CITY OF FAIRBORN
COUNCIL MEETING
January 5, 2026, at 6:00 p.m.
Council Chambers

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

STAFF MEMBERS PRESENT

Gebhart, McNamee, Schell, Riggs, Roman, Taylor and White.

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

APPROVAL OF MINUTES

Councilwoman Chess moved to approve the minutes of the December 15, 2025, Council Work Session. Councilman Allen seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Deputy Mayor Reaster moved to approve the minutes of the December 15, 2025, Regular Council Meeting. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

OLD BUSINESS

ORDINANCE 42-25 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM LI LIGHT INDUSTRIAL TO PUD PLANNED UNIT DEVELOPMENT AND APPROVING THE PRELIMINARY PUD PLAN AND FINAL PLAT FOR APPROXIMATELY 15.804 ACRES LOCATED AT 2285 COMMERCE CENTER BOULEVARD FOR THE DEVELOPMENT OF 212 MULTI-FAMILY RESIDENTIAL DWELLING UNITS.

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

Kathleen Riggs, City Planner, explained this is a zoning map amendment and a preliminary PUD plan and final plat for multi-family development on Commerce Center Blvd. The applicant is Brandon Guyer with PLK Communities. She reviewed the aerial and zoning maps and discussed the location of the project. She discussed the surrounding zoning designations. It is composed of three parcels totaling a little over 15 acres and includes 14 residential buildings. They are comprised of 8 to 16 units in each building. The smaller ones have 8 units, and the larger ones have 16. There are six duplexes cottages that are located along Commerce Center Boulevard. This project encompasses a total of 212 units. There are 36 one-bedroom units that are approximately 850 square feet. There are 112 two-bedroom units that are a little over 1,000 square feet. There are 64 three-bedroom units that are a little over 1,200 square feet. This meets all of the minimum residential unit standards that they established last May into the zoning code. The amenities include a club house, mailbox kiosks, exercise room, meeting and event space, kitchen space, a pavilion, a swimming pool, a dog park, and pickle ball court. There are two parking spaces per unit allotted to include 427 parking spaces. There is also a maintenance building. The parking also includes garages. It is not just all open parking. All of the cottages along Commerce Center have attached garages as well as driveway parking.

This site abuts a City of Fairborn park as well as Beaver Creek wetland park. There are two wetlands which will remain on the site. The stormwater plan was also designated on the drawings. The plan will be final once these developments receive the initial zoning approval. They will do final calculations to determine the size of those basins and how the stormwater will meet the requirements. There is also a path that will connect to the Valley View South park to the boardwalk to the Spotted Turtle Trail path which is quite an amenity for the residents at this location to just walk out their back door and directly connect with our parks. She reviewed the landscaping plan. She explained the site can be maneuvered by emergency crews in a safe manner. These will be fire suppressed buildings and that is supported by our Fire Department. She reviewed the elevations of the project. She discussed the materials to be used on the buildings. The project does not meet the City's comprehensive plan. In our Comprehensive Plan it does show this area as light industrial, but with the multi-family development that has increased along Commerce Center over the past 10 years there is multi-family that is located directly across the street that was once zoned light industrial. We think that this use is much more compatible with the delicate park system that is located directly west versus light industrial use so that is why staff is supportive of this multi-family use at this location. Overall, most of the standards they did meet. The site includes appropriate buffering, access, utility connections, building design and the multi-family residential use seems appropriate and compatible.

Staff received a letter from Redwood Living who is supportive of the growth, but they think the density is excessive. They also heard from BW Greenway who reached out with concerns about the impacts of the stormwater from this development on those neighboring parks. Staff has spoken with the Engineering staff and the development team to make sure that those stormwater standards are met, as well as all the standards that are set in the conservation easement that is associated with Valle View South Park. So, there are recorded requirements that the neighboring property has to meet, and this

developer is confident that they can meet all of those recorded standards associated with that conservation easement. She also heard from the Beaver Creek Wetlands Association who also had several meetings with the applicant and seems to be open to feedback and wants to be a good neighbor. They feel that they have a good base for a good relationship moving forward. Staff wanted to connect the applicant with BW Greenway and Beaver Creek Wetlands because they understand the importance of having their buy in with this development from the beginning. If we did not have this buy in, she does not think it would be something staff could move forward in supporting. They have done a good job and received feedback that supports a good relationship moving forward.

At the Planning Board there was a lot of discussion. This is a large site with over 200 units. The discussion was mostly really around the final development plan concerning details about traffic, lighting, and landscaping. It was a good discussion. Once again, the applicant is comfortable that they can meet all of those standards associated with traffic, lighting, and landscaping as well as the wetlands which will remain and meeting the standards required through the conservation easement. They can meet all those requirements. The Engineering staff will also keep BW Greenway and Beaver Creek Wetlands organizations informed about the stormwater planning process. Let them know where we are in that review and how that is going. Based on the general criteria for review for the preliminary plan this proposed development does comply with the intent and purpose of Planned Unit Development zoning. The use maintains compatibility with surrounding open space, residential and commercial uses. Planning Board did recommend approval of this Ordinance with conditions that the final landscaping and lighting plans will be updated. The traffic impact study recommendations will be incorporated into the site development including the sidewalk extending to the property lines. The building plans will include fire suppression and detection and no on-the-street parking. The plat will also be recorded with Greene County. Staff recommends approval of Ordinance 42-25.

Mayor Kirkpatrick opened the public hearing.

Bob Jurick, 8985 Haddix Road, stated he was representing the BW Greenway Community Land Trust. They do not object. They are not for or against, but they have some comments they would like to share with Council. He wanted to share with them some background. BW Greenway has acquired much park land for the City of Fairborn. These parks are protected by conservation easements held both by the BW Greenway and the State of Ohio by the Ohio Public Works Commission. He has some bad news. Over the years there have been two CE violations with their arrangement with the City. One major violation was when a wall was being built halfway on Community Park Reserve. That took some negotiations to get that worked out with the Ohio Public Works. They also had a minor encroachment right adjacent to this property with the Store and Lock going in cutting grass into Fairborn parks. It is very important that they recognize who has what responsibilities. How can these things be avoided in the future? They do annual monitoring of all of our CE's and it is the responsibility of the property owner to prevent violations. The solutions are signage and vigilance. The good news is that in early 2025 BW Greenway using Clean Ohio Funds had a Kentucky Board fence installed between Arden Place Development and the Garland Wetlands East. They also received in late

2025 a $150,000 grant from the Clean Ohio Fund and Fairborn Parks Foundation for a path, a bridge, a boardwalk, and observation deck to be installed in Garland Wetlands East.

