CITY OF FAIRBORN
COUNCIL MEETING
November 17, 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

Browning, Gay, Gebhart, Jacobs, McClure, McNamee, and Taylor.

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

APPROVAL OF MINUTES

Councilman McCubbins moved to approve the minutes of the November 3, 2025, Council Work Session. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written. Deputy Mayor Reaster moved to approve the minute of the November 3, 2025, Regular Council Meeting. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

PRESCHEDULED

Mayor Kirkpatrick read a proclamation declaring Monday, November 17, 2025, at Kristen Hilderbrecht, Eagle Scout Day in the City of Fairborn. Ms. Hilderbrecht accepted the proclamation and explained her thoughts of joining the Boy Scouts began at a young age while her brother participated. She discussed her trail to become an Eagle Scout. She thanked her mom for her encouragement through the years. Her mom spoke of how proud she is of Kristen for her achievements. Mayor Kirkpatrick stated they are very proud of the youth in the City of Fairborn, Ohio and this is one shining example of the youth.

OLD BUSINESS

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

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

Robin McClure, HR Director, explained this is done annually. It is the non-union pay schedule update, and it coincides with all of the bargaining unit agreements or contracts that we have. It is a 3 percent COLA increase. The current pay schedules get adopted and we also have to repeal the old one. Staff recommends adoption of Ordinance 27-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilman McCubbins moved to waive the requirement that Ordinances be read on three separate occasions and Ordinance 27-25 be read for the third time by title only. Councilman Allen seconded. Yeas, seven: McCubbins, Allen, Chess, Fritzsche, Reaster, Stanton, and Kirkpatrick. Nays, none. Mike McNamee, City Solicitor, read Ordinance 27-25 by title only.

Councilman Fritzsche moved to adopt Ordinance 27-25. Deputy Mayor Reaster seconded. Yeas, seven: Fritzsche, Reaster, Allen, Chess, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 27-25 duly adopted.

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 second time by title only. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 28-25 by title only.

Robin McClure, HR Director, stated they bring positions to Council every couple of years when they need to regrade positions based on upgraded qualifications and minimum qualification that are needed for the position or if job duties are significantly different. Whenever there is a paygrade allocation list change that is what they are here for. Tonight, they talked about the Laboratory Technician. We have a current Laboratory Analyst position, and it has been modified because over the years everything has changed. This position is at our Water Reclamation Center, and it was re-evaluated with our point factor system. It was determined it should be regarded from 1137 to 1140. This request will support recruitment efforts in line with the Water Reclamation Center's succession plan as well.

In addition, they are looking at the Victim Witness division. Over the past year the Fairborn Municipal Court added a second judge to better manage its growing caseload. The changes created significant need for victim advocates to be present in the court

rooms during criminal hearings. As that case load has increased the time afforded the current staff to meet the needs of the victims has decreased so this reclassification will support the recruitment efforts and align with the Victim Witness division over their succession plan.

The first one is the Victim Witness Coordinator. This position has been updated and has been rescored from 1139 to 1142 to remain competitive and support recruitment and succession planning within the division. She stated Laboratory and Victim Witness position, currently both of those roles people have been in them for over 30 years. So, it was time to upgrade them so when it comes time to recruiting new leaders at that point they will need to be at this level. Second is creating a new position called a Deputy Coordinator of Victim Witness. This is all a part of the succession plan of Victim Witness to have someone who is second in command there. This was also scored and evaluated with the point factor system and placed at the paygrade if 1138 and that will assist with continuity and leadership development within the division. The last one is the Victim Witness advocate; this job description reflects current responsibilities required qualifications and it was also scored and upgraded from 1132 to 1136 to ensure alignment within the division structure and support their future recruitment efforts. These have been reviewed by the Personnel Advisory Board and approved on October 17th and 29th respectively. Staff recommends approval of Ordinance 28-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilwoman Chess stated it takes a lot to stay in a position for that long and it not be considered for paygrade revisions. She thanked Ms. McClure for her hard work.

Councilman McCubbins stated that all four of these positions are currently encumbered. He asked if any of them were vacant. Ms. McClure stated the new position, Deputy one is vacant. Councilman McCubbins asked how often they go through and reclassify and regrade positions. Is it just on demand? Ms. McClure stated it is based on need and succession time. Whenever there is going to be some kind of a turnover. Honestly, any position that comes open if there are new qualifications that need to be there. She can speak on this one. She used the equipment mechanics as an example; they are now working on electric vehicles. They have never had to do that before. It is a whole different skill set. It is additional which happens within all kinds of positions in the City.

Councilman Allen appreciates the built in succession planning. He is a huge advocate of succession planning and trying to make sure we position ourselves for the event when a leader steps out and we are in good shape.

Deputy Mayor Reaster agreed with Clint's comments on the succession planning. She is happy to see the City continue to grow their people from within.

Mayor Kirkpatrick thanked Ms. McClure for her work on this.

