CITY OF FAIRBORN
COUNCIL WORK SESSION
June 15, 2026, at 5:00 p.m.
Fire Training Room

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

Deputy Mayor McCubbins made a motion to excuse Councilwoman Chess who was traveling for work. Councilman Dodd seconded. Voice Vote. Motions carried. Mayor Kirkpatrick excused Councilwoman Chess.

STAFF MEMBERS PRESENT

Adkins, Barker, Gebhart, McClure, McDowell, McNamee, Regelski, Schell, and Taylor.

Mike Gebhart, City Manager, explained two items would be covered tonight. We have an issue with the Public Works Building, specifically, the Street Division at 721 Middle Street. The second topic will be Emily Gay speaking about website compliance as far as the ADA goes. Those are the two topics for this evening. They are going to try to hold to the timeframe of 5:00 p.m. to 5:25 p.m. for the 721 Middle Street building discussion and 5:25 p.m. to 5:40 p.m. for the ADA compliance and then there will be about 10 minutes for Council Comments or questions.

PUBLIC WORKS BUILDING DISCUSSION (721 MIDDLE STREET)

Terry Adkins, Public Works Director, stated they visited this many years ago, but he did want to talk to Council about the need for a public works facility. Looking back over previous years, they have talked about several different plans for a public works facility. They have reached the point now that the buildings that we are in now are not suitable for today's operations. They have also found that the building on Middle Street is in much worse shape than what they thought.

He discussed 700 Pierce Drive where the Water and Sewer Department is located. The administration building for this department was in that building since the 1960's. He received a call on Christmas Eve of December 2000; the building was on fire. They were called in and there was a complete loss of the break room and locker room facility. They operated out of there for about two years out of the large garage with just lockers and port-a-johns. A modular trailer was purchased and installed, and they took use of it in 2002. When that was bought through McMann's up north here it was a temporary fix. Now, 24 years later we are still in it. For years and years there has been a public works facility talked about. There is no money for it. It was a temporary fix, and it got to the point four years ago he told the guys, the floors were falling in, and

it was in bad shape. They had to fix it, and they were going to have to work out of it. So, they did some remodeling of the inside. They made it nice. The facility is in a flood plain and the area receives high water.

Next, he discussed 720 Middle Street which is the Street Division. This is the division we found in worse shape than they knew it was in. Around the early 60's or 61 that location was Klein Automotive and it was done as a dealership. He knows that the Street Department took that area and worked on the garbage trucks and it became the Street Department. Back in those days, the fuel depot was across the street and behind where the cabin is and that all went away when the building was built in 1981. He knows all this because his father worked here and his whole life has been this. That building has not met staff's needs for years. In the last several years they have had to make an adjustment to the back door just to be able to get the trucks and some of the apparatus we have in and out of the building because they would not fit in anywhere else.

Early this year they did the same thing and invited a contractor out. They were wanting to enlarge the doors and make them taller, and they found that we had structural issues. They said they would gladly do the work for us, but until you make these repairs, they are not willing to do anything until they have the structure of the building completed. He contacted LJB, Structural Assessment for them to come out and take a look at it. They came out and, in that assessment, they basically looked at the building in its entirety, not just what the contractor had shown staff. There are a lot of issues with that building. Unfortunately, the staff that he has in the building are the same individuals that when we have storms, trees go down and such we have to come in and take care of those things that is the building they are coming into to get the equipment to operate out of. He has been here a long time. Legally, he is not concerned, but he does not want to have to live with the fact that his staff are injured due to a building that is falling down around them.

Mr. Adkins asked Mr. Gebhart that he would like to get a number so we number so they could get a number to just get the building structurally sound. It does not make it operationally what we need, but what is it going to take to get it structurally sound. This number is almost $800,000 to get that building structurally sound. To Mr. Adkins, he is not a finance person, but he thinks that he would be wasting a lot of money. They also gave him some alternative costs to fix just few of the things, the back wall, those concrete pedestals, and we would still be looking at $100,000 and that is only taking care of a couple of items. Again, to him that would be wasted money. He displayed pictures of trucks and equipment that do not fit in the existing building. The building was designed as a car dealership and not for equipment. The back lot is where staff have to keep stuff. They are parking trucks at the corner of the lot and up and down Middle Street. They are now storing the trucks down here off of the Equipment Maintenance facility. They were keeping all of those trucks in the summer out at the Wastewater Plant along the river, as that was the only place he had to put them. Unfortunately, the mice and rats found that to be a great place to stay through the winter. So, this year for one truck that red one they were $12,000 into electrical issues as the mice and rats ate up. They moved everything to the Maintenance Garage at that point.

