CITY OF FAIRBORN
COUNCIL MEETING
November 3, 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, Gay, Gebhart, McClure, McNamee, 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 minutes of the October 20, 2025, Regular Meeting. Councilman McCubbins seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

NEW BUSINESS

ORDINANCE 27-25 AN ORDINANCE ADOPTING PAY SCHEDULES FOR NON-BARGAINING UNIT ADMINISTRATIVE, CLERICAL, AND TECHNICAL EMPLOYEES AND REPEALING ORDINANCE 27-24.

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

Mayor Kirkpatrick set the public hearing of Ordinance 27-25 for Monday, November 17, 2025.

ORDINANCE 28-25 AN ORDINANCE UPDATING THE PAY GRADE ALLOCATION LIST FOR CERTAIN NON-BARGAINING POSITIONS, RE-GRADING POSITIONS, CREATING A NEW POSITION.

Deputy Mayor Reaster motioned to read Ordinance 28-25 for the first time by title only. Councilman Fritzsche seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 28-25 by title only.

Mayor Kirkpatrick set the public hearing of Ordinance 28-25 for Monday, November 17, 2025.

ORDINANCE 29-25 AN ORDINANCE TO APPROVE THE ANNUAL BUDGET, ADOPT APPROPRIATIONS FOR CURRENT AND OTHER EXPENDITURES, AND AUTHORIZING THE TRANSFER OF MONIES OF THE CITY OF FAIRBORN, OHIO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026.

Councilwoman Stanton motioned to read Ordinance 29-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 29-25 by title only.

Mayor Kirkpatrick set the public hearing for Ordinance 29-25 for Monday, November 17, 2025.

ORDINANCE 30-25 AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE FAIRBORN TRAFFIC CODE TO ESTABLISH NEW STOP AND YIELD INTERSECTIONS, REVISE TRAFFIC REGULATIONS, UPDATE PARKING RESTRICTIONS, PROHIBIT CERTAIN TURN MOVEMENTS, AND REDUCE THE SPEED LIMIT ALONG A PORTION OF BROAD STREET.

Councilman Fritzsche motioned to read Ordinance 30-25 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 30-25 by title only.

Mayor Kirkpatrick set the public hearing for Ordinance 30-25 for Monday, November 17, 2025. He also encouraged the citizens to come for the meeting on November 17, 2025, to make comments during the public hearings.

RESOLUTION 56-25 A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO PARTICIPATE IN THE OHIO BUILDING DEMOLITION AND SITE REVITALIZATION PROGRAM AND CERTIFY CERTAIN PROPERTIES AS SLUM AND/OR BLIGHT FOR PURPOSES OF GRANT COMPLIANCE.

Councilwoman Stanton motioned to read Resolution 56-25 for the first time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 56-25 by title only.

Lesley Adkins, Development Manager, explained the Ohio Department of Development released the guidelines for the demolition and site revitalization program on October 16, 2025. The purpose of this grant is to help tear down unsafe, vacant, and blighted buildings to prepare the sites for future use. Because these grants are with the county

Greene County will be the lead entity and therefore administer the grant. Greene County received $230,000 in grant funds for the entire county. This is significantly reduced from prior grants where they received $500,000. The City received notice of this grant on October 17, 2025, with applications due to Greene County by November 7, 2025. This is a very quick turnaround time, and we are fortunate to have two properties that have gone through the yearlong demolition process and are ready for demolition. The first house has been vacant for quite some time, has delinquent taxes, and has multiple interior and exterior code violations.

The second property has also been vacant due to the owner's passing, significant delinquent taxes and multiple interior and exterior code violations. With both properties being vacant the City of Fairborn has been maintaining these yards since the vacancy. Although this grant is not guaranteed if we do receive funding, the funds that were allocated for these demolitions will go for future demolitions, thereby continuing the City's efforts to address blighted structures. If not funded, the City will move forward with the demolition of both structures.

She asked that Council authorize the City Manager to sign the application for slum and blight certification and for this and future projects for this grant period. Staff recommends approval of Resolution 56-25.

Councilwoman Chess stated there are so many people out there that don't have homes and things like that. Instead of demolishing these homes why can't we revitalize these homes and put low-income families in them? She asked if it would be possible to start discussing that possibility. Mike Gebhart, City Manager, stated the City does not own these homes. The City does not have control of the properties so they could not turn around these properties. It also is not one of the things they identified in the CDBG Program as an eligible expense. In this particular case there are two separate issues. For this with the grant being due on the 7th of November he thinks that is to get that taken care of. Maybe there is a bigger discussion, but ultimately at the end of the day one of the things they have to consider is what right do we have to the property other than to abate the nuisance. He explained that there are further conversations they could have as well.