He and his wife were stunned when they visited the wetland on the property behind Sheetz on a Sunday in August after church. They had assumed that wetland was protected. They have known about it since they existed, but it was being destroyed. BW Greenway had been distracted by the issue of the stormwater outflow from that site being discharged to historic Beaver Creek. They thanked the City for arranging that rather than going into Hebble Creek, but we were not as vigilant as we should have been. How did this happen? Xenia Storage had an environmental company, Stantec, prepared a US Corps. of Engineer's permit that allowed Xenia Storage to buy mitigation credits at the Five River Metro Parks Wetland Mitigation bank which is near Sycamore State Park. What is wrong with that? He must emphasize that there are no villains in this just some systemic flaws. The Five River Metro Parks Mitigation bank is far from our Beaver Creek watershed. Although legal, it conflicts with the intention. If you are going to mitigate keep it in your own watershed. That was what the legislation expected. Also, the packets to the Planning Board did not mention that a wetland would be destroyed. He does not know what would have happened if they had known that. They are also losing a wildlife habitat and a filter for our local aquifer. What can be done? Have all City Land Use maps identify known wetlands? This would have eliminated part of this problem. The other one is to update the City of Fairborn's Comprehensive Land Use Plan and Zoning Code to prevent any future loss of wetlands.

Specific to the ordinance before Council they are very pleased that wetlands are being preserved. They request that the City of Fairborn requires the applicant to install no trespassing signage and a board fence along the western border of the property recognizing there may be controlled access to Beerman Fin and the Valle View South. They ask that they increase the set back at the edge of the wetlands and plant native species in the buffer area. They would like a wetlands maintenance endowment to be established. Wetlands are fragile and invasive species can destroy a wetland in just a few years. Someone has to make sure that doesn't happen. Install directional lighting recommended by Dark Skies Ohio and implement a litter management policy with teeth. Finally, they appreciate the support they have been receiving from the Fairborn Parks Director, City Engineer, and Planning staff. One thing they have learned is that bulldozer operators are focused on getting their job done. Hopefully, there will be no shortcuts in this new development and if any the City would require immediate corrective action.

Brandon Guyer, applicant, expressed his excitement and gratitude for the chance to speak tonight and also to build in the community of Fairborn. He grew up in Dayton, and this is a little bit close to home for him. PLK focuses on high quality residential projects that strengthen neighborhoods and create long-term value. Their approach emphasizes responsible design, durability, and respect for the character of the surrounding area. They view the development here not simply as a construction project, but as a partnership with the City and its residents. Fairborn stands out for its strong sense of community, strategic location, and clear commitment to smart growth. They are enthusiastic about building in the City and they want to work collaboratively with staff, Council, and the

neighbors. He thanked Council for their time, service to the City and for welcoming new investment and ideas.

Mayor Kirkpatrick closed the public hearing.

Councilman Dodd is glad the Planning Board answered a lot of his questions. He asked if the City Engineer is working on the traffic because Dayton Yellow Springs and Commerce Center is a difficult location. Ms. Riggs stated the City Engineer is aware of existing traffic patterns at that intersection, and she believes they are doing some research on some signaling adjustments. There have been a lot of additions in this area with the new High School, potential residential and they understand there is going to be additional traffic. They think the roadways, at least according to the City Engineer, can accommodate that traffic, but with some adjustments. They are also looking into some long-term plans.

Councilman Dodd asked if this is a 55 and older community. Ms. Riggs responded, no.

Councilman Dodd asked if they are rentals or are people buying these. Ms. Riggs stated they are rentals.

Councilman Allen thanked Ms. Riggs, and he appreciates the collaboration and communication throughout this particular project. He thanked Mr. Jurick for his comments on how things should be done moving forward. He truly appreciates Mr. Jurick as he has a ton of experience, and it is great to see the City leveraging that as they move forward. When we talk about the lighting plan, what is the adjustment that needs to happen there? Ms. Riggs stated they have reviewed what they have submitted and they meet our minimum lighting requirements. They are also reviewing some additional lighting standards to add to our future zoning code that meet our Dark Sky requirements, and they are willing to do that. They are finalizing the lighting plan, and it was not ready to present to Planning Board at that time. Councilman Allen thinks she does a great job of trying to bring together the different resources when we bring these types of planning initiatives to the City.

Deputy Mayor Reaster stated they have talked a number of times in the last four years of her tenure here about the need for more housing and this meets that need. She likes that it is a higher end development. It elevates us a couple of notches. She likes the outdoor amenities, the dog park, pickleball courts and access to walking paths. Looking as it is right now, she thinks it is a great addition to the neighborhood. She is super excited to see where this goes.

Councilwoman Chess thanked Ms. Riggs for her hard work.

Councilman McCubbins does have some concerns with the wetlands and the recent discovery of what has happened out at the Xenia Storage site. At this point where he is sitting right now, he is a little ambivalent to move this particular one forward. That is just his thought.