Station One in the wintertime and summertime they don't have area to put equipment, so they are putting stuff in this building that has no electricity. They have a generator that stays in there and they fire it up and they can operate one garage door, but the other garage door has been out for numerous years. They have to utilize that building to keep equipment in because they don't have room to put it anywhere else. So that brings us to the Fifth Third Bank Building. In a nutshell, a month and a half ago there were talks that if we could utilize the bank for our purposes, it would give us possibilities in the bonds. He is not a Finance person, and he does not know that. Those monies could go in with the updates and help us build what we need and those bonds could be rolled out. He explained Mike Gebhart and Janel Regelski could possibly provide more information on that. What he does know with working with Chris Barker is that building was built in 1962. It is not a historical building. It is about 10,500 square feet. They are telling us to get an elevator operational to get it safe it would be $130,000 to $160,000. There are four HVAC

systems in that building so they would be looking at $300,000 to $350,000 to fix the HVAC. Roofing would be $150,000 to $200,000. Then the electrical needs have not even been looked at yet. From his understanding that there would be a significant amount of money along with there are water issues in the basement. Nothing that can't be fixed, but it would take more money to do that. After speaking with Mr. Gebhart, he asked if that was something to discuss as there was talk of making that a part of the Government Center building. He has met with several different architects, and they say the bank, yes, it's neat, but the layout, the multi-levels he is looking at is operational. You are going to have people from this town who have always known this to be the Government Building. They are going to go there to see whatever departments we put there then they are going to have to come up here to do the other departments. He just does not see it making sense having everything split.

Mr. Adkins stated from what he understands they need to either sell the bank building the way it sets or what they are saying is the money we paid we bought a great location, tear it down and sell it as a shovel ready site. It may draw more people, but the building in itself for a government use, they just think the amount of money to get there and what it is in the layout would not work for us.

Lastly, 300 N, Third Street, which is the equipment maintenance facility. He has said this for many years that boiler system the heat is in bad shape. We have no standby power at that location. If we lose power down there, he can't raise a car up. They can't run an air compressor. They can't do anything because there is no standby power. The only thing they have down there is a very small generator that will power to where they can still get fuel at the depot and that is it. The building has good bones. They don't need a new maintenance facility they just need to fix that one. They need to get rid of the boiler and do some work in there and make it what they need to be to carry on into the future. The maintenance facility is a good building; they can make that work.

Choices: If we chose to do nothing, we could do that, but he has to get people out of that Street Department Building at some point in time. That building is rusting out around them.

We can improve the buildings we have. There again they are throwing good money at what does not make sense.

We build a new Public Works facility, or we utilize properties that we own.

Mr. Adkins said he is here to discuss what he thinks will set Fairborn up for the future and what he thinks. He is not speaking for Mr. Gebhart or anyone else, he is speaking only for himself of what makes the most sense here. Let's set Public Works up for the next 50 or 60 years. Let's make it to where when the public comes in it is a one-stop shop. They can see anyone from Engineering, Water and Sewer, Streets, Building Inspection. They can see anyone they need to see right there. If they stop in there and they are told they are not in the right place they would only have to walk across the parking lot and see someone in the Government Center Building. He reviewed the plan that would put equipment, personnel, a combined Water and Sewer Maintenance Division on Pierce Drive. Everyone in the Street Maintenance Division on Middle Street, we would tear that building down, make it a park, sell the lot or whatever. They would be able to vacate Engineering and Building Inspection which would then create space for people in this building that are staying to spread out and make room for them. That is the design he received two years ago working with Mr. Weaver, what he thinks is going to set us up. They would have a wash bay. They would be able to put everyone under one building, The beauty of it is he does not have the magic ball, but if the schools ever decide that they want to move their maintenance facility up behind the old High School, if we could get that property it could be a storage yard and more equipment storage and they would have everything right here on this campus. Even more future planning if that were to happen. If it does not, it still sets us up for the future.

Mr. Adkins opened up the discussion for questions. Councilman Dodd asked if the picture was the proposed new facility. Mr. Adkins explained what they are wanting to do is build a large garage for equipment storage and then there would be an administrative Public Works facility. Councilman Dodd asked if it fits on the City's property near the Senior Center. Mr. Adkins replied, yes, sir.

