-unit apartment complex at 1901 Trebein Road. She displayed a rendering of what the complex will look like. The owner/applicant is Chris Widener. She reviewed the location of the site and the zoning surrounding the site. She reviewed the site layout which consists of two parcels. The smallest of those parcels will actually become right of way. They have 1.4 acres of developable land. They are proposing eight buildings which are each 2,361 square feet. A total of 24 units in all. In each building there are two one-bedroom units on the first floor and a two-bedroom unit on the second floor. Those one-bedroom units are 692 square feet, and the two-bedroom units are 977 square feet. Access to this site is from Trebein Road leading to a private drive. There is a total of 36 parking spaces. There will be a mailbox kiosk on site and a shed for maintenance equipment. Emergency services did review the plan. She discussed the proposed landscaping. The buildings will have a stone front facing the inner courtyard. This does not conform to the Comprehensive Land Use Plan. In that plan it says this area should be commercial with residential multi-family located directly to the north, they did think this was an acceptable use. As this being a residential use being multi-family would really be the only thing they would look at in this location. Planning Board recommended approval of this at their October 14, 2025, meeting with a few conditions which she reviewed. Staff recommends approval of Resolution 51-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilwoman Chess asked about the Comprehensive Land Use Plan and when they thought they would come to a conclusion about that. Ms. Riggs stated the Comprehensive Land Use Plan is a guide to future development on how we think the City is going to develop. When you are developing on a border we set a line. Where this is located at the edge of the boundary currently to the north there is multi-family and to the south is commercial. We thought this was an ok use at this location for this development and this use.

Councilman McCubbins asked how far they are going to extend that sidewalk. Ms. Riggs stated the sidewalk will be extended to the existing lane that leads to emergency access for Menard's, which is their southern border and that is where that sidewalk will end. It will connect to the sidewalk up north, but it will end at that road. Councilman McCubbins asked about the proposed detention basin. Ms. Riggs pointed out that location to him on the plan. Councilman McCubbins stated when they submit their plan, they are going to make sure the water runoff is not going into the apartments or into Yellow Rose where they have known flooding issues. Ms. Riggs stated the water that drains off this land currently cannot drain any quicker than what it currently does when they submit their stormwater plan. Councilman McCubbins asked if the owners own the land behind them. Ms. Riggs stated currently CenterPoint Energy owns the vacant land.

Councilwoman Stanton questioned the number of parking spaces. There are very few extra parking spaces. Ms. Riggs stated there are 36 parking spaces proposed with this, and they had a lengthy discussion with the applicant regarding parking. They tried to squeeze as much parking as they could into the plan without ruining the look of the site

and bringing parking all the way in front of the buildings along Trebein. So, what the applicant has proposed is to assign one parking space for each of the one-bedroom units and two spots for the two-bedroom units. Parking issues will be handled by the apartment complex. We do have other apartment complexes in the City. For instance Hawthorn Landing on Old Yellow Springs Road did not meet our parking requirements, and they have less, and she has not heard any issues regarding parking on that site.

Councilman Allen stated this does meet a need. Ms. Riggs pointed out that three of these units will be accessible. She thinks that it will be important for people wanting to reside here.

Deputy Mayor Reaster appreciates the diverse aesthetics of the project. She thinks it fits nicely with Channingway. She is excited and hopefully no one complains about parking.

Mayor Kirkpatrick asked if the land owned by CenterPoint was undeveloped. Ms. Riggs stated, yes. Mayor Kirkpatrick mentioned the blue building for maintenance equipment. Ms. Riggs stated they wanted a place to store a mower and store some other equipment used for maintenance.

Deputy Mayor Reaster moved to adopt Resolution 51-25. Councilman Fritzsche seconded. Yeas, seven: Reaster, Fritzsche, Allen, Chess, McCubbins, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 51-25 duly adopted.

RESOLUTION 52-25 A RESOLUTION AUTHORIZING THE PURCHASE OF A 2020 WESTERN STAR 4700 PLOW TRUCK FROM BATH TOWNSHIP FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED FORTY THOUSAND DOLLARS ($140,000.00)

Deputy Mayor Allen motioned to read Resolution 52-25 for the first time by title only. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 52-25 by title only.