Councilwoman Stanton felt the same way. She is struggling with this one. She asked to return to the map. She asked if this is the last piece of land that is going to get filled in. Ms. Riggs stated there are some undeveloped portions of land. Realistically, this is the last piece going in there. Ms. Riggs stated probably. Councilwoman Stanton stated if she was a younger person and didn't have a house yet, she would love the dog park. It sounds like the amenities make it sound like a really nice place to live. Even the fact that you could move into a smaller one creates the possibility for young people. She stated she had nothing against the site itself. It sounds really nice. She stated it seems like there are some unresolved things and could they get those things firmed up before Council has to vote on it. For instance, the protection of the walking trail and making sure there is a fence and signage or is that already included in this? Ms. Riggs stated they have been having discussions with BW Greenway. This is the first time she heard about the recommendation of a fence. They have been talking about this site for two months. Ms. Riggs is sure the applicant is more than willing, and they have been more than willing to work with BW Greenway and with Beaver Creek Wetlands and the City has tried to cultivate that relationship and they do want to support that and make sure those wetlands are not touched. Ms. Riggs thinks Councilwoman Stanton is getting into details that would be associated with a final development plan. This is Council approving the overall residential use of the larger site because Planning Board has approved the final development plan contingent on Council's approval. They are approving the overall use as residential at this location and say that there are going to be 212 units and that this is what the site will look like. Ms. Riggs stated getting into the weeds of fences that steers toward the final development plan which is really Planning Board's role. Councilwoman Stanton stated she agreed with Bob Jurick. It is not like blaming a person, but they have had issues before like they pass it at Council like the other site Mr. Jurick mentioned was for storage and a wetland got damaged during construction. It would just be nice if they knew that was all taken care of. Councilwoman Stanton is very interested in hearing about the engineering plan for the traffic because on Dayton Yellow Springs the lanes on there already cannot handle the volume of cars going around at busy times. She is torn on this one. It sounds like a nice place to live for people that would want to live in a spot like that. Ms. Riggs stated that Manuel Jacobs and the Engineering staff are looking at Dayton Yellow Springs and Commerce Center Boulevard intersection in regard to traffic. They understand it is a very busy intersection, and they are evaluating and taking steps to address those congestion concerns. They expect the level of service to remain mostly the same at the intersection. Councilwoman Stanton thanked Ms. Riggs for providing answers to the questions she had sent in ahead of time. Now that she has seen that it is packed in more within residential than light industrial, but part of the Land Use Plan was to have light industrial, and part of our Economic Development plan is to have light industrial to encourage businesses to come here for revenue. She asked Mr. Gebhart for his thoughts.

Mike Gebhart, City Manager, stated he would much rather have residential abutting up to a wetland than commercial use. He thinks the identity of this area other than the Morris Furniture warehouse and the self-storage is residential. He does not know if Bob Jurick would agree with him or not, but he truly thinks what could come out of a light industrial business that could affect those wetlands is far greater an issue to him than a residential is. This does meet the desire to have more market rate housing in the area. He thinks it will, as has been stated, most everything down there is multi-family so this is in keeping

with what it is. That area was commercial industrial research for decades and they did not see anything happening down there. It was a Beerman Realty thing decades ago. This particular project and the residential use makes more sense to him down there. He knows Councilwoman Stanton had a series of questions along the lines of recycling and things like that, and the developer is working to do that. As Kathleen Riggs has stated, they are more than willing to work with BW Greenway on this project to make sure things are keeping with the wetlands being behind there. He has every confidence in this project moving forward.

Councilwoman Stanton asked the applicant for confirmation of addressing the comments made by Mr. Jurick. Mr. Guyer stated he understood the concerns. They see the wetlands as more of an amenity for the residents, especially with the boardwalk and the overlook, which is why they want to connect directly to that trail so they can use it as an amenity. He asked Ms. Riggs to return to the site plan. He explained the blue shapes on the right side and the top left are actually wetlands that are on their property. As they can see they are working around them. They don't want to impact them at all. They could have offered credits and done away with them and put some more units on the land, but they truly see that as an amenity for their residents. She asked if Mr. Guyer was comfortable with what Mr. Jurick presented here about his concerns from the point of BW Greenway and addressing the protection of wetlands on his property. Mr. Guyer stated he is 100 percent on board with that. Councilwoman Stanton asked if the builder is responsible for wetland monitoring on their land. Mr. Guyer stated they do not monitor them, but they keep them clean. They want to make sure litter is under control and if something happens of course, they go in and clean up the litter. In terms of managing that is on the state level.

Mayor Kirkpatrick asked what demographic they are looking for to move into this particular complex. Mr. Guyer stated he does not want to give a specific demographic, but it is market rate housing. They are open to anyone who would want to live there. Mayor Kirkpatrick stated he is very impressed with this. When he got involved with City Council in 2009, even back then they were looking for something like this and one of the things he particularly likes about this development are the amenities that are going in. The fact that they are going to have a swimming pool, the clubhouse, the dog park, and the pickle ball court are fantastic. The City does not have a lot of pickle ball opportunities in Fairborn. Other communities are starting to get more. He asked if this would be a single pickle ball court. Mr. Guyer stated that is correct. Unfortunately, as tight as the site is they can only get one there. Mayor Kirkpatrick stated they have been looking for housing like this for a number of years. He does not know of any other Fairborn neighborhood that offers what this neighborhood will offer. He foresees they will fill this very quickly when the word of the amenities gets out there. He is also impressed they are working with Bob Jurick. Mayor Kirkpatrick has been active with BW Greenway and protecting our wetlands is critical. That is one of the things he really likes about Fairborn. He also likes access to the area of the other wetlands of the back side and going down Beaver Creek. Protecting Beaver Creek is very important to him. Mayor Kirkpatrick will be working with Bob Jurick to help make sure the particular area is protected. He is very impressed with the work that has gone into this and the amenities available. What is really important to him is the protection of the wetlands and the fact that they are working very closely with BW Greenway. He appreciates the collaboration.

Deputy Mayor Reaster moved to waive the rule requiring that Ordinances be read on three separate occasions and Ordinance 42-25 be read for the third time by title only. Councilman Allen seconded. Yeas, seven: Reaster, Allen, Chess, Dodd, McCubbins, Stanton and Kirkpatrick. Nays, none. Mike McNamee, City Solicitor, read Ordinance 42-25 by title only.

Deputy Mayor Reaster moved to adopt Ordinance 42-25. Councilman Allen seconded. Yeas, seven: Reaster, Allen, Chess, Dodd, McCubbins, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 42-25 duly adopted.

NEW BUSINESS

ORDINANCE 01-26 AN ORDINANCE TO ADOPT THE CITY OF FAIRBORN CYBERSECURITY PROGRAM AND INCIDENT RESPONSE PLAN IN COMPLIANCE WITH OHIO REVISED CODE §9.64.