Mayor Kirkpatrick asked where they would put Safety City. Mr. Adkins stated he had already talked to Mr. Roman. They measured it and if Mr. Adkins was able to get a building as pictured for the City of Fairborn, they could put Safety City inside that building for two weeks and then they don't have to worry about if it is raining or not. Mike Gebhart, City Manager, stated he is always worried about bonding projects out. He hates to create debt. He and Janel Regelski had a conversation with Squire, Patton, Boggs, who is the bond counsel and essentially what they told us was get some numbers by the fall and then they will sit down and talk about the capacity the City has. There are dedicated funds that could only be used by Public Works. He does not know that it would cover all that we need. The great concern is that we know there is a problem now. The memo that everyone received. The pictures that LJB supplied as part of their analysis of the building. For Mr. Gebhart is makes more sense to explore this and see what it is actually going to cost us so they can have those conversations with Bond Counsel in the fall and then from there come back to City Council and say here is the recommendation. He does not think 125 W. Main Street; he thinks Terry has hit the nail on the head. You can't expect our residents who are used to coming here for service and then say you have to go downtown for this but come back here for this. That would not be convenient for the citizens and ultimately convenience to our customers is the primary goal and that just doesn't work. That building needs significant investment for roofs, air conditioning, HVAC. He knows the FDC is actively marketing it through a real estate agent, and he thinks there is some interest in it, but he thinks they take 125 W. Main Street out of the equation. Years ago, they had talked about doing something like this and that is why they had these drawings made. Years before that when he first got here in 2013, 2014, and 2015 they actually talked about putting something in Skyway and that was $10 million back then. Who knows, today that is probably $17 or $18 million. If we have debt capacity, we don't want to take on that kind of debt. It is not a good thing. Mr. Gebhart stated he thinks Terry Adkins has a ballpark number on this and we will use that to continue to work with Mike McNamee because it is probably most effective to do a design-build on this particular building. If Councils is agreeable, they will move forward on collecting data to let them do that and then come back after they talk to Bond Counsel in the fall with an update on where they are. The number is $6 million. Mr. Adkins stated they told him today contingency wise storm if they have to do underground storm then he said if you have $6.5 to put in they can do all of Public Works and give you a garage and make the updates to the equipment garage now and put us in a situation where you have a good 50 or 60 years and it is going to look nice.

Mayor Kirkpatrick stated so this consolidates Middle Street, Pierce, and everything into one location. Mr. Adkins stated the only thing he would like to do is at least depending on what the school does, the old Administrative Building where that modular is on Pierce Drive, they would wipe them out and get rid of them. That garage over there is great storage space. He could keep hydrants and valves and parts there for overflow purposes. Mayor Kirkpatrick asked if it is commercially viable for something else. Mr. Gebhart stated it floods all the time. Mr. Adkins stated the newest section of the garage over there was built in the mid to late 80's. The majority of them would just make it a park if they had the garage area. Cherise Schell stated it could be a Fairfield Park extension.

Mayor Kirkpatrick asked if the Main Street property is commercially viable once the building is demolished. Mr. Adkins stated he thinks it would be commercial or he knows years ago there was a plan to make that a Mercer Park because all of that would be combined, or you level everything and make it shovel ready.

Councilman Dodd asked if they need to make that viable now to protect the workers in there. Do we need to spend the money to fix it and make it a little safer? Mr. Adkins responded, yes. He thinks the sooner he can get those individuals out of Middle Street the better. The beauty in this plan he can start work down there tomorrow and it does not impact anyone. So, talking with them today about that large portion of that garage we could start building tomorrow if they had the money. When that building is done, he can move the guys from the Equipment Maintenance Garage and the Street Department (Middle Street) to start work. Then they are working on the administrative part and once that is finished then the Water and Sewer are combined into it, but that work could begin and there be no impact to anyone. Councilman Dodd asked if they knew how long. Mr. Adkins stated they told him they could have done that in six to eight months. Mr. Adkins and Mr. Shillito will monitor the weather with the current building we are in to determine whether the guys can actually work in there. Otherwise, we will bring them over temporarily, so they are not physically in that building over to the second floor of the garage area right now. We will have to put some dollars in to fixing that up upstairs, but that is the temporary fix if there are sustained winds of 50 mph or over. Mr. Gebhart stated for him this is what we can afford and they won't know those numbers until they actually get some more concrete numbers and go back to Bond Counsel in the fall and see what their thoughts are on it moving forward.