Councilwoman Chess stated some citizens were asking questions about that and wondering how we could save the homes. Mr. Gebhart stated a lot of it is we have worked with Habitat for Humanity in the past. They have worked with some other folks as well to do that. In these particular cases they are so far gone that they cannot be feasibly and economically salvaged.

Mayor Kirkpatrick agreed it is a shame that we have to tear these places down, but if they get to the point where it would cost more to fix them up then they are worth he understands There are lots of things that we could be doing for homelessness. We are looking at some of those issues.

Deputy Mayor Reaster moved to adopt Resolution 56-25. Councilman McCubbins seconded. Yeas, seven: Reaster, McCubbins, Allen, Chess, Fritzsche, Stanton, and

Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 56-25 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened Citizens Comments.

Mayor Kirkpatrick closed Citizens Comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, reviewed the milestone recipients. None of them could be present at the Council meeting. It is good to note that Jason Nunn, in the Engineering Division, has been with us for 20 years. Lisa Etchison, a Victim Witness Advocate, has been with us for 10 years and with one year, Jillian Hughes with the Police Department. We wish they would have been able to join us this evening, but we do have those three milestone recipients for this month. He thanked all three for everything they do. All three are major parts of what makes the City operate. If you happen to see them, please say congratulations and thank them.

He discussed City Boards and Committee vacancies. This is the time of year where we start taking applications for people to serve on our boards and committees. We always come up short on some of them. He reviewed the vacancies on each of the boards.

He mentioned that Veteran's Day is approaching. The Veteran's Day memorial ceremony will be at 11:00 a.m. at the Fairborn United Methodist Church on Broad Street. The City offices are closed that day. Public safety will have their normal hours.

He sent out congratulations to our firefighter paramedic Chris Sherlock who retired at the end of October. Chris was a lieutenant for the Fire Department and served 29 years to the City. He congratulated him and stated he did a great job for the City and he will be missed. They also promoted firefighter paramedic Zach Pitstick a week ago Monday to a lieutenant spot. So, congratulations to him. The same day they also swore in two new Police officers, Tristan Collins and Nicholas Jarmin. About a half hour later they swore in three new firefighter paramedics, Lilli Watkins, Stanley Easterling, and Britton Angle. They also welcomed three new fire recruits, Colton Ryan, Tyler Alexander, and Tyrus Walsh. Those folks are all in the paramedic program. To be an employee in our Fire Department you have to be a certified State Level 2 firefighter and a paramedic. Most of these folks are already Level 2 firefighters and their EMT basics, but they are in their 3rd, 4th, or 5th semester of paramedic training and as soon as they graduate and test, they will become full time employees as firefighter paramedics in the City. We are pleased those three folks joined as recruits, but welcome to all the new Police Officers and Firefighters for the City.

COUNCIL COMMENTS

Councilwoman Chess congratulated the milestone recipients. She hopes that they can be with the City another 35, 40, 50 years. As they close out Historical Black Colleges and Universities, she wanted to thank everyone who congratulated her on being the keynote speaker at her Alma mater in Dallas, Texas for their convocation. She was one of the recipients of a leadership award during that same timeframe while she was in Dallas. She thanked everyone for the congratulations and cards. It was a wonderful time and a great experience. To all the people that are graduates of HBCUs congratulations to you as well. She discussed hunger. We know in some parts of Fairborn we face food deserts where people do not have access to adequate fresh food that is healthy. She looks at comments on Facebook because she wants to know what their constituents and people that vote for them are talking about. She is concerned about that and one of them right now since we are faced with this difficulty in America is hunger. People have to make a choice of whether they are going to buy gas to go to work in Montgomery County or feed their family. We have all the resources. She is impressed by how the Facebook community and social media outlets are letting people know where they can get food from and how they can feed their families. To all the people on furlough they are suffering. There are some people who are one paycheck away from losing their homes. The unbiased and biased rhetoric and arguments about nothing online are not as important as the people who are starving and suffering. She thinks we need to focus more on that than anything else. Helping our neighbors is important and she wishes we would all do that. We are Fairborn, Ohio and people who help one another. Find yourself being positive and helping people.