Terry Adkins, Public Works Director, explained he was presenting for Mr. Shillito who could not attend tonight. This is Resolution 52-25 basically they have been working with Bath Township. They were looking to downside their fleet. The 2020 Western Star truck that they have is five years old and has barely over 5,000 miles on that truck. This will help the City crews significantly this coming winter. We have several old trucks that take a lot to keep them going. He wanted to make sure that Council knew this was not extra funds. These funds were approved in this year's budget for purchases of equipment. They are going to forego a baby dump truck. They are reallocating those funds to make the purchase of this truck. He displayed a picture of the truck. It is in very good shape. This truck is going to help us also as it has a one-foot larger plow than our standard plow truck. They use 10 foot, and this truck has an 11-foot plow on it. It is fully equipped with pre-wetting and everything they utilize is set up. They can put a driver in the seat and put it on the road. Staff recommends approval of Resolution 52-25.

Councilman Allen asked if there is anything that goes along with this. Will we help Bath Township out with something? Mr. Adkins responded, no sir. Councilman Allen thinks it is a great purchase considering we are trying to buy a brand-new truck. This seems like a very good purchase.

Deputy Mayor Reaster is happy to see the cost savings.

Councilman McCubbins stated this shows that we are being good stewards with our taxpayer money by buying a nice piece of equipment from our neighboring Township instead of going out and buying one brand new. The cost savings are astronomical here. Mr. Adkins stated they are looking at $270,000 for a truck similar to this. He feels we are very fortunate to have the opportunity to do this.

Councilwoman Stanton stated it is good work on the cost savings.

Mayor Kirkpatrick stated we are purchasing this from Bath Township. They clearly don't need it, is that correct? Mr. Adkins stated his understanding is they are reducing the number of trucks they utilize. He believes they are going to have a two-truck operation.

Councilman Fritzsche moved to adopt Resolution 52-25. Councilman Allen seconded. Yeas, seven: Fritzsche, Allen, Chess, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 52-25 duly adopted.

RESOLUTION 53-25 A RESOLUTION DECLARING THE INTENT OF THE CITY OF FAIRBORN TO PROVIDE MUNICIPAL SERVICES TO PROPERTY PROPOSED FOR ANNEXATION LOCATED AT 1819 NORTH BROAD STREET (1.820+/- ACRES, GREENE COUNTY PARCEL ID A01-00010036000100).

Councilman McCubbins motioned to read Resolution 53-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 53-25 by title only.

Mike Gebhart, City Manager, stated if Council does not mind there are three separate resolutions for this one property annexation. So, if it is ok with the Mayor and Council, he will make one presentation for all three and then after questions they could vote separately if that is alright. Mr. Gebhart stated the property is at 1819 North Broad Street which is 1.820 +/- acres contiguous to City limits. This is a Type II annexation petition which was filed on September 23, 2025. Type II allows property owners adjoining municipal boundaries to annex land with consent from all parties, the City, the Township, and the property owner. An annexed area remains within the Township for taxation and voting but receives municipal services from the City under Ohio Revised Code Section 209.023. Most of our annexations recently have been Type II. For folks who set back and say why do City of Fairborn residents vote in Bath Townships only for trustees only and not levies is because we have never taken that land out of the unincorporated limits. So, this is another case where the property remains in the Township but is actually in the City of Fairborn. Everything was filed per the Ohio Revised Code Chapter 709 and forms a unified frontage for an existing 4.698-acre parcel already in City limits. The purpose is to

bring the parcel into the City for consistent land use, utilities, and service delivery. He displayed the area to be annexed located at the intersection of Spangler Road at State Route 444 or Broad Street. The applicant's home parcel is already in the City. He displayed the area which is to be annexed into the City. The applicant, Mr. Deer, has asked to bring all of this property into the City. Resolution 53-25 is a statement of services. It declares the City's intent to provide water, refuse collection, Police, Fire and EMS, street maintenance, snow removal, and all services available upon or shortly after annexation. The sanitary sewer there is none in that particular upper quarter of the City so if sewer were ever available then the property owner would be responsible for the costs to connect to the nearest sewer to that property.

