CITY OF FAIRBORN
COUNCIL MEETING
July 6, 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, Deputy Mayor	☒	☐
Mary Reaster, Councilwoman	☒	☐
Tana Stanton, Councilwoman	☒	☐

Councilwoman Chess moved to excuse Mayor Kirkpatrick from the meeting. Councilwoman Reaster seconded. Yeas, six: Chess, Reaster, Allen, Dodd, Stanton, and McCubbins. Nays, none. Motion carried. Deputy Mayor McCubbins excused Mayor Kirkpatrick from the meeting.

STAFF MEMBERS PRESENT

Gebhart, McClure, McNamee, Roman, Taylor, and White.

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

APPROVAL OF MINUTES

Councilwoman Reaster moved to approve the minutes of the June 15, 2026, Work Session. Councilman Allen seconded. Voice Vote. Motion carried. Deputy Mayor McCubbins declared the minutes approved as written.

Councilman Allen moved to approve the minutes of the June 15, 2026, Regular Meeting. Councilman Dodd seconded. Voice Vote. Motion carried. Deputy Mayor McCubbins declared the minutes approved as written.

OLD NEW BUSINESS

ORDINANCE 16-26 TO APPROVE CURRENT REPLACEMENT PAGES TO THE FAIRBORN CODIFIED ORDINANCES.

Councilwoman Stanton made a motion to read Ordinance 16-26 for the second time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 16-26 by title only.

Julie Taylor, Clerk of Council, explained this is a housekeeping item that we recently moved to a quarterly action. American legal has completed the update of the codified ordinances through May 4, 2026. The total cost of the update is 2,824.61 including the editorial, changed pages and updating the website. Along with the local legislation there were 17 general offenses sections amended. Staff recommends approval of Ordinance 16-26.

Deputy Mayor McCubbins opened the public hearing of Ordinance 16-26.

Deputy Mayor McCubbins closed the public hearing of Ordinance 16-26

Councilwoman Reaster made a motion to waive the requirement that Ordinances be read on three separate occasion and Ordinance 16-26 be read for the third time by title only. Councilman Allen seconded. Yeas, six: Reaster, Allen, Chess, Dodd, Stanton, and McCubbins. Nays, none. Mike McNamee, City Solicitor, read Ordinance 16-26 by title only.

Councilwoman Chess moved to adopt Ordinance 16-26. Councilman Allen seconded. Yeas, six: Chess, Allen, Dodd, Reaster, Stanton, and McCubbins. Nays, none. Motion carried. Deputy Mayor McCubbins declared Ordinance 16-26 duly adopted.

NEW BUSINESS

ORDINANCE 17-26 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC UTILITY RIGHT-OF-WAY AND EASEMENT.

Councilwoman Stanton made a motion to read Ordinance 17-26 for the first time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 17-26 by title only.

Deputy Mayor McCubbins set the public hearing of Ordinance 17-26 for Monday, July 20, 2026.

ORDINANCE 18-26 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO TRANSFER SURPLUS REAL PROPERTY KNOWN AS THE FORMER SKYWAY PLAZA SITE, LOCATED AT 1104 KAUFFMAN AVENUE, FROM THE CITY OF FAIRBORN TO THE FAIRBORN DEVELOPMENT CORPORATION TO ENCOURAGE ECONOMIC REVITALIZATION IN FAIRBORN NEIGHBORHOODS, RATIFYING THE PRIOR TRANSFER OF SAID PROPERTY BACK TO THE CITY, AND DECLARING AN EMERGENCY.

City Solicitor McNamee made mention that the last part of the title "**and declaring an emergency**" should not have been included in the title.

Councilwoman Chess made a motion to read Ordinance 18-26 for the first time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 18-26 by title only.

Deputy Mayor McCubbins set the public hearing of Ordinance 18-26 for Monday, July 20, 2026.

RESOLUTION 35-26 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENT WITH MOTOROLA SOLUTIONS, INC. AND BRINC DRONES, INC. FOR PARTICIPATION IN THE BRINC MSI TAKEOFF PROGRAM FOR A DRONE AS FIRST RESPONDER PROGRAM.

Councilwoman Reaster made a motion to read Resolution 35-26 for the first time by title only. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 35-26 by title only.

Ben Roman, Police Chief, stated this was discussed at the earlier work session. The Police Department has had a drone program for 10 years. A drone is kept with an officer that is then dispatched to the scene. The drone is put up in the air while on scene. They'd like to extend our program and have the capability to have a drone station at the police department that would be able to be flown beyond line of sight. We would have a drone station fixed to the Police Department roof. When a call comes in, the drone would be dispatched by a call for service and flown by the drone operator beyond line of sight. The program software would change the address given to the GPS coordinates and it would be able to fly beyond the visual line of sight.