Councilwoman Chess moved to waive the requirement that Ordinances be read on three separate occasions and Ordinance 28-25 be read for the third time by title only. Councilwoman Stanton seconded. Yeas, seven: Chess, Stanton, Allen, Fritzsche, McCubbins, Reaster and Kirkpatrick. Nays, none. Mike McNamee, City Solicitor, read Ordinance 28-25 by title only.

Deputy Mayor Reaster moved to adopt Ordinance 28-25. Councilman Allen seconded. Yeas, seven: Reaster, Allen, Chess, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 28-25 duly adopted.

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.

Councilman Fritzsche motioned to read Ordinance 29-25 for the second time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 29-25 by title only.

Mike Gebhart, City Manager, explained Ordinance 29-25 is the proposed City budget for 2026. He explained they are presenting this Ordinance which establishes the 2026 annual appropriations for the City of Fairborn. This Ordinance sets the maximum spending levels for each fund and department next year. It authorizes the personnel operating capital and debt service expenditures required to keep the City operating effectively in 2026. This is the final step in the budget process, and it ensures that all spending is transparent, balanced, and aligned with Council's goals. The budget is the City's operational roadmap. It includes our beginning cash balances, revenue projections for 2026, operational and capital expenditures and debt service requirements and our projected ending balances. It ensures that Council and the community clearly understand how resources are allocated and how those decisions support the strategic direction of the City. He reviewed the timeline of the budget beginning in March and ran through the annual work session, which was held on October 13, 2025, and tonight Ordinance 29-25 comes forward for approval following the required readings and public hearing process.

Hilary Browning, Finance Director, stated they are seeking authority for a $101,684,846 appropriation for all of the funds. Some of the top highlights includes a general fund appropriation amount of $24 million, Fire for $10.1 million, Police for $10.3 million, our Public Works and Street Departments for $8 million, Capital for $8 million, Water for $5.3 million, Sewer for $6.9 million, Sanitation for $4.4 million, Garage for $2 million and Debt Service funds out of our Debt Service Reserve funds $11.4 million. All of the other funds are aggregated to $10.8 million for a total of $101,684,846. They are calling for the use of a cash reserve of about $3 million, but of that $3 million, $2.4 are from 3MPFAS proceeds. She emphasized they took those PFAS proceeds in this fiscal year, 2025 and we are saving them, investing them, and holding onto them because our bonds do not mature until February. You cannot pre-pay bonds, so we have to wait until the bond maturity comes into play and that is in February. We will have that use of cash reserve, but it is truly cash that we have saved this year for a very specific purpose. They are

pleased to present Council with a balanced budget. She reviewed the slide reflecting the use of the $3 million cash reserve. Fairborn's major sources of revenue include income tax, charges for services, intergovernmental revenues such as the local government fund, state and local highway proceeds, permissive taxes as well as property taxes. The majority of our income taxes support a general governmental purpose such as the General Fund, Police, Fire and Capital and our property tax proceeds are mostly supporting our Police and Fire Funds through our property tax levies and well as a small inside millage to the General Fund. Overall, we are expecting revenues to be flat in 2026 with our current 2025 picture. We do not see any huge economic shifts on the horizon, so this is a very flat revenue forecast. In terms of our expenditure budget, she displayed a pie chart. It is important to note funds cannot be moved between funds. If they seek to do so they must obtain Council approval. In terms of our position counts, in the General Fund there are 85 positions, in Fire and EMS they have 63.5, Streets 12 positions, Police at 76, Courts at 10, Water at 16, Sewer at 17, Sanitation 5, Garage 8, Information Technology has 5 and all other funds have a grand total of 6 full time equivalents. For this budget we have 303.5 full time equivalents. When they worked through the budget in October they had 279 filled positions, Fire and Police since then have filled some. So, there have been some updates there but that is what it was when they made the budget. She explained the major types of expenses are operating, debt service and capital outlay. The proportion is 75% operating expense to 11% capital and 14% debt service. They have talked a lot about how they can reduce the debt service number, so they increase the capital outlay. The 2026 budget provisions for a large paydown and a refunding bond which will have its first reading today. They are hoping to make great progress here. When they look at the General Fund there are multiple departments within it. In terms of our financial outlook again you will see the $3 million use of cash reserve in 2026. That reduces in 2027 and that is because we have reduced our debt. When we reduce our debt, we reduce those annual payments and so the expenditures are projected to be lower, but we will start to grow into some deficit spending through the years and that is something they will have to watch. The breakeven year is 2029 and they will have to talk about how much cash is being used to balance the budget and whether expenses and revenues are looking at the full picture. The City is heavily reliant on income taxes, which is driven by local economic conditions. Staff recommends approval of Ordinance 29-25.

Mayor Kirkpatrick opened the public hearing.

Mayor Kirkpatrick closed the public hearing.