Councilman McCubbins motioned to read Ordinance 01-26 for the first time by title only. Deputy Mayor Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 01-26 by title only.

Mayor Kirkpatrick set the public hearing of Ordinance 1-26 for Tuesday, January 20, 2026.

RESOLUTION 01-26 A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR FUNDING THROUGH THE RESIDENTIAL ECONOMIC DEVELOPMENT DISTRICT (REDD) PROGRAM AND TO ENTER INTO AN AGREEMENT TO EXPEND THE FUNDS IF AWARDED.

Councilman Allen motioned to read Resolution 01-26 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 01-26 by title only.

Jalen White, Economic Development Specialist, explained this grant supports the creation of work force housing near major economic development projects across the state and provides funding for municipal corporations located within a 20-mile radius of major economic development projects to create housing to support said project. Any major project that retains or attracts over 700 jobs or receives $700 million plus in investments committed to the establishment, expansion, or renovation of a building. Any parcel located within a 20-mile radius of these types of projects is considered a residential economic development district. The entirety of the City of Fairborn lies within this district, and we are within 20 miles of two major projects at the Air Force Management Life Cycle Management Center.

As far as funding is concerned $10 million has been allocated for fiscal year 2026 and the first round of applications will be due January 16, 2026. The minimum grant amount is

$250,000 and the maximum amount is $2.5 million. The City will act as the main applicant with Zeeken and Barker Development Company being the co-applicant. Funds from this grant will be intended to support multi-family housing development located at 526 Legion Lane, which is about an acre. This development will be over 100 units and will be market rate apartments. Funds from this grant will go towards administrative costs, providing capital for the developer, site readiness, infrastructure improvements, and additional public safety services needed to address the increase in population. This grant will provide major funding for an area of Fairborn that has experienced disinvestment in recent years of residential development. This will provide employees of Wright Patterson with a shorter commute time and act as a catalyst for residential and commercial development. Staff recommends approval of Resolution 1-26.

Councilman Dodd asked when the development begins will it go through Planning Board and the entire process? Mr. White stated yes. Mr. Dodd assumed that but wanted to clarify.

Deputy Mayor Reaster is excited to see this project get some new life. She wished Mr. White luck.

Mayor Kirkpatrick thanked Mr. White for the work involved and he looks forward to seeing the final project.

Councilwoman Chess moved to adopt Resolution 01-26. Councilman Allen seconded. Yeas, seven: Chess, Allen, Dodd, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 01-26 duly adopted.

RESOLUTION 02-26 A RESOLUTION PROVIDING FOR THE FINAL ACCEPTANCE OF THE TYPE 1 ANNEXATION OF APPROXIMATELY 1.143 ACRES FROM BATH TOWNSHIP TO THE CITY OF FAIRBORN, OHIO.

Deputy Mayor Reaster motioned to read Resolution 02-26 for the first time by title only. Councilman McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 02-26 by title only.

Mike Gebhart, City Manager, explained this is the final step in the Type 1 annexation of 1.143 acres from Bath Township into the City of Fairborn for the Wawa project that has been previously approved. He reviewed the area in question. The request tonight is for Council to consent and approve to the final intake of this piece of property into the City. Again, it is the Wawa development and in Ordinance 31-24 from 2024 they approved the rezoning from light industrial to Planned Unit Development and Resolution 44-25 authorized the annexation agreement between the City and Bath Township. Bath Township is not contesting this annexation. As a quick review with a Type 1 annexation the property has to touch the City. The property owner is requesting the annexation, and the Township has agreed to the annexation. So, the process is the property owner files for the annexation petition with the County. The Township approves and does not object to that annexation. The City agrees and approves an annexation agreement which they did in Resolution 44-25. Tonight, he is presenting Resolution 02-26 to take that final

action to accept the annexation then the property becomes part of the City once it is recorded. Staff recommends approval of Resolution 02-26 for the annexation of 1.143 acres from Bath Township to the City of Fairborn.

Councilwoman Stanton had one comment in general. It is rare that she is comfortable with annexing township land into a city, but this one makes sense to her.

Mayor Kirkpatrick thanked Mr. Gebhart for the work that has gone into this. It has been a long and involved process and people are anxious to see some ground being moved.

Councilman McCubbins moved to adopt Resolution 02-26. Deputy Mayor Reaster seconded. Yeas, seven: McCubbins, Reaster, Allen, Chess, Dodd, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 02-26 duly adopted.

APPOINTMENTS TO PLANNING BOARD

Mayor Kirkpatrick stated they have two people who have been recommended to serve on the Planning Board. He asked if there is a motion to approve Bradley Clough for a three-year term and Jeannette Jack for a three-year term. Councilman Allen made the motion. Councilwoman Stanton seconded. Yeas, seven: Allen, Stanton, Chess, Dodd, McCubbins, Reaster and Kirkpatrick. Nays, none. Mayor Kirkpatrick stated the appointments approved as they were presented.

CITIZENS COMMENTS

Mayor Kirkpatrick opened Citizens Comments.

Casey O'Brien, 1731 Trinity Drive, Springfield, Ohio stated he went to Catholic Central, and he graduated from Wittenburg in Springfield. The reason he was present is because Councilwoman Chess made some remarks about the Proud Boys at an event, she was at a Texas University, he believes that is correct. He was a member of the Proud Boys. He has a tattoo on his arm, so he is not making that up. He was in the group from May of 2019 to April of 2024, so four years and 11 months. He does not know where she received her information. He is going to assume someone told her that stuff. He does not know what is going on here. He does not know what her history here has been. He likes to give people the benefit of the doubt, but he saw that she said and he watched the recording of it too. She said that the person that ran against her for City Council was a Proud Boy, the candidate was a Proud Boy. He does not know when that election was exactly, but he can tell everyone here that he was not a Proud Boy. He does not speak to the people that are still in the group at all, but he did reach out to the them and it was Mr. Baker, but he does not know his first name. He asked him hey, "Did this guy maybe try to join like after, because he does not know when the election was and stuff. So, he asked the club members did he try to join after Mr. O'Brien left. They said that she was making up bs. That is what he was told. There was no interest at all in the things that were happening in Fairborn when he was in the club. He founded and was President of the Springfield Chapter of the Proud Boys. When he joined there was not a Springfield