When we receive a 911 call in the dispatch center, we would patch that address into the system which would change it to the GPS coordinates and the drone would be launched from the Police Department and flown by a drone operator beyond the line of sight while utilizing a variety of resources and technology to make sure it doesn't crash into anything and get to the location. After the call for service, the drone would then return to the Police Station. It is equipped with a camera that provides a livestream of the call for service, so we can see what's going on and prepare to send officers to the scene with more information.

The BRINC drone will respond to crimes in progress, traffic collisions, missing people, search and rescue, fire incidents and structure assessments, hazardous materials responses, and natural disasters.

Some of the highlights include the camera provides a live video feed, integrated loudspeaker with two-way communications, emergency payload dropper, flight speed up to 37 mph, 42-minute flight time, charging ability from 10% to 90% in 25 minutes, certified parachute recovery system, emergency lights and siren, and custom agency markings.

Benefit is quicker response time, better informed decisions, improved allocation of resources, and improved safety for residents and first responders.

Concerns regarding a drone as First Responder Program are surveillance - flights are tied to specific calls for service, no random patrol or surveillance; camera footage access – assess restricted and uploaded like BWC footage; will be offloaded into the exact same place as the body worn and in-car cameras, so all digital evidence will be in one location;

Transparency – public transparency dashboard documenting, flight logs, call type, flight path, and program statistics; crash – the drone will be operated by trained personnel following FAA requirements and department procedures. In addition, multiple and redundant systems are in place to prevent a crash, such as Automatic Dependent Surveillance Broadcast, Visual-Inertial Odometry, and Real-Time Kinematic GPS.

Implementation process is six months – onboarding and planning, waiver support, integration planning, on-site survey, launch sites & infrastructure location confirmation, customer commences infrastructure (power/internet/mounting hardware).

1 – 2 months prior includes crane or tower climber coordination (if applicable), and BRINC manufacturing and configuration.

2 weeks prior are validations and equipment delivery.

The implementation cost is $10,000 for infrastructure, electricity, etc. First year of the program is 0 cost. The contract can be terminated for any reason by giving a 30-day notice prior to the second year. If the City decides to keep the program, it's $59,999 for years 2, 3 and 4.

Councilwoman Chess asked how long it takes for each operator to be certified. There's a course that each operator can take and work at their own pace. If this program is approved, we'll start identifying personnel who can be certified.

Councilwoman Stanton appreciated the work session discussion and how much the Police Department has investigated the program and answered a lot of their questions. She asked if the public transparency dashboard will be put on the City's website. Chief Roman explained we would probably have a link on the Police Department website that would direct citizens to the transparency portal.

Councilman Dodd stated this is a win-win.

Councilman Allen's only concern is they get a good enough sample size of time to show it as a definite asset. There are other communities in the area that utilize this program to partner with and gain knowledge. The communication campaign for the residents is important. This is mission driven. It is for incidents and responses. He thanked him for discovering this and moving it forward.

Deputy Mayor McCubbins asked if the $59,999 includes technical support and maintenance. Chief Roman responded it includes technical support and maintenance. It does not reduce staffing.

Deputy Mayor McCubbins asked once this is launched, how long it takes to get to any area of the City. Chief Roman stated that in a City our size, it would take just over 70 seconds.

Councilwoman Reaster moved to adopt Resolution 35-26. Councilman Dodd seconded. Yeas, six: Reaster, Dodd, Allen, Chess, Stanton, and McCubbins. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 35-26 duly adopted.

RESOLUTION 36-26 AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH FAIRBORN DEVELOPMENT CORPORATION FOR REDEVELOPMENT OF SKYWAY PLAZA.

Councilwoman Stanton made a motion to read Resolution 36-26 for the first time by title only. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 36-26 by title only.

Jalen White, Development Specialist, stated the purpose of this MOU is to establish the mutual understanding between the City of Fairborn and the Fairborn Development Corporation (FDC) regarding the collaborative redevelopment of the property located at 1104 Kauffman Avenue, formerly known as Skyway Plaza.

He reviewed the background. The property at 1104 Kauffman Avenue, formerly known as Skyway Plaza, was acquired by the City of Fairborn in 2017 as a potential site for a new Public Works facility. That project was not ultimately pursued creating the opportunity to consider other long-term uses for that site.