Councilman Fritsche stated preparing the budget begins in March and it takes all that time, and it takes a lot of people. He appreciates all the work that goes into it. He also appreciates the effort to focus on debt service reduction.

Councilman Allen thanked Mrs. Browning for the presentation. As a Council they have one thing they have to get right and that is to pass a balanced budget. He thinks Mr. Gebhart outlined how long it takes and the rigor that goes into this. He called out the directors and their support to try to slim down and make some sacrifices for this particular year because we have a target to reduce the debt. He called out all the departments for their work.

Deputy Mayor Reaster complimented Mrs. Browning specifically for taking the time to break this down into layman's terms. Finance is a cumbersome thing. She thanked her as the director for doing that. She appreciates the transparency, the Open Checkbook, the pie charts, and she also echoed Clint's comments about everyone coming together to make good use of the taxpayers' monies.

Councilwoman Chess echoed her colleagues' comments.

Councilman McCubbins stated he knows that they can't be at zero at the debt service percentage, but optimally where would she like the City to be? Mrs. Browning stated a good number would be between 10 and 12 percent. We have to look at it by the funds. Right now, where they have too much debt service is on the water side. We want to see more long-term debt instruments instead of the short-term instruments we have been issuing because they cost more and they have higher interest rates and because you have to roll them or pay them off annually. We have a small utility and because of that revenue is going to be smaller so in order for us to pay off a large project overtime, you really want to spread those payments out. Utilities specifically can carry debt service for 40 years. So, we want to make sure we are taking advantage of that life span because when we build something as expensive as a water tower that is going to last a generation, we want to spread it out over the generation. It is not just about not issuing the debt it is about being savvier about the debt that we issue with the revenue that we have. Choosing the right debt instrument for the project. Councilman McCubbins echoed the other Councilmembers comments about kudos for putting together this budget.

Councilwoman Stanton appreciates everyone's work on this and looking for the extra money to offset the debt. She appreciated the work session and how it was presented.

Mayor Kirkpatrick stated he is old school and the pie charts are appreciated. Every time he hears about the number of employees the City has to make this full-service city run it is very impressive. He thanked Mrs. Browning and all of the staff for putting the budget together.

Deputy Mayor Reaster moved to waive the requirement that Ordinances be read on three separate occasions and Ordinance 29-25 be read for the third time by title only. Councilman Allen seconded. Yeas, seven: Reaster, Allen, Chess, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Mike McNamee, City Solicitor, read Ordinance 29-25 by title only.

Councilman Fritzsche moved to adopt Ordinance 29-25. Councilman Allen seconded. Yeas, seven: Fritzsche, Allen, Chess, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 29-25 duly adopted.

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.

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

Manuel Jacobs, City Engineer, explained he will be going over the annual traffic code updates. They have a total of six items to go through. The first item is new intersections. As residential development expands and grows within the City new intersections and roadways are installed. Traffic control needs to be installed at these intersections whether that is a yield sign or a stop sign. For these traffic control devices to be enforceable by law they must have a law in place specifying where these traffic control devices are. This legislation for new intersections would come into play for Hillside Meadow subdivision. Phase one was just completed last week. We have intersections at that subdivision. We have yield signs and stop signs that need to be included in our list of enforceable traffic control devices. He displayed the language that they would need to include.

He has two traffic control changes. The first one is at Pat Lane and Diana Lane East. Recently, the Engineering Department received a request to change a yield sign at this intersection to stop signs. Whenever a request of this nature, Doug Boney will go out to the field and perform a formal warrant review and evaluate the intersection. In this case when the analysis was performed it did show that a stop sign was appropriate for this intersection. It has poor sight distance and has an irregular geometric which is the main factors that supported this change.

He had one more traffic control change. He explained that last year Greene County did a traffic impact study at the intersection of Colonel Glenn Highway and University Boulevard Ravenwood. This is part of one of their efforts of looking at their intersections. Greene County is making a great effort to improve safety at all the intersections that they manage. One of the recommendations that came from this traffic study was to prohibit the right turn on red on southbound Colonel Glenn. This intersection is shared by multiple jurisdictions. Fairborn is responsible for part of it. Bath Township/Greene County is responsible for the other. We had internal discussions with Greene County, and we essentially determined that because the right turn lane is on Fairborn it should fall on us to enforce jurisdiction and be able to put this restriction in place. This request was formerly made by Greene County. Staff evaluated and discussed it internally and everyone was supportive of it. In addition to that as part of the traffic safety study that took place, ODOT is also supportive of this request. Everyone is pretty much on board with this change. This would be an inclusion to the language for the no turn on red.

They have a parking revision on Whittier Avenue. Currently, parking on Whittier between Central and Maple is restricted from 7:30 a.m. to 4:00 p.m. on weekdays. This is to maintain a safe route for buses to go to the Baker Middle School, but obviously Baker Middle School has been demolished a few months ago so this restriction is no longer necessary. So, this is a removal of the restriction amending the codified ordinances to not have that school zone in place.