Resolution 53-25 is a Resolution of zoning compatibility which confirms City zoning regulations do not incompatible uses with adjacent Bath Township land and there is no buffer required. One of the things that will have to happen if this annexation passes is that Mr. Deer will have to make application to the Planning Division to rezone this property, so it is a City of Fairborn zoning district. Until then the zoning compatibility is always passed saying that it is temporarily compatible with our uses.

Resolution 54-25 is the consent to annex. This is where City Council will say, yes, we will accept the property into the City. So, three separate resolutions 53-25 states will provide City services to the property. Resolution 54-25 ensures zoning compatibility from Bath Township as it transfers to the City of Fairborn.

Resolution 55-25 is actually City Council saying yes, we will accept the annexation of the land into the City. Staff recommends approval of all three Resolutions.

Councilman Allen stated it was Mr. Deer who recommended or asked for the annexation for Police response purposes.

Deputy Mayor Reaster stated if this is approved there is a second step that Mr. Deer will have to take. Could he explain that process. Mr. Gebhart stated he will have to apply for City zoning for that property. He is not aware of what his current zoning is on his residential property, but he will apply for and go through Planning Board for recommendation and back to City Council for a change in the Zoning Ordinance for that. They will advise Mr. Deer, if this is approved, he will need to start that process. Deputy Mayor Reaster asked what would happen if he does not fulfill that next step. Mr. Gebhart stated that is a good question. Part of the approval includes notification to him at that point they will work with the applicant to find out what is going on and then they would come to a mutually agreeable solution. Deputy Mayor Reaster asked who would be responsible for the portion of the road that is blocked off currently. Mr. Gebhart stated that area is under study by Greene County Engineering. We will work with them, but we do not anticipate the City bearing any of the burden should their study show that the access lane from Southbound Spangler is something that Greene County Engineering or Bath Township would have to explore because it is their study. Fairborn has not done a study there. The barriers there do belong to the City of Fairborn because we had them closer than Greene County Engineering had them in Xenia. We have loaned those barriers, but Greene County Engineers are undertaking that study. Whatever their recommendation is we would assume they would pay for anything that goes along with it.

Councilwoman Chess asked how this would impact traffic as the City grows with Wawa going in that area. Mr. Gebhart stated southbound traffic on Spanger is not heavy. To the north you have I-70. The uses of this are significantly lower than if you are coming northbound on Spangler, as of now. They anticipate most of the traffic for Wawa to come in and then make a right hand turn to go back to the interstate.

Mayor Kirkpatrick asked if the access road was going to be removed by Mr. Deer. Mr. Gebhart explained he does not think it is up to Mr. Deer. He thinks it is actually a traffic study that is being conducted by Greene County Engineering, and they would make the decision. He does not know the specifics of the law related to that. He does believe there was a concern, maybe by Mr. Deer, he is not 100 percent sure about speeding down that particular access point. Someone was concerned about speed and that was what generated Greene County looking at it and that is why they blocked it off.

Councilwoman Chess moved to adopt Resolution 53-25. Councilman McCubbins seconded. Yeas, seven: Chess, McCubbins, Allen, Fritzsche, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 53-25 duly adopted.

RESOLUTION 54-25 A RESOLUTION AFFIRMING THAT THE CITY OF FAIRBORN'S ZONING REGULATIONS PERMIT USES COMPATIBLE WITH ADJACENT LAND USES IN BATH TOWNSHIP FOR THE PROPOSED ANNEXATION AT 1819 NORTH BROAD STREET.

Councilman Fritzsche motioned to read Resolution 54-25 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 54-25 by title only.

Councilman Fritzsche moved to adopt Resolution 54-25. Councilman Allen seconded. Yeas, seven: Fritzsche, Allen, Chess, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 54-25 duly adopted.

RESOLUTION 55-25 A RESOLUTION CONSENTING TO AND ACCEPTING THE ANNEXATION OF 1.820+/- ACRES LOCATED AT 1819 NORTH BROAD STREET FROM BATH TOWNSHIP INTO THE CITY OF FAIRBORN, GREENE COUNTY, OHIO.

Councilman McCubbins motioned to read Resolution 55-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 55-25 by title only.

Councilman Allen moved to adopt Resolution 55-25. Councilman Fritzsche seconded. Yeas, seven: Allen, Fritzsche, Chess, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 55-25 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened Citizens Comments.