Chapter. He joined the Dayton Chapter. He knows a lot of people in the Dayton Chapter and the Springfield Chapter. He has been to national events of the Proud Boys in Las Vegas, Arizona, Michigan, North Carolina, and he was very well known in the organization. He rubbed shoulders with a lot of people in the group, and he thinks someone gave her wrong information, assuming she was not lying about it. He is giving Councilwoman Chess the benefit of the doubt on that, but if someone was harassing her and claiming to be a Proud Boy they weren't. The media portrays them as racists, neo-Nazi's. He has been called that himself even though he joined the group when he was going through a divorce with his Filipino immigrant trans wife at the time. They do not discriminate against people on race, sexuality, or any of that stuff. To be a member someone had to be a man, identify as a man and be born a man. They had a black guy in the Springfield Chapter. The Vice President had bi-racial children. They were half black. Another member had Hispanic children. He wanted to say someone lied to her or they misrepresented themselves to her and said they were a Proud Boy or something like that because he knows the people have not given him the benefit of the doubt and they just kind of run with what they hear in the media and everything. He can't speak for Proud Boys everywhere. There are chapters that are in Ireland. There is a Pilipino chapter. There is a Japan chapter. They are all over the world, but he can't speak for here in Ohio specifically like he'd say Southwest Ohio, Cincinnati, Columbus area they were not racist at all. Their bylaws say they are against racism.

Mayor Kirkpatrick stated Citizens Comments are a time for citizens to make comments. Council does not respond and Council will have an opportunity later in the meeting to make Council comments where they can respond to questions or comments. He thanked Mr. O'Brien for his comments.

Carla Sams, 1347 Maplegrove Drive, Fairborn, Ohio stated she heard about this through the grapevine about a certain individual and she just took it with a grain of salt. Her question is she read up on it also and it said Proud Boys weren't prejudice. That was just recently that she read up on that. She would imagine back in the 1930's it may have been different. With that said she knows Sylvia Chess. She is honest and she thinks a lot of people took her video out of context. She would also like to ask this question of everyone up there except for Councilman Allen and Councilwoman Chess. She wanted to ask all of the white members on Council have they ever been in a minority situation. She is not asking for any replies. She would like to ask the citizens of Fairborn if they have ever been in a situation where they were a minority. So many people in Fairborn what there is 80 percent white and 20 percent black. OK a majority of our African American people are constantly in a room full of all whites. When you hear people pick and nick at someone on Council who happens to be African American that kind of gets to you. She has a blended family, and she would just like to say, put yourself in a similar situation. Put yourself there. Go to a Dunbar game and see how well you feel. Ask these officers, she is sure they have been in situations, but they know what it is like too. Put yourself there and think about Allen and think about Sylvia and all the African American kids that are in a school full of all whites and how they are treated. How are you treating people? It is a whole town. You have a group of people going after a black woman and it is not right. We need to have conversations like this. We need to start talking to each other instead of oh, she needs to apologize. Oh, do it the way we want it. What do you want her on her hands and knees, come on. There is just a lot of drama going on about this and it is really

ticking her off. She thinks every white person in this room should ask themselves what I would do and how would I feel if I walked into a meeting and nobody said anything to me because I was white. Think how they feel because they are black. This is in no way trying to single them out. People just need to get along. They also need to realize that people in the City of Fairborn, people complaining about them people have lives outside of the City Council. People are complaining about people not being at meetings because they have family members who are sick. You don't know what people are going through. You don't know what Sylvia is going through. You don't know what Gebhart or Allen is going through in their own personal lives. So maybe stop and think about it. Let's stand up and work it out together.

James Baker, 427 Grant Street, greeted the Council and City Manager. As we begin 2026, he would like to ask a simple but important question that he believes residents and voters of Fairborn deserve to hear answered clearly. Where do each of you on City Council see the City of Fairborn at the end of 2026? Not as a group response and not from the City Manager, no disrespect intended, but from each elected official individually. What is your personal vision for the City this year and as a follow up he would respectfully ask what specific project or priorities you will individually be working on in 2026 to help Fairborn move forward. Many of you stood before Fairborn voters making promises and comments during your campaigns. This is an opportunity to share how those comments are being honored and turned into real measurable actions. Our residents, taxpayers, homeowners, business owners, and voters who placed you in office want to know what progress looks like. Who is responsible for it and how it will be achieved? So, he would respectfully challenge each of them to provide their individual responses publicly at the next City Council meeting so Fairborn voters can clearly see the direction their City is headed. He is making this request because Fairborn voters deserve clarity, follow through and leadership that is willing to be publicly accountable for the direction of the City. He thanked them for their time.

JoAnn Collins, 173 Erie, stated everything she is about to say is not being considered disrespectful, it quotes from a study that she has been doing since the last Council meeting. The lady in the back thinks that everybody because of their black skin they are discriminated. She knows that she does not look it but guess what her mom's side is Indian, Cherokee Indian, and when the blacks were in slavery so was the Cherokee Indian. She gets discrimination by being a biker also. She has a little thing here where she has studied Chess, her website and her history and found that she has never been sorry for anything she has said or anything she has done. Ms. Collins feels like it was calculated and planned even when she had her husband read her speech. She loves to be the center of attention to make everything she does and touches better than it was before. She acts like she has the golden touch and then after getting attention then she goes on to Texas and figures out well persecution and threatening the community might get me a little bit better high up status and she has started as Ms. Collins is told, the National Negro Women's Group. She is not sure, but Ms. Collins will check it out. Ms. Collins has lived over 70 years of history. She has been what people read about in history. The assassinations, the marches, the Martin Luther King. She felt like Martin Luther King was a man of what he believed and what he did. He believed in non-violence. He believed we were all equal. The Negros should join together and support the good things of God. The time was always right to do the right thing with the right attitude, non-

violence, projective energy, and movement. Not judging by the color of the skin, but by the character, no violence no hate. Martin Luther King told the Negros to join him arm in arm, hand in hand and march peacefully for freedom and equality. The Indian motto was also slaves, same as black, all are being free and equal and the rights and they endowed the reason the conscience should be to act toward one another as spirit of brotherhood.