The next one is for a left turn prohibition at east bound Spruce and Broad Street. This came to be because of the Broad Street Phase Two project as part of the traffic

management and improvements to pedestrian safety they installed a new median on Broad Street which restricts or creates hazards for east bound Spruce motorists to turn left. They wanted to do a better job controlling where vehicles come and go on Broad Street. As part of the project, they installed a no-left turn sign at the intersection, but in order for this no left turn sign to be actually enforced by law enforcement we need to add it to the list of codified ordinances to make it permanently enforceable.

Last, but not least, is the Broad Street speed limit reduction. We are currently undergoing construction at Broad Street, which is Phase 3 from Central to Sandhill. This project includes safety enhancements, not just for motorists, but for bicyclists and pedestrians, including a multi-use path. It includes rapid reflecting pedestrian crosses and a dedicated bike lane. So, within the project the speed limit is 35 mph from Central to Vanderbilt and 45 mph from Vanderbilt to Sandhill. As the project was being constructed we look at where everything is falling in terms of the crosswalks and the suggestion came that in an effort to slow down traffic at that the crosswalk which currently would be 45 mph they felt it might be a good idea to actually start that reduction from 45 mph to 35 mph as traffic is coming into the City by moving it a little bit further away from where it currently stands. They are basically moving that reduction from Vanderbilt where it currently is a little further back to Sandhill Road. This change will increase safety for pedestrians and driveway access along this segment of Broad Street. He displayed the street map that actually shows the proposed change. As it stands right now Broad Street as you are coming South towards the City it is actually 45 mph all the way down to Vanderbilt. What they are proposing is to change the section here to increase the buffer as we go from 45 mph to 35 mph to the rest of corridor. He displayed the listing of the summary of changes proposed under the Ordinance. All of these were discussed and evaluated by the traffic safety committee. Everyone was supportive of these changes that have been carefully reviewed. He recommends approval of Ordinance 30-25.

Mayor Kirkpatrick opened the public hearing.

Maor Kirkpatrick closed the public hearing.

Councilwoman Chess stated that safety is always the priority. She thinks along the corridor on Broad Street that was a very good idea. She thanked him for his hard work.

Councilman McCubbins asked if there is any requirement in the ORC or our Ordinances that require vehicles to come to a stop for pedestrians when they are waiting to enter the crosswalk. Mr. Jacobs stated from a traffic control perspective you generally will have a crosswalk and they will have stop bars employed, so it really depends on the level of traffic control that we have in place. More than anything the stop sign should indicate a full stop for the vehicle at which point they should have the opportunity to look in all directions whether there are any vehicles or pedestrians. Councilman McCubbins asked for the crosswalk at Vanderbilt that is going to be installed will it have the flashing beacons. Mr. Jacobs stated it will have flashing beacons. It is considered a midblock crossing. It is at the intersection but it is an unsignalized intersection so it will have striping and the traffic yield signs indicating that there is a pedestrian trying to cross the road in an effort to promote visibility.

Councilman Allen thanked Mr. Jacobs for the read ahead information. He asked if there will be anything going out to the public about the changes. Mr. Jacobs stated he does not think they generally provide notices. Once the Ordinance goes into effect, they will start making changes on the signs that are appropriate and they will implement the reductions. They might employ the traffic signs. They have the benefit to the extent that the current traffic reduction is taking place within a construction zone that already is under speed reduction. This would only impact once the project is finished and the road is fully reopened. It will just remain at 35 mph when it is fully reopened.

Mayor Kirkpatrick wanted to clarify that when these changes are made to let the public know the changes are coming, he believes that is important. Mr. Jacobs stated a lot of the changes come directly from the requests of the public.

Councilwoman Chess moved to waive the requirement that Ordinances be read on three separate occasions and Ordinance 30-25 be read for the third time by title only. Councilman Allen seconded. Yeas, seven: Chess, Allen, Fritzsche, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Mike McNamee, City Solicitor, read Ordinance 30-25 by title only.

Councilman Allen moved to adopt Ordinance 30-25. Deputy Mayor Reaster seconded. Yeas, seven: Allen, Reaster, Chess, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 30-25 duly adopted.

NEW BUSINESS

ORDINANCE 31-25 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.

Councilman McCubbins motioned to read Ordinance 31-25 for the first time by title only declaring an emergency. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 31- 25 by title only declaring an emergency.

Hilary Browning, Finance Director, reviewed the adjustments which appear in the legislation. Staff recommends approval of Ordinance 31-25.

Councilman Allen thanked Mrs. Browning for going through all the details.

Mayor Kirkpatrick stated a lot of work obviously went into this and they appreciate Mrs. Browning's work.

Deputy Mayor Reaster moved to adopt Ordinance 31-25 declaring an emergency. Councilman Allen seconded. Yeas, seven: Reaster, Allen, Chess, Fritzsche, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 30-25 declaring an emergency duly adopted.