Amy Voshell, who lives at 103 South Street, also known as the Queen of Halloween, explained that on Friday night they presented Mayor Kirkpatrick with a trophy. She explained Lee Walker has been building the trophies for the Spooktacular parade for over 21 years. He has built almost 500 trophies for the City to hand out to the children and the community. With it being the 75th year they decided to do a trophy especially for the City of Fairborn. She presented the trophy to Mayor Kirkpatrick. Mayor Kirkpatrick thanked Amy and Lee for all their years of providing trophies to the Spooktacular Parade participants from the youngest children all the way up to the adults. Their trophies have been phenomenal. Because it is the 75th anniversary of the City, Amy and Lee wanted to make something special for the City for recognition of that anniversary. Unfortunately, the 75th Anniversary Chair, Mr. Pete Bates, could not be here tonight so as a member of that committee he accepted the trophy on behalf of the City. He thanked Amy and Lee for all their years of providing trophies. The Spooktacular parade is fantastic. He has never seen the Halloween Festival so crowded as it was on Friday night. The parade was incredible. On behalf of the 75th Anniversary Mayor Kirkpatrick thanked Amy and Lee for the presentation of the trophy to the City.

Mayor Kirkpatrick closed Citizens Comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, stated he only has a few things this evening. On the Chamber Halloween Festival, he wanted to thank all of the staff who contributed this weekend to a successful Halloween Festival including Public Works, Police, Fire, and Parks and Recreation. Thanks to them for all they have done throughout the years to make this a success.

There were a lot of people on the Honor Flight thank you list. The Mayor and he have certificates for them, and they will work with their department directors to make sure that they receive their certificates.

The Leadership Academy is coming to an end for the Fall of 2025. Wednesday night is their last class and then a week from Wednesday, the 29th, they will do the graduation at Giovanni's. They will send a notice out to Council for their attendance if their schedules will allow it. It was a great turnout. We had 21 people sign up initially for it. Right away one person said they could not make it due to a new job, so they have consistently had 13 or 14 of the 20 every week beginning with the week of September 3, 2025. They had a lot of great questions and staff learned some things as well. They hope to turn that around next year at the Leadership Academy. He thanked those who signed up and participated.

COUNCIL COMMENTS

Councilwoman Chess discussed October being Awareness Month. She spoke about Breast Cancer, Domestic Abuse and Mental Health. It is crucial to raise awareness about Breast Cancer including early detection and supporting those affected by the disease. This is important because Breast Cancer is one of the most common cancers affecting women worldwide. She knows this as she is personally on her journey to healing. It is important that everyone increase their awareness that will lead to detection. You need to have earlier screenings, improved treatment outcomes and when you do that it could possibly save your life.

The next thing is Domestic Violence Awareness she is sure they receive a lot of calls about Domestic Violence and we need to be aware of that. Safety is always a priority and that is the best way out is to be safe. She is asking everyone to be aware of those types of things and be aware. Domestic Violence affects families and communities each year. By raising awareness, we can break the cycle of silence.

The last one is Mental Health Awareness Month. This is a serious one as well. Mental Health Awareness is observed nationally in May and October. It serves as crucial time to maintain the focus on mental health awareness. It reduces the stigma and advocates for improved access to mental health services. It is a time to foster understanding and empathy which is something some people lack sometimes and support for people facing mental health challenges. She wanted to raise awareness of this. Sometimes people need help.

The second thing she wanted to discuss is our situation. She said our because it is Fairborn's problem that we take care of things here in Fairborn together. So, whenever we see the social media posts and all this loud noise and the complaining and praising this is what she says to them. If you feel so strongly about Fairborn moving Forward, we need people to be on some of these committees and boards. So, if you really care about this community you will help. When it comes down to it there is work to be done as we grow. We have positions on the Board of Adjudication, the Board of Tax Appeals, the Board of Zoning Appeals, the Community Reinvestment Area Housing Council and they have positions on the Mayor's Beautification Committee and there is always spots with the Parks and Recreation Advisory Board, Planning Broad and the Personnel Advisory Board. We have a pleathera of organizations in this town so that you can do community service. Fairborn is an awesome place to live, work and play. We must all do our part. Keeping the community clean and showing pride is important wherever you live. We all must take part in that. She also spoke about free speech. Everyone has a right to that it is personal. Please be mindful of what you say. Let's do better at representing our City in a positive manner because we are moving forward and we will disagree on some things. That is prevalent in all societies. We all have something in common and that is that we love Fairborn, Ohio.