Now this town, she has grown up in. It is not only a town it is her home and people trying to stir up problems and make it more than what it is is wrong on all levels she feels. We have a good town. This is our history. So, what, things were bad maybe later but don't go around making up stories to make yourself look good. If you have something wrong then fix it, add to it, improve it, join together brotherhood, red, black, white, whatever. Like she said just because she has blonde hair, they think she is not Indian, but she is Cherokee and she is very proud of it. They took away the redskin at the NFL, and they brought it back because they thought they wouldn't like it, but they did. She thinks Martin Luther King was a wonderful man. He and President Kennedy had a get together and they made things better for freedom and emancipation. What did they do someone evil got rid of them. We don't want evil in our town. We don't want discord in our town. We do not want bad reputation. She would like a town of healthy, happy, and safe. That is what most people would like. She speaks from her heart with no disrespect for anyone. Councilwoman Chess will never say she is sorry because she is not and that is the sad part. Just as Biden had problems and he failed with his way, maybe Councilwoman Chess should be considered and get checked out also.

Mayor Kirkpatrick closed citizens comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, stated there are milestone recipients for the month of January. None of them were able to join the meeting tonight. He reviewed the recipients and their times of service ranging from 30 years to one year. He thanked everyone for their service to the City. He congratulated officer Anna Dixon who was sworn in this morning as our newest police officer. She joins us from the Dayton Police Department, and we are glad to have her here. The City offices will be closed in observance of the Martin Luther King, Jr. holiday on Monday, January 19, 2026. City Council and Work Session meeting will be held on Tuesday, January 20, 2026. As a reminder that while the Fire Administration portion of the building is being remodeled and that includes storage of office furniture in the Fire Training Room, we will hold the work sessions in the Police Training Room as it was this evening. City Council's annual retreat will be held on Friday, February 20, 2026, at the Fairborn Doubletree by Hilton Conference Center which is the old Fairborn Holiday Inn I-675 from approximately 8:30 a.m. to 4:30 p.m. on February 20, 2026, which is a Friday. One last thanks to Matt Arnovitts from CB Retrodeliz, Mr. Arnovitts helped to make the Block Buster site on Central Avenue available to the Fairborn Little Tykes organization so that they could have their Little Tykes Shop again this year. He knows it was great. They are still trying to find a permanent home, but thanks to Matt Arnovitts and the committee for everything they did this Christmas for the children again.

COUNCIL COMMENTS

Councilwoman Chess congratulated the milestone recipients. She thanked everyone for coming to the Council meeting. She thinks that everyone has their opinions. She thinks we all look at things through different lenses. She can appreciate that. She thanked everyone for being here and sharing those thoughts and how you feel. She does appreciate that. She knows that Mr. Baker asked them about giving their plans for what they see as a City Council going forward and she can appreciate that question and she will definitely have hers for the next meeting. She thanked JoAnn Collins for her comments as well. She hopes everyone had a wonderful Christmas and a Happy New Year.

Councilman McCubbins thanked the milestone recipients as well, especially the ones that have only been here for a year. That is quite a feat. He thanked the volunteers from the Little Tykes. He did a little bit of volunteering before he went on vacation, but it was a lot of fun and a lot of work with heavy lifting. They did a lot of discussion in the work session about Boards and Committees and we need volunteers. We need people to step up and help and get on those boards to help us out. We have lots of vacancies, particularly in our Mayor's Beautification and Parks and Recreation. The Parks and Recreation is a vital committee to our community. One of the things that he heard over his first four years form a lot of the developers that came in and consultants that came in is that our Parks system is one of the top three features that Fairborn has to offer for development not only for businesses and housing, it is a big draw for people to come to our City. That board is a busy and important board. He would encourage anyone that really wants to volunteer to step up. He thinks that board has 16 slots on it. He would encourage them to join that board.

He stated the Citizens Police Academy is going to be coming up soon. Be looking for applications on that. They also discussed with Mike Gebhart the addition of a possible second Citizens Academy as soon as the Police Academy is done. They are looking at the logistics of that and seeing if they can work it out. To answer the questions Carla asked, yes, he has. He left it at that as he did not feel this dais is appropriate to labor that particular topic, but yes, he has. To Mr. Baker he does not want to use this dais to belabor this one. He can tell him he will have an answer to his question. He will not use this format to deliver it because he does not believe this is an appropriate format for that. We have already been through all of that, but he will get him more information on that. He will say that he has a belief that he was not elected to sit up there and do a personal pet project, so he does not have a personal pet project. If he had to pick something out of the air, housing is very important to him only because he grew up in the City and he lives in the City and he has seen the struggle housing has and that struggle still exists today. These new developments that they approved they are good and we need them, but we still have a big need out there to address in another area and it is a lot of work and labor goes in as well as a lot of consultants to work that issue to provide that affordable housing for those that can't afford it. We need expensive housing to draw in so that everything else works, but it is complicated to say the least. He doesn't have a pet project. Something he really wants to do in 2026, and they are going to talk about it more at the Council retreat is the Charter review. It has been six years since they reviewed that charter and we need to get on top of that and get that straightened out a little bit more.

We are on the lines at least they have been over the last four years of not letting these things go so long. We really need to have a more proactive approach to a lot of these things versus a reactive approach. So that is one of his big goals.

The last thing he left them with as a healthcare worker, he cannot emphasize enough the time of year that we are in right now is a particularly bad one. The flu this year is really bad. The vaccine missed the mark this year. He is not discouraging anyone from getting the vaccine as it could be the difference between hospitalization and not being hospitalized. He can say the Greater Dayton Area of Hospitals is struggling right now with their inpatient side of the house because this has really hit hard. So please do whatever you can to protect yourselves and your family. Get vaccinated, whatever it is that you believe in; but first and foremost, the most important thing you can do is please wash your hands and wash them a lot.