ORDINANCE 32-25 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF $1,611,792 FOR THE PURPOSE OF PAYING THE COSTS OF VARIOUS PUBLIC INFRASTRUCTURE PROJECTS.

Councilman McCubbins motioned to read Ordinance 32-25 for the first time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 32-25 by title only.

Mayor Kirkpatrick set the public hearing of Ordinance 32-25 for Monday, December 1, 2025.

ORDINANCE 33-25 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF $2,488,208 FOR THE PURPOSE OF PAYING THE COSTS OF VARIOUS MUNICIPAL WATER SYSTEM PROJECTS.

Councilman Fritzsche motioned to read Ordinance 33-25 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 33-25 by title only.

Mayor Kirkpatrick set the public hearing for Ordinance 33-25 for Monday, December 1, 2025

ORDINANCE 34-25 AN ORDINANCE AMENDING VARIOUS SECTIONS AND CREATING NEW CHAPTER 1136 OF THE FAIRBORN CODIFIED ORDINANCES TO ESTABLISH REGULATIONS GOVERNING MARIJUANA DISPENSARIES.

Councilman Allen motioned to read Ordinance 34-25 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 34-25 by title only.

Mayor Kirkpatrick set the public hearing for Ordinance 34-25 for Monday, December 1, 2025.

RESOLUTION 57-25 A RESOLUTION SUPPORTING NATIONAL WILDLIFE CERTIFICATION FOR THE CITY OF FAIRBORN AND ITS PARKS.

Mayor Kirkpatrick explained that he is involved with this topic, so he recused himself from the proceedings and turned the gavel over to Deputy Mayor Reaster.

Councilman Allen motioned to read Resolution 57-25 for the first time by title only. Councilman Fritzsche seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 57-25 by title only.

Mike Gebhart, City Manager, explained this is a Resolution of Support for the National Wildlife Certification for our Parks System. He provided an overview of the National

Wildlife Federation. There is very little cost to the City to do this other than signs that go into the Parks. Each park that would be nominated for this designation would receive a $65 sign. There is budget in the Parks and Recreation Department to handle this request. Staff is seeking a Resolution of Support from City Council to continue the application process for this for the parks.

Councilman Allen thinks this is a great enhancement for the parks. He thanked Mr. Gebhart for his presentation.

Councilwoman Stanton asked if she should have recused herself from the meeting as she was on the Environmental Advisory Board. Mike McNamee, City Solicitor, advised that she did not need to recuse herself. Councilwoman Stanton thinks it is a wonderful program.

Councilwoman Chess moved to adopt Resolution 57-25. Councilman Allen seconded. Yeas, six: Chess, Allen, Fritzsche, McCubbins, Stanton, and Reaster. Nays, none. Motion carried. Deputy Mayor Reaster declared Resolution 57-25 duly adopted.

RESOLUTION 58-25 A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH RIGHT-OF-WAY APPROPRIATIONS FOR THE BROAD STREET PHASE 4 PROJECT.

Deputy Mayor Reaster motioned to read Resolution 58-25 for the first time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 58-25 by title only.

Manuel Jacobs, City Engineer, reviewed the scope of work to be performed under the Broad Street Phase 4 Project. He explained they are currently in the process of obtaining a number of right-of-way easements, temporary and permanent, that they are currently in the process of obtaining for this project. However, they have run into an unfortunate situation with one of the property owners. He explained the process involved in obtaining the fair market value for the right-of-way appropriation. They have a property owner in the project who has indicated over the last couple of months that they are in the process of selling the property. Because they are selling it, they seem to show no interest in wanting to go through this process. They have tried to explain to him the nature of the temporary easement and the goal of the project and the need to move forward with the project. Staff asked if they could speak with the potential new buyer and the owner refused to provide that information. As of last week, they indicated they sold it, but we have no record of the sale anywhere. We have exhausted all options that we have and in order for us to meet the right-of-way certification deadlines we would need to begin the process of way appropriation for this property. This is the first step in which he comes before council to get permission to start the process. In which case the property owner would be notified that we are moving forward with it. Then on the next Council occasion if an agreement has not been reached then they would start the appropriation process in earnest. The appropriation process is only a last resort. The appropriation would be filed with the court, and a fair market value of the easement is put into escrow. The City and the owners would still continue to work through the process. They want to reach an agreement with

the property owner. They are not interested in taking the property. This is just for a temporary easement. We are not taking property. We just need access to the edge and border of the property in order to make improvements in the public right of way which may impact on the property.

The address is questions is the KFC at 440 N. Broad Street. He displayed the public right of way line. The drive approach will have to be restored as well as the drain tile at the entrance. They have about 1200 square feet that they need to gain access to in order to be able to do the drive approach and make any necessary adjustments. The fair market value of this temporary easement is about $680. Again, they are just looking to gain this access, pay them this money, and then move along with the project. However, they have been unresponsive, and we need to start taking these steps. Staff recommends approval of Resolution 58-25.