Councilman McCubbins asked if there is a status update on the electric aggregation. Mr. Gebhart stated the residents should start to see something by the end of the month. They will be contacted through the mail and also toward the end of the week the City will post about it. Councilman McCubbins stated fall is here and winter is coming on its heels. What that means is we won't be meeting again as a City Council until after the daylight savings time. That is a good time to check your smoke detectors and carbon monoxide

detectors and replace those batteries. Replace any of those units that are over 10 years old. He reminded everyone to set their clocks back on Sunday morning. Maybe one day Congress will fix that, and we won't have to do that anymore. Also, this time of year is an infectious time of year, Covid, flu, RSV, pneumonia. He encourages those that believe in and accept vaccinations to go get their vaccinations now. Many of the guidelines have changed. He ended with asking everyone to keep the furloughed government workers in your thoughts and prayers.

Councilwoman Stanton asked for an update in the near future about whether people with net metering with solar should participate or not. She asked if that could come to an upcoming meeting, that would be great. She thinks that is still a gray area for the company supplying electricity and AES. She agrees with free speech.

Councilman Fritzsche stated Rodney hit his topic about the federal employee furloughs and how that significantly impacts our areas probably more so than other areas. He guesses there are 20,000 people furloughed right now. Chances are you have a friend or neighbor that isn't getting paid right now. He can say it is not the vacation they might think it is, not knowing when you are going to get your next paycheck. He asked that you check on those that might be in that situation.

Councilman Allen asked if the budget is available for public view and comment. Mr. Gebhart stated it should be available at the library, and it is available at the City Building. They did have the work session last week and he is super happy with the steps they are making forward with the 2026 budget. He encouraged all residents to get out and visit the budget and see how the money is being proposed to be obligated for this coming year. He thanked Councilwoman Chess for bringing up Breast Cancer Awareness Month. We don't have to look far in our families to find someone who has battled breast cancer and won or who is afflicted with it. Again, we are still in the throws of Breast Cancer Awareness Month. Please consider participating in some of the activities that are available. They talked about the Halloween Festival, and he thinks Parks and Recreation they start working on Thursday and runs through Sunday. Hats off to the City workers. The Leadership Academy is always encouraging to hear that we restarted that and re-energized it and have folks interested in it and learning more about how the City works. The last thing he mentioned was mental health. It is a battle. It is another affliction that they don't have to look very far and be able to find some of those challenges. He speaks this because he has a dear friend of his who lost a daughter about two weeks ago to suicide. She was 26 years old. You see the signs after the tragedy happens. He asks that we continue to watch out for our neighbors. Be kind. If someone needs help, please ask.

Deputy Mayor Reaster stated last week they had the League of Women's Voters Candidate night, and she stuck around till the end and had a number of people ask a question about a statement that was made about "frivolous spending." She encouraged everyone that if you do not know, the City has an Open Checkbook on the website. You can see what the City spends its money on. There are no secrets. They pass their audits every year. Clint mentioned that they had the work session last week. Donna Johnson was there, and it was open to anyone to attend. You can easily see what we spend the money on. We talk about it at all of our Council meetings. She wanted to put minds at

ease that there is not frivolous spending. She ended on a light note and Trick or Treat is next week!

Mayor Kirkpatrick thanked Councilwoman Chess for the discussion about Breast Cancer, Mental Health Awareness. His mother was a Breast Cancer survivor. As Clint mentioned he worked in mental health for 30 plus years during his professional career. A lot of the tragedies going around in this country, the shootings, the violence the common denominator very often is someone having a mental health issue that was not being addressed. We need to do a better job of looking out for one another.

The biggest issue he wanted to discuss was the Halloween Festival. He was the Chamber Director for one year and he was put on the Halloween Festival. A tremendous amount of work goes into that. The Chamber Director and Janine Bowman who runs it have spent months getting the Halloween Festival put together. They had a very successful Friday and Saturday. Sunday, unfortunately, because of the weather it was a wash. They ended up shutting down. They spoke to vendors as they were packing up and a number of them said the crowds were the biggest, they had ever seen. Several vendors told them they did more business on Friday and Saturday than they did last year in three days. A tremendous amount of credit for the success of that comes back to the City of Fairborn, in particular our Police Department, Parks Department and City staff that brought the trucks out to give us a safe environment by blocking off the streets. They were very flexible, and they all pitched in and made it very successful.