Councilwoman Stanton congratulated the milestone recipients and thank you for working for the City. She responded to Carla's questions with yes, she has been there a couple of different situations, and it does make you think. Jimmy, she will get to something in a minute, she actually had something prepared that she wanted to talk about that directly addresses what he asked them. JoAnn, she liked the MLK stuff. She has been reading more about him right now and helping to volunteer for an upcoming event. His vision was amazing to choose to not hate anyone and love everyone. It is the dream in her mind; can she ever be that good. She appreciated her comments on that.

First, she wanted to thank citizens for coming to her Council Conversation meeting on Sunday. She is going to have them every Sunday at the library prior to the Council meeting. She took work thinking maybe no one would even show up and maybe it wouldn't be a good time. She was very happy they had a pretty good turnout for that type of event. There were like 12 people in total. It was such a good total that she has to rethink how to structure it so that they keep it all within the timeline and cover everything. It has already been mentioned about the Charter review that is coming up. For everyone's knowledge in the work session she received a lot of questions about the recall process and because there was concern that ours was similar to another City's process and that City their recall process became invalidated. So, Mike McNamee is looking into it and by our next work session plans to have a definitive answer for them about that. She said for the record she understands people are upset with her about a certain vote and she completely supports their right to if she would like to recall her, she will even sign the petition. She thinks what the voters do is very important. She would be happy if they didn't. She is just saying she has 100 percent the voter's right and Council works for the citizens.

She is coming up on her last two years in Council and what Rodney McCubbins said is true. Some people run for Council and they have it is a job that needs to be done and I'm a responsible person and I want to give back to the community. Some people do run on certain things they love their community, but they feel like some things could be improved and she was one of those people. She thought let me run on these things and see if there is enough interest in the community that she would get elected. She held a sign that showed the things that were on her literature when she ran for office. She tried to be really clear on what she wanted to do so that if people disagreed with it, they would not

vote for her and if they did agree they would vote for her. She is going to be working very hard over the next two years to try to deliver on all of these things for everyone. The first one is responsible development, protect our natural resources and our property values, plan for public safety in the face of increasingly severe weather, participation and communication, increase opportunities for citizen participation in decisions and reach more people with additional methods of communication and finally clean energy and energy efficiency, facilitate fiscally responsible solar and energy efficiency projects and promote incentives for businesses, homeowners and renters. She did say on this one she is going to be leaning more into energy efficiency because a lot of incentives for solar have gone away so she is not sure how fiscally responsible that is at this time. She stated she has seen progress in these areas since she has been here, and groundwork has been laid and she thinks it is possible to bring them to fruition by the time her term is over. Then finally Mike also mentioned it, but the Council Retreat is coming up on February 20, 2025, and it is a very long work session, but they are all there along with City staff and Mike Gebhart and Mike McNamee. It is just like a work session so if you come and you are a citizen there is not a time set out for public comments. It is very interesting and usually there are at least one or two presentations from staff of more of a deep dive into a certain topic and how things are progressing in a department. It is a good learning experience. There is free coffee and water, so if you are interested, please join us for that. Most times she comes to a meeting knowing how she is going to vote, but on the one about housing development she was not sure. Two of the biggest issues she had was one to protect the wetlands and that was already solved with the commitment to that on record, but she is concerned about the traffic on Dayton Yellow Springs Road and the more we get development the more she gets concerned about it. So, she is very interested in seeing what the City Engineer has to present. She knows the immediate area she thinks the solution that was recommended was like adjusting the traffic signal and the timing. She will say that it is the area of the City that she travels frequently and it really does back up there at the busy times. The turning lanes can't hold the traffic and the traffic backs up and she is concerned about what is too much. Is there going to be a limit that where we have to say we can't develop this or this type of thing here until this is expanded. She is interested in it, and she feels like if they have another development in that area that would add a lot of traffic, she would be concerned about it.

Councilman Dodd thanked the employees who were recognized with the milestones. It is amazing especially those receiving 30 years of service. He hopes everyone had a Merry Christmas. He did as he was in Iowa, but he still had a good Christmas. The grandkids make it good. He responded to Jimmy Baker's question, stating he will put something together and he agrees with Rodney McCubbins that this isn't the forum for it, but he will provide Mr. Baker with a response. He did run on one item and that was communication and he agrees with that. Speaking of communication, he had someone come to him and ask him a question. He had no idea what the answer was, so he went to the City Manager, and he forwarded him to the Police Department. No soliciting. If anyone is not aware of it there is a no soliciting list on the web page for the Police Department. You can put your name on the list and if you are on the list, you are not supposed to be contacted. The people that come around that solicit must go to the Police Department to get a permit and when they get the permit, they get background checked and when they receive the permit, they get that list. He looked at the list, and it is quite lengthy. He was asked about this from a couple of individuals, and he is now sharing the

information because he is not sure people are aware of the no soliciting list. He discussed the Little Tykes shop on Saturday he helped with the clean up moving items from their location to their warehouse storage area. He was amazed at how many people showed up to help them. Kevin Knepp and his wife were there, and it was like 45 minutes and they were done. It was amazing. The City has really gotten behind that, and it is really great to see that. He enjoys doing things like that. He agrees that people need to get along.

Councilman Allen wished everyone a Happy New Year. It is great to be in 2026 and an opportunity for change. He wanted to congratulate the milestone recipients. He knows there are 30-year recipients on the list, but there is one young lady who is a five-year recipient and her name is Heather Barlow who is a dispatcher in the Police Department. He says this because Heather Barlow played softball for him for the Fairborn Girls Softball Association. She was his clean up hitter. She would clean the bases for him. It was heartwarming to see her having served in that particular capacity for five years. A Fairborn resident and Fairborn graduate and now she is a dispatcher. It is so awesome to see someone who coached at the age of 15 and 16 years old and she is working for the City. He did get an opportunity to see her when Council delivered baskets to the Fire Department and Dispatch over the Christmas holiday.