Councilwoman Chess stated they must do what they have to do and move forward with the project.

Councilwoman Stanton thanked him for his diligence.

Deputy Mayor Reaster asked about the process of putting the money in escrow and then it remains there until the project is completed. Mike McNamee, City Solicitor, explained they deposit the funds into escrow and they try to reach an agreement. If they can't reach an agreement, then the property owner has the ability to contest that and then it will go to court and actually be litigated. Since this is a roadway project, it can be done by a quick take. Once the money is deposited into the escrow you will still be able to go forward with the project and hopefully get it resolved without litigation. Either they agree to what the amount is going to be or it will be litigated, and the fair market value would be determined by a jury and that is what happens.

Councilwoman Chess moved to adopt Resolution 58-25. Councilman Fritsche seconded. Yeas, seven: Chess, Fritzsche, Allen, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 58-25 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened Citizens Comments.

Karen Combs, 2138 Warbler Lane, stated she wanted to come here this evening to congratulate Councilwoman Sylvia Chess on receiving an alumni award from her ah ammeter Paul Quinn College. She wanted to do that until she listened to her convocation speech in Dallas. It filled her with shock and dismay. She is pretty cynical and that takes a lot. Apparently, Mrs. Chess travelled 1,000 miles to slander our town, attack certain citizens and even to attack a beloved charity. She wants to rewrite our history to promote herself. Not on Ms. Combs' watch. She has a five-minute time limit here, so she urged people to go to Citizens For Fairborn's Future on Facebook. You don't have to join. It is free to read and comment and by tomorrow morning they are beginning a multi-series

section of articles where they are going to present her speech and dissect her own words and then add their research and opinion.

There were three specific things she wanted to bring to Council's attention tonight, again she must speak quickly. Mrs. Chess, you claimed to own the first black business in downtown Fairborn. That must have been a shock to Mr. Allen as he owned the Inside Scoop. It was a tremendous shock to Ms. Combs, as her best friend in high school and college who grew up very closely with who is named Andrea Foy. She is not a Halloween Store Foy she is actually a member of a very well respected African American family. Her father owned a downtown Fairborn business. He made custom luggage and did upholstery. He was locally known because he made custom luggage for the military. He could line it with bullet proof and Xray proof lining and secret compartments. Whatever the military needed. She was able to provide Ms. Combs with ads dating back as far as 1980 from his Main Street business. Forty years before Ms. Chess was in Fairborn.

The first part of the article series is going to be a tribute to the real black business pioneers of Fairborn, including Mr. Alonzo Foy who has sadly passed. It was her great privilege to know him.

The second thing that caught Ms. Combs ear was at a Christian Church at a Methodist College she said "I joined the Board of the Fairborn Lions Club to put myself in places that most people who look like me don't want to be so that I could learn what the enemy was talking about. So, I could figure it out and strategize." Ms. Combs thinks Mr. Allen and Ms. Reaster can attest that the Lions Club is in fact an international charity that is in over 200 countries and celebrates diversity. Our Fairborn president appeared in their international diversity video. They do good work, and they are famous for their eyeglasses program but also do blood drives, litter pick up and assist the needy. To state that these are your enemy and that you need to infiltrate and spy on them simply because they don't look like you well, I can't think of a more accurate description of racism and hate.

Finally, Mrs. Chess goes to great lengths to present Fairborn as a town rife with white supremacists, proud boys, and people "who put white sheets over the lights and have three holes in them." We need to hold Councilwoman Chess accountable for those remarks and Council as well needs to be held accountable. They have had ample evidence that the truth and Mrs. Chess are total strangers and that she is willing to sabotage the very town that elected her to serve and is disgraceful. Again, head over to Citizens for Fairborn's Future on Facebook in the morning and read all the details. The truth matters. Thank you.

Jimmy Baker, 427 Grant Street, greeted Council and follow up on Karen Combs' remarks. No one can imagine the level of pure nastiness he faced during the Council elections. Incredibly, much of it came from current former council member Adam Fritzsche. Good job at trying to measure his sign. Sorry you failed at that. He really should be ashamed of the way he acted at the church up there. His signs were perfectly legal. Mayor Kirkpatrick went around Fairborn telling people not to vote for him. Mayor Kirkpatrick's daughter chimed all the way from Texas. Now he is known as a disruptor. Hands down the worst lie ever told about him was Mrs. Chess calling him a proud boy to her audience

in Dallas. He asked Mrs. Chess if she was referring to him. He stated he has the video that he downloaded. She made no comment. There were four other candidates, but he thinks they can easily rule out Mr. Allen and the other two ladies that were running. He stated Mrs. Chess was a good speaker. She does not know him personally. He has no affiliation with any hate group period so he demanded a full and public apology she can offer here tonight or she will be discussing it with his attorney. He asked her if she would like to offer an apology for what she said one night in Dallas. Mayor Kirkpatrick stated Council would make comments when it is Council's turn to comment.