One thing that has been all over Facebook the last couple of days is that two of the businesses decided to put up signs saying parking $15. The Chamber staff, himself and another Chamber person spoke with them about this and asked why they were charging for parking when in the past they had not done that. Both of the businesses told them that last year at the end of the festival their parking lots were absolutely trashed by people who attended the festival. One of them in particular mentioned they spend a considerable amount of time cleaning up their own parking lot from people that were leaving bottles, cups, and food. By asking people to pay to park they significantly reduced that problem. They asked them about the other businesses right there, the pizza parlor, the tanning salon and they told them at the Discount Furniture Store that if anyone identified themselves as coming there to purchase pizza or go to the tanning salon they were not charged. They also had customers for the furniture store and Rent A Center, and those people were not charged. The furniture store told him also that the parking lot was so bad and the trash got so bad that a customer showed up to pick up the large furniture item because someone parked in front of the roll up door at the furniture store where they delivered furniture. He understands why those businesses were charging. The charge was $15. They didn't get a whole lot of business. Some people did pay. His point is the City, and the Chamber try to provide a lot of parking. He gave a shout out to the Burcham Tobias Funeral Home on Main Street. They have 60 plus parking spaces. They always call them a couple of days ahead of time and ask permission to use the lot and they have granted permission. Sunday because of the weather Chamber staff was out in the lot cleaning up the lot of trash. They collected over a half of a large trash bag of trash in their parking lot. A lot of FORA cups, an empty Vodka bottle and spilled French fries. Someone even set a bag of trash in front of the two trash cans in the lot. The can was not even half full and they just left their trash in front of the trash can. This is the reason

the businesses are getting frustrated and two of them chose to charge this year. People are trashing the parking lots. Kudos to the Chamber staff and the Leos who helped pick up the trash. The other issue was where people were parking. There were three trash dumpsters located in the lot behind Giovannis and Spark. They filled those three dumpsters. Unfortunately, at one point people started parking in front of the trash can so the people that were bringing the gators and golf carts to empty the trash could not even get to the trash cans. Next year they will put up signs that if you park in areas like that you are going to be towed. Unfortunately, they also had people parking in the fire lane next to the beer garden and emergency vehicles would not have been able to get through that area. They will be putting up signs for that next year as well. The negative comments on Facebook about the businesses that charged please understand why they were charging. Kudos to the City staff and Chamber staff for putting on what ended up being a two-day festival instead of a three-day festival, but according to the vendors many of them said they did more business in those two days than they had done in three days in the past.

Mayor Kirkpatrick gave a shout out to the three candidates that attended the Budget Session. One of the candidates chose not to attend. They had the opportunity to see how well put together that budget is. He gave kudos to Hilary Browning and the Finance staff for the budget work session. He gave kudos to those who attended the Leadership Academy. He heard very positive comments about the academy. Unfortunately, he also found out that some of the people that signed up and took a slot that someone else could have had also did not show up for that. It is unfortunate because we do limit the participation and attendance at the Leadership Academy to make sure it is personal and that it is small enough that people can ask questions and actively participate in the process.

He discussed the need for volunteers on committees. He attends the Mayor's Beautification Committee, and they have a young, aggressive chairman, who is working hard to make that committee more viable. If you like going around looking at how we can make Fairborn more beautiful that is a great committee to be on. The last thing he wanted to say is they will have another Council meeting before November 4, 2025, which is voting. Voting is absolutely critical. They have three council seats and the safety levies. We are not telling you how to vote, we are just saying please get out and vote. There will be another Council meeting on November 3, 2025, and we will mention that again one more time.

ADJOURNMENT

Deputy Mayor Reaster made a motion to adjourn the meeting. Councilman McCubbins seconded the motion. Yeas, seven: Reaster, McCubbins, Allen, Chess, Fritzsche, Stanton and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 7:45 p.m.

MAYOR

CLERK, CITY OF FAIRBORN