In general, we are going to get through all of this, and we are going to be better for it. He has no doubt in his mind that we will get through this in a positive manner. One of the things that he does at the beginning of every year is he thinks of something that he would want to happen. He thinks of a word or phrase and this year he reflected on change. He says this for himself because this is his internal struggle and his internal growth and he shares that with everyone now. In his meditation about change he ran across this quote by Socrates which said the secret of change is to focus all of your energy not on fighting the old, but on building the new. It just hit him like a ton of bricks as he was trying to figure out what his focus was going to be or what he was going to carry into the New Year. This quote means that real change happens when we stop wasting our energy on the past and start focusing on creating something better. Fighting the old ways and habits or system often keeps us stuck in frustration and anger. Instead, progress comes from putting our time in and effort into new ideas, new actions and new goals, change when we build on something new the old naturally fades away. This approach is more positive and productive because it encourages growth, creativity, and hope. This quote reminds him that change is not about destruction, but about construction by focusing on what we want to create rather than what we want to escape. We move forward with purpose and confidence. It is change. He will embody that over the next year. He did mention that there will be a MLK Day celebration coming up on MLK day here in Fairborn at the Main House Event Center. It will begin at noon and there is a small group of people putting that together. Tana Stanton is leading the charge and carrying the torch. They do want to take time out and recognize his message and recognize the day of service and take time out and think about his message and why we are here in Fairborn. There will be a list of things to do. He received an email earlier from Dexter Bailey saying he is on board with a lot of these things. They look forward to folks coming out during that time and passing through and being a part of that celebration on that day. He thanked the audience for being at the meeting,

Deputy Mayor Reaster thanked the milestone recipients no matter if they are here for a year or 30 or 40 years. She thanked them for choosing to serve the citizens of Fairborn. She had the opportunity to attend the swearing in this morning. She publicly welcomed Anna Dixon to our community. We have an incredible welcoming community, and we are happy you chose to serve our citizens. To answer the question about discrimination she thinks that you could talk to every single person in this room and we have all in some way, form or fashion have experienced some level of discrimination. It is not just one particular person. We have all been there, so you can choose to ruminate in it, or you can choose to handle it and move forward. Mr. Baker had listed out a couple of things that he wanted. She also agrees that this is not necessarily the forum, but she did want to highlight a couple of things. She has never run on a platform. She is one of seven votes. There is nothing but, collaboration, conversation and they don't always agree on projects and things like that. Her goal will always remain to drive the economic growth of our community and to continue to focus on our transparency and continue to be fiscally responsible. So, pet projects are not a priority, paying down our debt is.

Last but not least, it is a new year. She does not know about each of you but her 2025 was very heavy so may your 2026 bring you light and happiness, self-awareness, accountability, honesty, integrity, health, happiness and remember you are owed nothing so work hard.

Mayor Kirkpatrick stated he had cataract surgery in December, so he is struggling with seeing things up close without reading glasses. He can see the people in the audience just fine. He stated 2025 was an interesting year. A lot has happened and some things didn't happen that they hoped would be completed, but 2026 hopefully will be an even better year. We have a lot of elections coming up in 2026 at the federal and state levels. He thinks one of the things they need to focus on regardless of who is doing what let's be respectful of each other. He has seen a lot of name calling recently which is not necessary. That does not help anyone. People get upset when they get accused of things and name called. Carla, he has been in several situations both career wise and he was in the Peace Corps. where he was the only white person where he lived. As Mary said, many of them have been in situations where we have faced discrimination or at least faced being a minority to some degree. We have all had to deal with that in different ways.

It was said that we need more volunteers for boards and committees. They definitely need that. We have some really outstanding people that have applied for positions. They discussed those in the Council work session this evening, but they need a lot more Fairborn citizens to get involved. That would be very helpful. He added that there are a lot of things going on. It was mentioned that we have a new Police Officer sworn in this morning. He was there along with the Deputy Mayor. He always tells the Police Department that he believes we have the best Police Department. He was honest with everyone that when he was growing up his grandfather was his hero. His grandfather was the Dayton Chief of Police many years ago and he would probably disagree with him that Fairborn is better than the Dayton Police Department, but he is here today to say that the Dayton Police Department is second best after Fairborn. He thanked the two Police officers that were present at the meeting. He thanked them for being a part of the best and welcome our new member. He thanked Mr. Pete Bates who owns Schwartz Jewelry.

Mr. Bates was the Chair of the Fairborn 75th Anniversary committee. Last year, 2025 was the 75th anniversary of Fairborn as a community. Pete and his committee did a lot of different things. If you get a chance, stop by Schwartz Jewelry and tell him thanks for all of his and the committee's effort in making Fairborn's 75th very special.

In light of that 2026 is the 250th anniversary of the United States. He thinks at a national level there are going to be all kinds of celebrations, and he would encourage everyone to come forward with any ideas on how we can make the 250th in Fairborn even more special, please let us know. The Fourth of July will be the 250th let's make it the biggest and best ever, but if you have any other suggestions on how we can make the 250th in Fairborn even better let's do so. They mentioned the milestone recipients. He pointed out that those range from 30 years to one year. He asked them to think about that 30 years working for one organization is really incredible. One year is the start for many of those and hopefully many of those will also reach that 30-year milestone. There have been a lot of things in Fairborn that have been great. He thanked the Fairborn Civic Band they did an incredible number of things. He thanked Tana Stanton for meeting with the people she has been meeting with. He also thanked Chuck Stout who organized for a number of months what he calls Breakfast with the Mayor. Not only does the Mayor show up but there is representation from the School Board, the City, and other organizations. The next one of those is February 24, 2026, at the Senior Center. He has made a point of meeting with a number of different high school groups talking to the young people to find out what they want in Fairborn. It is very interesting what they want. He encouraged everyone to come to Tana's meetings that she is setting up and come to those Breakfasts with the Mayor. They try to do those every month or two. The next one again is February 24th.

He concluded by thanking everyone who attended the meeting. Whether you came down and spoke or just sat there and listened to what was going on. This is what makes our community special. He is a retired military guy, and he has lived all over the United States and chose to come back to Fairborn because of the people that are here and the opportunities that exist in Fairborn. He thinks this is a wonderful community and he encouraged again that those who are looking to get more involved have a lot of committee opportunities available. Please consider doing that,

ADJOURNMENT

Councilwoman Chess made a motion to adjourn the meeting. Councilman Allen seconded the motion. Yeas, seven: Chess, Allen, Dodd, McCubbins, Reaster, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 7:47 p.m.

MAYOR

CLERK, CITY OF FAIRBORN