Mayor Kirkpatrick closed Citizens Comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, announced the upcoming Prayer Breakfast is scheduled for Wednesday, November 26th at 7:30 a.m. at the Fairborn Senior Center. It is co-hosted by the Rotary.

The Government Center will be closed on Thursday, the 27th and Friday, the 28th in observance of the Thanksgiving holiday. Public safety will be on their normal schedules for those days. The Hometown Holiday Christmas Tree Lighting will be on Friday, December 5, 2025, beginning at 5:00 p.m. He thanked the people of Bath Township who donated the Christmas tree downtown this year.

Coming up on this Wednesday at 2:00 p.m. will be the dedication, ribbon cutting, and tours of the new Greene County, Gene Fischer Justice Center. That is at 2295 Greenaway Boulevard in Xenia, Ohio.

He congratulated the new legends of Fairborn honorees as well as our first Fairborn based female Eagle Scout, Kristen Hildebrecht that was here this evening.

He thanked Fire Marshall Shannon Fritz, who has been with us for several years as the Fire Marshall is moving on to a different career path. On Thursday, there will be a get together for him. He thanked Mr. Fritz for all that he has done for the Fire Department.

To Councilman Fritzsche, he knows this is his last full meeting and he wanted to thank him for his dedicated service over the last four years. He was the quiet one, but he always provided him with valuable insight into City issues, and he enjoyed their conversations,

COUNCIL COMMENTS

Councilwoman Chess mentioned there are several cancer awareness months. She gave kudos to those suffering with cancer. She understands what that looks like. People don't see the other side of the effects of cancer as to what it does to the individual as well as their families. Besides mentioning the costs associated with such diseases as that. She thanked all the people who helped out during the furlough. The people who worked at the food bank. Fairborn stepped up when it came down to feeding Fairborn. She thinks that it is amazing. Whenever there is a problem, not matter what the problem is, whether

it is homelessness or hunger if you know about it you address it. This is something we can all be a part of.

Councilman McCubbins wanted to focus his comments on the Fairborn FISH and the good work that they do in the community. It resonates with him personally as he grew up in Fairborn. He grew up on the not-so-fortunate side or silver spoon in his mouth, so he takes it to heart when the food banks start getting busy and things are depleted. He has been there. He has experienced that himself. He reached out to the City Manager, and a lot of discussions went on in the background where they were looking at what we could do as a City to help that particular food bank. He did this because he saw the State of Ohio donated $25 million with $7 million specifically going to food banks. Counties were donating monies to make sure these foodbanks had enough to feed people. Unfortunately, due to the Ohio Revised Code the City is not allowed to participate in such activities. We are going to look at over the course of the next six months or so maybe looking at some different avenues of where the City can support. One of our biggest goals of the City Council is the safety of the citizens of our City. Part of that safety includes hunger. He urged everyone to donate money if they feel it in their heart to navigate to fishfairborn.org they have a button on there were you can donate or volunteer time and give back to our local community.

Councilwoman Stanton stated the City could not donate but the City employees are constantly in the ranks raising money to help folks through the Adopt A Family program. Mike Gebhart, City Manager, explained that City staff does different fundraisers throughout the year and then at the holiday time they donate that money to charity so they can help provide Thanksgiving and Christmas and gifts for families in the community. They were able to donate $2,000 to Fairborn FISH along with the Finance Director connecting Fairborn FISH with the Fifth Third Foundation, which is part of the Fifth Third Bank who is assisting them with a possible grant for additional purchases. We really wanted to be able to do that, but legally they could not do that. They were also pleased to see that the Greene County Commissioners who are able to do that made contributions to Fairborn FISH and Xenia FISH. Councilman McCubbins noted that the donation that was made was not taxpayer money. That was employees holding fundraisers throughout the year out of their own pockets. Councilwoman Stanton stated since they passed the budget tonight that part of the process is there is a work session prior held at Spark which is open to the public due to it being a larger space. A lot of numbers went by the screen really fast tonight, but if you are interested in the budget work session minutes those are available. She agreed with what Mr. Gebhart said about Mr. Fritzsche. She stated she and Adam are not in love with the public speaking portion of serving on Council, but when she had one-on-one conversations with Mr. Fritzsche, she gained good perspective from him. It has been valuable to have him as a co-worker on Council.

Councilman Fritzsche as was mentioned this is his last full meeting so it is definitely his last Council Comments. He stated it has been a pleasure working with all of Council and getting to know them and the City workers. He enjoyed seeing the viewpoints come together to make things work. It has been a wonderful experience. He appreciates the opportunity to have served. He is generally the quiet one. He would typically not make a reply to Mr. Baker. He stated to Mr. Baker, yes, I did check your sign. He did not

physically check it. It looked close. Mr. Baker stated from the audience that he was not asking for an apology. Councilman Fritzsche stated he was not apologizing he is stating he asked the official about it, and he said he was definitely not the first and he was definitely not going to be the las that asked. When the first person asked about it and he did go measure it and he told him that it was exactly 100 feet and that was the end of it. Mayor Kirkpatrick asked Mr. Baker not to interrupt as Council spoke.