Resolution 06-23 approved the implementation of the City's Economic Development Strategic Plan which provides long-term goals for specific areas within the community. This site was identified as a priority development area with the potential to serve technology-oriented businesses, particularly those related to Wright-Patterson Air Force Base.

The MOU recommends utilizing the FDC to oversee special economic development initiatives on behalf of the City, including pursuing various funding opportunities for redevelopment projects.

Along the funding lines, the FDC has already secured $1 million via the Department of Development for site readiness improvements for the site itself. The FDC would enter into all required contracts and work to manage them as well.

The MOU outlines the respective roles and responsibilities of the FDC and City staff in administrating and implementing the site readiness work funded through the grant.

The MOU would be in effect until December 31, 2027, with the option to renew pending approval of both parties.

Council had no questions.

Councilwoman Stanton stated this is to enter into the MOU, but not the actual MOU. Mr. Gebhart responded this is not the operation MOU between the City and the FDC. This is specific to this site so the development partner can sign on it. There will be an agreement

with the development partner that will come along with the FDC. They want Council to be comfortable with it.

Councilman Allen moved to adopt Resolution 36-26. Councilwoman Reaster seconded. Yeas, six: Allen, Reaster, Chess, Dodd, Stanton, and McCubbins. Nays, none. Motion carried. Deputy Mayor McCubbins declared Resolution 36-26 duly adopted.

CITIZENS COMMENTS

Deputy Mayor Rodney McCubbins opened Citizens Comments

Joann Collins, 173 Erie Avenue, stated she enjoyed the parade. Never had there been a proclamation for Safety City until this year. Attendance went from 40 to 90 participants. A suggestion was put out for a float. Terri Lynn and Rich Renken built and painted new houses. Businesses were supportive, including Foy's, TCA Graphics, Police Chief Ben Roman, Fire Chief Ryan Williams, McGruff, Sparky, City Manager Mike Gebhart, Parks and Recreation Division, Fairborn Schools, Police automobiles, fire trucks, and a golf cart. Next year we will celebrate the 60th anniversary of the Safety City Program.

Trims passed out a truckload of flags. Schools were supportive with the band. There were sports teams and a lot of bubble gum was passed out. Norma Nikkola was the Grand Marshal, Kings and Queens, Miami Valley Dance Center, TNT, many churches, the Fairborn Senior Center, Greene County Library, several businesses, Wright Flyer, TV 2 and 7, Civic Band, Fairborn Military Veterans, Mission BBQ, Dayton Honor Flight, and Wright-Patt support with the military vehicles. She thinks it was wonderful everyone stayed safe and celebrated and participated. She thanked the City employees. She suggested white shirts for the Police Department to keep them cooler.

Marilyn McCauley, 2309 Mallory Court, thanked the Parks and Recreation Division and City staff for the weekend festivities. It was hard for everyone. The Park employees take a lot of heat, not just with the temperature. Several groups got upset over something they felt didn't go right. Council appreciates what they do and she wants the citizens to recognize what they do and just because something goes wrong, it's not always the City employee's fault. She thanked the Parks Department and City staff that made this weekend happen.

James Baker, 427 Grant Street, wanted to thank the Council members, leaders, veterans, first responders, school bands, community organizations, volunteers, City employees, and everyone who helped make this year's Fourth of July celebration a tremendous success. Despite the heat, many walked the parade route, road in floats/convertibles, or kept their windows down so you could wave, smile, and interact with the citizens of Fairborn. Those small gestures mean a lot, and they showed what community engagement and public service is what it's all about.

He recognized Dan Kirkaptrick and Michael Gebhart for walking through Community Park, taking the time to visit vendor booths and interact with the citizens. He had a booth there throughout the entire event, and the opportunity to interact with many of the vendors

around him. Many asked who those two gentlemen were walking through the parks and he was happy to tell them it was the City Manager and the Mayor. The vendors appreciated them taking the time to visit the booths and represent the City of Fairborn.

The fireworks were spectacular, one of the best displays he can remember. It's important for the community to understand an event like this doesn't just happen. It takes months of planning, coordination, teamwork, and a significant investment by the City. Countless people worked behind the scenes, and he hopes the citizens recognize and appreciate everything that went into making this event a success.

He and his volunteers spent both July 3 and 4 at Community Park speaking with residents and gathering signatures for the recall process involving a councilwoman. They spoke with hundreds of people and collected a tremendous number of signatures. While the current petition involves one councilmember, they also talked to residents about the importance of the recall process itself. This is the first time in Fairborn's history that this process is being used, and it establishes a process we can use in the future regardless of who holds office. Many of the citizens appreciated learning more about how the process works.