Councilman McCubbins thanked the milestone recipients. It is wonderful to reach those significant days in your journey. He asked everyone to be on the lookout for the Little Tykes Christmas shop that will be opening on the first Friday in December and it will be every Friday until Christmas. It will be in a new location this year, so be on the lookout for news on their hours and days of operation for our little ones. Secondly, as Mike Gebhart has already alluded to Veteran's Day is coming up. He provided a quick history saying that it was originally designated as Armistice Day and that was to signify the treaty signed to end WWI. A year later, it was made official as a legal holiday as Armistice Day, but after WWII and the Korean War they changed it to Veteran's Day so that it honored all veterans, living and deceased. Less than one percent of the population in the United States has served in the United States military. That is a very small portion of people willing to make such a great sacrifice for this great country. So, if you see a veteran, thank them. This is a day that you really want to thank those veterans for what they gave.

Lastly, he touched a little bit on what Sylvia was talking about with the hunger. The government shutdown has really hurt a lot of people in that area. He would encourage if anyone has it in their heart to make a donation to the FISH food pantry, if you have extra food or if you go buy food to donate to there. Dollars go a lot longer than food so if you are willing to give them currency, they can get more out of that currency than you can with a dollar. His ask and his point is just to please donate and help keep that in our community to help those in our community that are less fortunate and are hungry.

Councilwoman Stanton congratulated the milestone recipients. She thanked Mr. Gebhart for mentioning the boards and thanked Penny Davis for encouraging him to do that. She asked about the numbers that were up about the openings, and whether we have not

received any applications for any of the boards. Mr. Gebhart stated they have received some, but in general we always see certain committees that go understaffed. Typically, we always have plenty of folks who want to be on the Planning Board or the Board of Zoning Appeals, but we have massive vacancies like on the Housing Council. He cannot say when the board was fully staffed by residents. Those are the numbers we have open, but we do have some applications, yes. Councilwoman Stanton stated if someone was thinking about it for the first time, are they able to call into the City Manager's office and speak with Penny Davis about some of the details. Mr. Gebhart stated we would be happy to give them information and answer any questions they may have. He had one of the folks he sat with Wednesday, at the leadership graduation, that specifically named a board she wanted to be on which is one of the boards which has one of the larger vacancies. So, that was great to hear. Yes, anyone who has any interest at all please contact Emily Gay through the website, the Facebook page or 937-754-3030 which goes straight to the City Manager's Office staff. Councilwoman Stanton thanked the residents who signed up for and took the leadership class. She can say when she took it, she found it very valuable along with serving on boards to get a foot into the City and understand it and contribute.

Councilman Fritzsche congratulated the milestone recipients. He stated last week the City had its Citizen Academy graduation. He did not get to attend that, but he did congratulate them on going through that. From what he hears it is a great thing to do, and it gives a good insight of the different aspects of the City and how it all works. He actually tried to go to one of those classes about three or four different times, but unfortunately it was during Covid, and it kept on getting cancelled. In lieu, they do have the Rumor has It podcast, he believes that is still around. That was also a great thing, if you could not make the time commitment. He encourages if they do the Citizens Academy again, he would jump on that. He hears it is a great thing. He reminded everyone that Election Day is tomorrow so don't forget to go vote.

Councilman Allen congratulated the milestone recipients. It is always great to have them working in our City. He is always kind to the one-year person because they are trying to figure out how to ride the giraffe they have encountered here. It is great to hear about the new Police officers and firefighters. He knows both Chiefs struggle with trying to find talent to come to the City and work. He commends them for continuing to beat the drum and pull in some talent. He knows Chief Williams talks about getting paramedics on the staff. It is a huge win when they are able to get three of them. Congratulations for that He also congratulated the people who completed the leadership training. He thinks it is awesome they get an idea of how the City government works. On that point with all the vacancies on these boards there is room to make a difference. Please consider stepping in and joining one of the boards and committees. That is for any citizen, not just those that completed the Leadership Training, but they are well positioned to understand things a little bit clearer having completed that program. He commented on the food pantry; Fairborn FISH is a gem in the City. They are able to reach out and serve so many different people and the need is just growing. When he spoke to Jane the other day, the need is growing. They are seeing an increase. Please consider donating. We are heading into one of the most favorite parts of the year for him which is Thanksgiving and Christmas. As they move into that he knows you can get caught up in the noise and the distractions of whatever is going across the airwaves and social media. All he asks is that we honor

this season by taking care of our neighbors and taking care of ourselves and being kind. Reach out to the person you have not spoken to in a minute.