Councilwoman Reaster stated for her it is that stitch in time saves nine. To their point they can continue to try and fix up what we know is not reasonable to continue to throw good money after a bad building. It is a significant investment, but if we are going to get the longevity of it out of it. Do we have room to grow in this new building if we need to add staff? Mr. Adkins stated, depending on what happens over the next few years, with this option he thinks they have a lot of options for growth. Councilwoman Reaster thinks they need to explore it. Mr. Adkins stated he was looking at the operational side of it and the amount of money that we put into these facilities the Water Department and the Street Department, they are throwing money away at these places every year just to maintain them and keep them where they are now and they have been doing that for years.

Councilman Dodd thinks they need to move forward. He likes what Mr. Adkins said that they need to think about the next 60 years. The only reason he says that is he has a lot of history here and nothing has been done as far as Public Works since they moved from the dog kennels over by the YMCA. He is hoping in 60 or 70 years they are still doing their things, and the staff needs a place to do that.

Councilman Allen stated Councilwoman Reaster brings up an interesting point, what efficiencies do we gain? There are a number of other efficiencies we gain by investing $6 million. He thinks there is room and we need to posture ourselves to move forward. The folks that are in the building that is in need of great repair, we need to move fast. Mr. Gebhart stated the sooner they can move forward and start to gather that information the sooner we will go back to bond Council and have that discussion. They have spit balled and said they would come back in the fall because he did not know how long it would take to go through this process; but if Council is good with it, they will start to work on that and then they will schedule something as soon as they can. At the latest they will come back and give Council an update each month until we get everything we need. If all of Council is good with staff moving forward, they are not committing any money to this at this point, but staff just wants the thumbs up to go ahead and start to investigate what a final design might look like and what it will cost. As well as looking at that, they have legislation in place for a design-build which would be more cost effective. His big thing is how do we take care of our employees and equipment and how do we not be overly burdensome with whatever bond we issue.

Councilwoman Reaster would like to see a list of alternates, as well as the needs, if the budget allows so that we can make sure that we are setting us up for the next 50 plus years, she thinks that would be beneficial for Council to look at as well.

Councilwoman Stanton asked when they do the Capital Improvement Plan she feels like they have had that category for the Public Works Building for a long time and it is usually $250,000 broken across the different departments, so when they see that on there have they really been setting that money aside or has it just been pushed out into the future. Mr. Adkins stated what he understood from what Annetta Williams had told him that was a placeholder number. It was always going to be a debt; those were numbers to be a plan on what each department would pay or how it would be funded. Councilwoman Stanton stated it was a placeholder if they would pull the trigger to get the debt. Mr. Adkins stated that is correct. He may be wrong in that but that is how he understood it. Councilwoman Stanton agreed it is a good idea to move forward. Mr. Gebhart stated they may need to come back for an approval of a contract with Brian Weaver, the architect, but they will talk with Mike McNamee about that. They will bring them back up to speed at the next work session on whether they need to do that, but they will start to move forward.

Mayor Kirkpatrick stated for the record we are not voting. They are just saying move forward with getting some numbers. Mr. Gebhart stated there is nothing to vote on, they really just wanted Council to see the LJB pictures that went along with it. The building is not even square anymore. Mr. Adkins stated he would not ask the guys that he has worked with for years if he thought the building was going to fall in on them tomorrow. It is not in good shape, don't get him wrong. Mayor Kirkpatrick stated the pictures that they saw with the corrosion, which is a safety issue. Mr. Adkins agreed. He would not ask anyone to go in there and pull a pickup truck out if he thought there was a danger to them. We are not at that point yet, but they are well on their way to being there.

WEBSITE ADA COMPLIANCE

Emily Gay, Communications Director, explained in 2024 the DOJ passed a new ADA compliance regulation for all state and local government agencies. They had different deadlines set. The original deadlines were 2026 for cities over 50,000 residents, 2027 for cities under 50,000 residents and that got pushed a year because no one was ready this year. Bigger cities have until 2027 and Fairborn has until 2028. Really, this upcoming year budget 2027 is going to be important for us because the deadline is quickly approaching of April 2028. This applies to all of the websites, online forms, PDFs, our videos, and any other digital content that we have, This is ensuring that all of our content is accessible by a screen reader or a listening device or any other device they use to get content for a disability.

This includes captions for videos. All of the videos must have closed captioning. All the PDFs on the website have to be accessible, readable with a screen reader, keyboard navigation for the website, the color contrast has to be correct. All of the online forms have to be accessible and the one that is the most difficult is alternative text for images. So, if we have a picture on our Facebook, Instagram, or our website there has to be a description with the photo so a screen reader can read it. So, if people that are blind are reading the webpage they can get the context of the picture that is associated with the webpage.