He also wanted to recognize Chris and Kara and the entire Parks and Recreation staff along with every employee who worked behind the scenes before, during, and after the celebration from set up to clean up, and organizing activities to keep everything running smoothly. Your hard work, professionalism, and dedication did not go unnoticed. You should all be proud of what you accomplished. If he left anyone out, please know that it wasn't intentional. To everyone who had a role, planning, organizing, volunteering, providing public safety, setting up, cleaning up, or supporting this celebration, he thanked them. It truly took a team effort, and he appreciates everyone's hard work.

Al Carney, 325 E. Xenia Drive, stated that the Fairborn Finance Department recently sent out invoices for the curb and sidewalk approach assessment. This invoice only listed the total CSA amount due and a $40 administrative fee, no detailed, itemized breakdown on the invoice to show how it was reached. No details for the number of linear feet of curb or square foot of sidewalk that was replaced or cost for linear or square foot of the sidewalk replaced. This kind of invoice defies common ethical business practices by failing to provide details for an expected itemized invoice, especially in cases where the final work has greatly exceeded the original estimate in linear curb feet or square feet of replacement. He said we expect citizens to pay thousands of dollars in 30 days with a single invoice dollar amount and show no details of where that price came from. Fairborn administration knows the citizens must pay this invoice and don't feel it necessary to disclose a detailed breakdown on a common business invoice. The invoice sent was dated July 1st and due by August 1st. This demonstrates a total lack of transparency to citizens because the Fairborn administration has complete control and power. The Finance Department told him they don't need to provide a detailed invoice and they're not going to do it.

He's requesting Council require administration to reissue detailed curb and sidewalk assessments to all the effected people and include a detail of how many linear feet of curb or sidewalk was replaced and the cost per unit. He brought up this issue on April 6th

and April 20th. He's requesting Council go to administration and correct this procedure because he feels the citizens of Fairborn deserve more.

Terry Adkins, Public Works Director, stated that in April estimates were sent to every resident that was affected by the CSA Program which does provide a scope of work to be done with an estimated cost. The work may change a bit, condition of concrete, it may be a little less or little more. If a resident had issues with the April 6 assessment they received, they could come in and file a formal objection with the Clerk by May 8. We received no objections. The work was performed. If you have seen any of Garland Avenue or Green, Circle, Oakhill, they look great. He's sorry there were complaints for the work that was done, but his staff has done everything as in every year prior and never received any official objections.

Bradley Heinrich, 32 Lawndale, talked about the drone item. There has been a lot of controversy regarding drones, flock cameras, surveillance, and loss of privacy. What would stop the Police or anyone who oversees the drones from taking off and doing whatever they want. Do they have to log in? If the drone goes down, there's a parachute – does the City have to provide insurance in case it hits a vehicle, house, or do property damage. The privacy on the flights to an accident. While the drone is out there, it can record whatever it wants in residents back yards, gated communities, who can't stop what it sees. If this does go through, can there be a 6-month trial, see how the transparency works out. He feels it's too much invasion of privacy.

He also asked what is going to be developed on the Kauffman Avenue lot. He mentioned a youth center, for the kids, something to help parents. He knows youth centers have been discussed in the past, but nothing has been started.

He asked about comments made by a councilmember at a Texas College. He doesn't know what's true or false.

Mr. Gebhart said that the Fairborn Development Corporation is working with several partners to redevelop the Skyway site as an asset to operations on the Base. The FDC is not controlled by the City and does not report to him. One of the items this MOU takes care of is the City received money to help with removal of the asphalt and testing on the site. As far as disclosing who they are working with, he couldn't tell you for sure and there are also some questions about the new ORC that limits a lot of disclosure in an economic development agreement. There might be a non-disclosure agreement until it goes to Planning Board.

Mr. Gebhart stated the drone is mission driven. So, if there's a call at 123 Smith Street, that unit will be deployed per policies that have been in place with the Fairborn Police Department for the 10 years that we have had a drone. There are transparency items in place. In that one year, if it is not living up to expectations, 30 days before the first year is over, we can cancel without penalty. This is BRINC's way of making sure this meets the needs of the community.

Deputy Mayor McCubbins closed Citizens Comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, reviewed the July milestone recipients. including milestones ranging from 10 years down to one year. He thanked everyone for their service.

He thanked the Parks and Recreation Division for their months of work leading up to the 4th of July events. They are on call the entire week leading up to July 3rd, the parade, and fireworks show. Their down time between the 3rd and 4th is minimal then they're back at it for the parade the next morning. He thanked the Police and Fire, and Public Works Departments for their contributions for the event. From everything he heard, it went smoothly.

