CITY OF FAIRBORN
COUNCIL MEETING
September 8, 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 Councilwoman Reaster from the meeting. Councilman Allen seconded. Voice Vote. All in favor. Motion carried. Mayor Kirkpatrick excused Councilwoman Reaster from the meeting.

STAFF MEMBERS PRESENT

Adkins, Cooper, Gebhart, McNamee and Taylor.

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

APPROVAL OF MINUTES

Councilman Allen moved to approve the minutes of the August 17, 2026, Work Session. Councilman Dodd seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

Councilwoman Stanton moved to approve the minutes of the August 17, 2026, Regular Council Meeting. Councilman Allen seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

PRESCHEDULED

Mayor Kirkpatrick read a proclamation honoring and celebrating the 30th Anniversary of the United States Air Force Marathon.

Mayor Kirkpatrick read a proclamation honoring the 20th Fairborn Fly Zone.

NEW BUSINESS

ORDINANCE 22-26 MAKING SUPPLEMENTAL APPROPRIATIONS TO THE APPROPRIATIONS BUDGET OF THE CITY OF FAIRBORN, STATE OF OHIO, AND AUTHORIZING TRANSFERS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

Councilwoman Stanton made a motion to read Ordinance 22-26 for the first time by title only declaring an emergency. Councilman Allen seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 22-26 by title only.

Kristina Cooper, Finance Director, reviewed the adjustments included in the legislation.

Councilman Dodd had no questions and thanked Mrs. Cooper for the presentation.

Councilman Allen thanked Mrs. Cooper for the read a heads.

Deputy Mayor McCubbins thanked Mrs. Cooper for the presentation,

Councilwoman Chess had no questions.

Councilwoman Stanton asked about the $6,000 credit card processing fees for building inspections. She stated usually costs are covered by the people paying the inspection. When she saw that she was wondering if the people that are paying for these building inspections are covering those costs of the credit card fees or if this is something that has been identified as needing to be rolled into the building inspection fees in the future. Kristina Cooper, Finance Director, explained these are fees that were charged by Paycor for the rest of the year. Mike Gebhart, City Manager, stated it was for processing credit cards. So, the more people we have using credit cards the more processing fees there are. It was just above what they had anticipated in the number of credit cards being used. Councilwoman Stanton stated she would be curious for the future discussion to know because she knows we try really hard to make sure our fees cover the actual costs. She would like to know if the credit card fees are beyond that and if the City just takes care of that. Mr. Gebhart stated in a perfect world they would like the permitting fees to equal out the cost of the division, but it does not. So, they run into situations like this where we have to increase in certain areas. We can discuss that, but generally speaking when we have more permits requested, we are going to need additional credit card processing fees for those who pay with a credit card. He knows Kristina is continually looking into banking fees and how we can do better on those. That is something we are going to look into.

Mayor Kirkpatrick thanked Mrs. Cooper. He knows a lot of work goes into this. For the audience, Kristina is our new Finance Director and is doing an outstanding job. He thanked her for the presentation and the work that went into putting this together.

Councilman Allen moved to adopt Ordinance 22-26. Deputy Mayor McCubbins seconded. Yeas, six: Allen, McCubbins, Chess, Dodd, Stanton, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Ordinance 22-26 duly adopted.

RESOLUTION 39-26 A RESOLUTION AWARDING THE BID FOR RESIDENTIAL WASTE AND RECYCLING COLLECTION AND DISPOSAL SERVICES TO RUMPKE OF OHIO, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SUCH SERVICES.

Councilwoman Stanton made a motion to read Resolution 39-26 for the first time by title only. Deputy Mayor McCubbins seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 39-26 by title only.

Terry Adkins, Public Works Director, wanted to address the comment about Building Inspection. For the adjustment in costs, they had a set amount of budget last year to pay for those. That money is reimbursed back to them; they must cover the upfront costs. That was a part of when they did the schedule of fees for the Building Inspection increases. When they did the budget last year with those increases it was not enough to cover this year. They have already made the adjustment for next year's budget. That is the basic difference. Councilwoman Stanton stated the gap was identified already, and it will be going into next year.