Councilwoman Reaster asked where AI comes in with all of this. Ms. Gay stated AI can create all text for images really well, but it can't remediate the PDFs because there has

to be like a title in the background of the PDF so that it is readable. Each description has to have its own place in the PDF. Screen readers know how to read the text.

She explained the website, all of the social media pages of the City, the Fairborn City Facebook, the Police Facebook, the Fire Facebook, the Parks Facebook, Instagram, all of the online forms, the meeting agenda and packets that Council receives every week are PDFs so those will be uploaded to the website as content. Any of the other PDF documents such as the budgets and department reports. That is another reason that ClearGov is so nice because that is ADA compliant. So, they are going to take some of that off of the website and it is going to live on ClearGov where it is easier to read. It is accessible. It is easier to navigate. Video content will have closed captioning, and all the third-party vendors will also have to be ADA compliant, which all of these vendors also work with every other city, so they are already doing it. We will just have to double check them. Invoice Cloud for the utility billing, the digital newsletter is constant contact, iWorq, MyRec are a few that she could think of off the top of her head. The three biggest challenges are we have a lot of PDFs on our website that she has been going through and trying to see what she can keep and what she can delete. She is also looking at all of the social media accounts as we have multiple accounts with multiple people who own those accounts. She has access to all of them but Emily Blocher posts on the Fire page, Mariah posts on the Parks page and then for Police there are multiple sergeants that have access to the page and all of those have to be compliant after April 26, 2028. A lot of other cities are going through the process of looking at doing a formal audit and looking at consultants to remediate a lot of their stuff. She believes she and Jon Petty can tackle this together. They are going to get rid of everything they don't need and then look at it on what they do need to keep and figure out a solution for that. Then just training all of the people for social media.

So far, they have added the close captioning to City Council meetings. She has met with Revize who is the website provider. They looked at the layout and the design of the current website, and they have fixed any ADA compliance issues. She is already trying to reduce the content on the website to limit the PDFs because right now when Revize looked at the website we had over 27,000 pages of PDFs and if they were going to go in and remediate every single page it was going to cost the City $9,400 a year. She and Jon are looking at what they actually what they have to keep, what can live on ClearGov and then what actually needs to be remediated. Some of the things they might notice on the website that she thinks the residents will notice is they used to keep budgets going back to like 2020 and the budgets are hundreds of pages. We are only keeping the current budget on the website now. The ACFR for Finance only keeps the current ACFR. Councilwoman Reaster asked if they could put something on the website that if they are requesting the document, it could be received.

Councilwoman Reaster asked what if someone requested the budget from two years ago. Ms. Gay stated we will be able to provide it to them.

Mayor Kirkpatrick stated since this is a federal mandate are there any federal or state grants to cover the costs of this. Ms. Gay responded she was not aware of any.

She just wanted to make Council aware of the changes on the website. Also, if someone has a disability and notices something and brings it to their attention, please let her know while they are in this phase. They are working on an accessibility policy as well. She

discussed some of the challenges other cities have had which include descriptive audio for meetings. If we play a video during the meetings they are supposed to have descriptive audio to explain what is happening in the video. We don't really do that. Park maps are a little harder to get compliant because they are hard to describe. Miami Valley Risk Management Association did a seminar on this. They have a group every month that meets to talk about how they are navigating some of those things. She and Mike Gebhart are in some of those conversations just to see how other cities are tackling some of these challenges.

Councilwoman Stanton asked if there are organizations that represent people with disabilities that are involved in this that are providing input. Ms. Gay stated some of those organizations like from Greene County and Montgomery County were also seeing the same requirements. She asked that if Council hears anything to send them their way.

Mayor Kirkpatrick asked if there is any collaboration between communities or if everyone is on their own. Ms. Gay said we are on our own. The City of Kettering is already compliant.

Mr. Gebhart stated they will take advantage of what Kettering learned as they can.

Deputy Mayor McCubbins asked if anything came from the Miami Valley Communications Council. Mr. Gebhart stated they have not heard anything yet.

Mr. Gebhart stated they would keep updating Council as they move through the process of becoming compliant.

CITY MANAGER COMMENTS

None

COUNCIL COMMENTS

Councilman Dodd asked if they have the dates for the Budget meeting yet. Mr. Gebhart stated he would get those dates to him. Councilman Dodd wants to make sure his trips will allow him to be available for those meetings.

ADJOURNMENT

Councilwoman Reaster moved to adjourn the meeting. Councilman Allen seconded. Yeas, six: Reaster, Allen, Dodd, McCubbins, Stanton and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 5:48 p.m.

MAYOR

CLERK, CITY OF FAIRBORN