Tomorrow morning at 9:00 a.m., they will swear in three new firefighters.

Free on Friday – 7:00 to 8:00 p.m. and the Glen Helen Raptor Center will have their live animals.

Fairborn Citizens Academy begins on Thursday, September 3, and graduation on October 29th from 6 – 8 p.m. A total of 15 residents can attend.

The clearing from National homes to the Meadowlands area will allow for sidewalks where a lot of kids are walking to school. That will take the next 4 – 5 weeks and that sidewalk/bike path will be ready for the start of school in August.

COUNCIL COMMENTS

Councilwoman Chess stated the parade was amazing. She thanked the first responders and all those that participated and she appreciated everyone. She thanked Ms. Collins, Ms. McCauley, Mr. Baker, Mr. Carney, and Mr. Henrich for sharing their comments and concerns.

Councilwoman Reaster thanked the milestone recipients. She had the pleasure of attending the first annual Fairborn Chamber of Commerce Women in Business luncheon celebrating the pillars of our community, the women, leaders, and their contributions. It was a great networking event and to celebrate the wins. The parade was fantastic. She thanked those who took the time to speak with her friend, Nathan, and let him share with you his excitement about his medals from the Special Olympics of Ohio.

Sir, yes, they did address that and they have done everything they can, so at this point it is in the hands of the voters through the recall process.

Councilwoman Stanton thanked the milestone recipients for working for Fairborn and doing a great job. The parade was awesome, the layout of the park, and a final shoutout to all the seasonal employees cleaning up.

Al, it is an interesting point. She has never talked to Mike about Mr. Carney's previous comments. If she got an estimate and then in the end it was different price, she would be

curious about what changed. Bradley, they had some talks in Work Session about the surveillance of the drone so it's like the body camera photos, so it's not like a person can come in and say I want to see a particular photo.

Mike Gebhart explained the Kauffman Avenue question. Previously we approved a five-year Strategic Economic Development Plan. An analysis was done, a plan for an economic plan and it was a great spot to coordinate with Wright State, an incubator for small technology businesses. The plan on the website provides a lot of information.

Councilman Dodd thanked the milestone recipients. Regarding the Fourth of July event, it is amazing the number of hours Chris and April put in and he really enjoyed riding in the parade. He appreciates the comments and Council listens and tries to fix them. He recommends every citizen who can go to the citizens academy to do so. It is a great opportunity to learn the inner workings of the City.

Councilman Allen thanked everyone for coming tonight. It's great to have people who are interested in City Government. He hears their heart when they mention the things they like and dislike. He wishes they could make everyone satisfied with a given situation, but sometimes it just won't turn out that way. He asked for continued feedback to help us move the City forward. The tax they pay is to hear citizen concerns and work through those challenges. He knows there are a lot of things that keep Mike Gebhart up at night. He thanked Mr. Gebhart. His hat goes off to the entire staff for the Fourth of July and everything that led up to it. Mayor Kirkpatrick wanted this 4th of July to be spectacular because we were celebrating our 250th birthday. The bands at the park two nights in a row and the parade were fantastic.

Deputy Mayor McCubbins stated the citizens who talked highly about the 4th of July celebration said it all. He thanked the Miata Club for providing the convertibles for them to ride in. It's always interesting conversations you have with the drivers every year and how you can brag about your City. The last two years, his driver said that of all the parades they attend and provide their cars Fairborn is their favorite, and they will come back year after year. He thanked the milestone recipients. He stated that Kauffman as a thoroughfare is a prime place to develop. Defense contractors are growing. Wright Patterson is the largest land sized base in the United States military and it's also one of the very military bases that continues to grow even though the DOD and Pentagon continue to downsize. We did not lose positions, we gained positions where they're almost as big as the City is, a little over 33,000 so they will surpass us before long.

He mentioned the Free on Friday concert which will be the Glen Helen Raptors. The Planning Board meeting is next Tuesday, July 14th, and Breakfast with the Mayor is next Tuesday, July 14th as well at the Fairborn Senior Center. On July 20th there will be a Council Work Session in the Fire Training Room followed by a Council Meeting. Then on July 27th the annual joint Council meeting with the schools and Bath Township will be held in the Bath Township Building.

ADJOURNMENT

Councilman Allen made a motion to adjourn the meeting. Councilwoman Reaster seconded the motion. Yeas, seven: Allen, Reaster, Dodd, Chess, Stanton, and McCubbins. Nays, none. Motion carried. The meeting was adjourned at 7:06 p.m.

MAYOR

CLERK, CITY OF FAIRBORN