Deputy Mayor Reaster thanked the milestone recipients for choosing to serve the citizens of Fairborn. We greatly appreciate you whether it is one year, 20, 30, 50 to 100 years. She had the honor and privilege of shaking the hands of our Fairborn Police Department new officers and the promotions. Again, thank you for choosing to serve the citizens and the recruits are important as well to the community. The Citizens Academy graduation was awesome to see the excitement from those who had attended, participated, and wanted to become more involved. Now that they have a better understanding of how the City runs it is a big beast. It is a business, and it is massive. Anytime you can get involved and learn and understand versus making assumptions is really important. We talked a lot about the shutdown and the families who have been impacted as we obviously live next to the biggest employer in the state, but it also has a trickledown effect on local businesses. Those that thrive on the lunches and dinners that these government workers often frequent, so they are seeing a great impact as well. If you are fortunate enough to not be directly impacted by a furlough, please make sure you visit a local restaurant, grab lunch or dinner, even if it is takeout. This is impacting a whole lot of people. It is important that we support those who support us and small businesses support us. She had the privilege of attending the Trunk or Treat. She was Mrs. Roper, and she gave out almost 1200 pieces of candy. It was incredible. The kids were amazing, super polite, and respectful. She is thankful for events like that. It was awesome. Last but not least, tomorrow is election day and there are several important ballots there and obviously your City Council so she will never tell you how to vote. She will tell you why she would vote the way that she does and she asked that you exercise your right to vote. Your local and state elections, contrary to popular belief, impact you a lot greater than a national election. Please take a minute and get out there and vote.

Mayor Kirkpatrick thanked the milestone winners. As already has been said, 20 years, 10 years, 1 year people that choose to work for the City choose for a reason. We are very appreciative of all the work that they put in. It has often been mentioned about the City Boards. We have lots of opportunities. Sometimes people complain about how they can get involved and they don't know. If you don't know, contact the City. They will be happy to explain to you about all the different board and committees that are available. He is a little partial to the Mayor's Beautification Committee even though he is not officially a member of that, but they are always looking for people to join that committee. Look at those committee opportunities and please consider those.

He commented on the Citizens Leadership Academy and graduation last week. They got to sit with several of the people that were graduating and talk with them. They were very appreciative of all the work that the City staff put into making that 8-week program viable and important to them. They all told him they learned a lot about how the City runs and the different departments. Anyone who is considering getting involved in other ways consider going through the Leadership Academy. It is time well spent.

They also talked about Veteran's Day coming up. Rodney mentioned that one percent of our citizens are former military. We have seven council members and four of them are veterans. He thinks that speaks of the commitment of veterans in this community and the

others certainly support our veterans. Fairborn is a military town, and we have one of the biggest bases in the world literally right down the street from us. If you know veterans, please thank them and congratulate them for their service.

He mentioned the upcoming annual Prayer Breakfast being put on by the Chamber of Commerce at the Senior Center on Wednesday, November 26, 2025. Here is an opportunity for the early risers as breakfast begins at 7:00 a.m. This is an opportunity to recognize what Thanksgiving is about. It is about being aware of all the wonderful things that we have even in the midst of members of our community not having as much. Here is a chance to be grateful for the many blessings that we have all received.

The FISH pantry has been talked about, and it should be because of the shutdown. He was at the pantry last week helping with the Christmas Family Registration and the line of cars to receive food went out onto Funderburg Road. Our FISH pantry does an incredible amount of good work for this community. If you can help in any way, as was mentioned earlier, whether it is a few dollars or dropping off some canned goods or other food items. Even if you can drop off paper bags, they hand out food in paper bags.

If people have questions about what is going on in the City our Communications Manager, Emily Gay has worked hard this year to provide multiple opportunities for people to talk with staff. Chuck Stout has organized several Breakfast with the Mayor events as well. The next one is December 9th at the Senior Center. If you have questions, there are many opportunities to learn what is going on. Tomorrow is Election Day, please get out and vote. There are safety levies and people running for Council. Please get out and vote. Our country is one that allows its citizens to choose their leadership. He has had the opportunity to live in other countries with his military background and his Peace Corp. involvement and not every country allows citizens to have the opportunity to choose who represents them. You have a choice to pick people to represent you, so please take advantage of that opportunity.

ADJOURNMENT

Councilwoman Chess made a motion to adjourn the meeting. Councilman McCubbins seconded the motion. Yeas, seven: Chess, McCubbins, Allen, Fritzsche, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 6:36 p.m.

MAYOR

CLERK, CITY OF FAIRBORN