Councilman Allen thanked Adam for his service to the City and the board. Adam already mentioned that he does not say a lot, but he respects him and the way he thinks. They all serve and they bring a certain gift or talent. He appreciates that they are able to serve and be themselves. They don't always agree on everything which is fine. Adam has served admirably. It has been his pleasure to serve next to him over the past year. Councilman Allen also complimented the first female Eagle Scout. She is going to wear the Eagle rank proudly. He is grateful to the Mayor and her other mentors for guiding her. She was kind in mentioning her mother as well for encouraging her. The true legends of Fairborn have been recognized as well. He congratulated the City on passing the Fire and Police levies. It speaks of how the citizens feel about our Police and Fire Departments. He thanked both chiefs for being at the meeting. He also congratulated Brian Dodd on being elected to the Council. He congratulated Mary Reaster and Rodney McCubbins on being re-elected as well. He mentioned this is the last meeting before Thanksgiving. He reminded everyone to be kind to one another.

Deputy Mayor Reaster stated some of them had the pleasure on the eleventh hour of the eleventh day of the eleventh month to attend a beautiful Veteran's Day service. She thanked the men and women of the US Armed Forces, thank you not only to you but to your family for all of your sacrifices. We are fortunate enough to live in the land of the free because of the brave. She reiterated the Legends of Fairborn. It is an incredible list of legends, literally and figuratively now. Adam is the quite one, but don't underestimate him he is an incredibly smart and brilliant man. She thanked him for his service. She thanked the public for the privilege and opportunity to serve another four years. It has been her pleasure, and she looks forward to the peaks and valleys the next four years will bring. She wanted to make a comment about, kind of as a follow up to Karen Combs' statement, she hears the frustration and the disappointment, and the statements made by up here feel like a betrayal to our community and she shares in that concern. She is genuinely disheartened by the misrepresentations of our community; however, her colleague has the first amendment right to express herself. Deputy Mayor Reaster is only responsible for her words and her actions, and this statement confirms that although I do not agree with the characterization of the community, or what she feels are misrepresentations of facts, she does support that first amendment right. Last but certainly not least, Thanksgiving whether you stay near or travel far she wishes them safe blessings, and may you have more memories and blessings than you can count. Happy Thanksgiving.

Mayor Kirkpatrick began by speaking about the Eagl Scout, Kristen. He had the opportunity the last couple of years to work with her on some projects. He was her merit badge counselor for Emergency Preparedness. She is sharp and will go far. The thing that strikes him is they have a lot of young people just like Kristen in Fairborn. He is always impressed with the high school band that does fantastic. We have great athletic

programs. We are very fortunate to have many opportunities for our youth, and they are stepping up to do those things.

He thanked Adam Fritzsche for his four years of service on Council. He is the quite one and frequently comes up with things that the rest of Council goes why did I not think of that. He welcomed Brian Dodd who would be joining with Council on December 1, 2025. The Legends of Fairborn started six years ago in Fairborn as a way to recognize people who have historically made a difference in the history of this great community. They are already accepting applications for 2026. The forms can be picked up at the Senior Center. He discussed the Honor Flight Reunion that was held yesterday at the Greene County Fairgrounds. He discussed the Adopt a Highway program. He discussed a recent trash cleanup where $10 was discovered. He asked that people not litter in the City. He added to the comments about Fairborn FISH. We are fortunate to have the FISH volunteers. He was out there. Saturday and they saw over 40 people come through for food and cleaning supplies. He suggested the citizens drop off food or paper bags. The bags are used during their distributions. It makes a big difference. He congratulated Chuck Stout on organizing Breakfasts with the Mayor. Anyone is welcome to attend on December 9, 2025, at 8:00 a.m.

The last thing he wanted to mention is about voting. It is a privilege that not all people have the opportunity to do. In his military career and when he was in the Peace Corp., he had the opportunity to live in three different countries and not every country has the opportunity to choose the people who represent them like we do in this country. That is an opportunity he takes very seriously. When people ask him if he endorses certain people that is his right even as the Mayor to say here is who I support. He takes that endorsement and that voting right very seriously. He votes for the people that he thinks are going to do the best job. He endorses the people that he thinks are going to do the best job. He is not going to answer a comment that was made earlier about what his daughter that lives in Texas said. She is an adult she can say whatever she wants. That is her right to do that. Vote for the people that you think are going to do the best job. He takes that right very seriously.

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 7:56 p.m.

MAYOR

CLERK, CITY OF FAIRBORN