Terry Adkins, Public Works Director, explained this Resolution would allow the City Manager to enter into an approved contract with Rumpke of Ohio, Inc. This contract will provide both solid waste and recycling, which is our normal weekly trash collection. Residents can co-mingle their yard waste with garbage. The relationship with Rumpke for residential trash began in 2021. They did do an extension this year, so we are on our sixth year with them. That puts our commercial and residential process on the same schedule. Currently, they are providing weekly pick up. You get the 96-gallon toter and the 64-gallon recycling cart. You also get three bulk items per week, and you can co-mingle yard waste with your solid waste. Staff put out bids earlier in the year describing the services needed. They asked for a zone pick up. For years they had a one day a week collection in the City and they saw a lot of issues with that. Things would get left to the following week. They did ask for a zone collection. They also put in the bid that there was an allowance for an annual escalator for the five-year contract. Bids were advertised. Two local solid waste collection vendors did respond. Rumpke of Ohio and Waste Management were the two responses they received. Rumpke is the cheapest beginning year one and continuing through the five years. Each company did provide a five-year contract price, but it was very clear that Rumpke was the cheapest. Currently, Rumpke has been providing our services. This is our sixth year with them. They do have a long history here in the Dayton area and all references along with ourselves indicate the great service that we have been receiving. Staff recommends approval of Resolution 39-26.

Councilwoman Chess had no questions. She thinks Rumpke does a good job.

Councilwoman Stanton thanked Mr. Adkins for his work on this and getting the apples-to-apples comparison on it. She knows that Rumpke had been very helpful whenever they have special events and they need help with recycling containers. They have always been very supportive.

Councilman Dodd noticed in the read ahead that the price is not going to increase next year then. Mr. Adkins stated Kristina Cooper is new and they have not been able to get through everything and when the committee met, they do not anticipate the need for an increase. He will meet with Kristina to make sure of that, but they do not believe there will be a need for an increase for next year. As they get through next year, they will re-evaluate and see where they are. Councilman Dodd stated the citizens will appreciate that. He thanked Mr. Adkins for his hard work.

Councilman Allen had no questions. He liked to tie on to what Councilman Dodd mentioned. He appreciates the detail, digging in and trying to understand what the citizens get for what they pay for.

Deputy Mayor McCubbins had no questions.

Mayor Kirkpatrick thanked Mr. Adkins for the work that went into looking this over. He thanked the Rumpke employees. He has been very impressed with Rumpke. He admitted that he overstuffed his trash can a couple of weeks ago and the trash man took the trash but left a note that said please don't overstuff your trash can. He appreciates the personal service that Rumpke provides.

Councilwoman Chess moved to adopt Resolution 39-26. Councilwoman Stanton seconded. Yeas, six: Chess, Stanton, Allen, Dodd, McCubbins, and Kirkpatrick. Nays, none. Motion carried. Mayor Kirkpatrick declared Resolution 39-26 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened citizens' comments.

Sheila Keeton, 40 N. Grand Avenue, read the attached letter into the record. See attached Exhibit "A."

Marilyn McCauley, 2309 Mallory Court, explained she was present to share with everyone the upcoming Heels for Heroes. For those of you who are not aware, Heels for Heroes supports our post 9-11 veterans as they go through trying times and occasionally need financial assistance. OFC was formed in 2012 as a grassroots, small, community non-profit organization under Greene Giving and to date they have spent about $88,000 for about 80 veterans to help them with things like rent, food, car repairs, and many different areas they find their veterans in need in a crisis manner. She returned to the Heels for Heroes. You know in September when it is time for the car show and then consequently Heels for Heroes. The guys get to run in high heels, and the ladies get to run in combat boots. They hold a race on Central. The car show folks let them participate in their activities, so they take a little bit of time during their show and run our Heels for Heroes race. You can also participate by just buying a sponsorship sign for $50 and the team sign up fee is $100. Again, it is a relay race where they have a lot of fun. They have had some casualties and some just don't run anymore. They would love to get the high school kids to form a team. If anyone wants to sponsor a team for $100 that would be fantastic. She invited the community out. It is extremely important they continue their efforts in

supporting the veterans. It is amazing the stories they still hear from those veterans. We all know it has been 25 years now, but there is still a lot of need out there. This is just their little way of helping veterans in Greene County as they attempt to make their lives a little bit easier. She asked everyone to see her after the meeting to get signed up.

She asked if any women have heels in size 12 or above, please let her know.

Mayor Kirkpatrick closed citizens' comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, reviewed the September milestone recipients.

He announced the 9-11 Remembrance Ceremony being held this Friday, September 11, 2026, beginning at 9:00 a.m. at Wright State's Calamityville which is at 608 W. Xenia Drive here in Fairborn. The keynote this year is the Fairborn Civic Band. Their director Gary Johnson will be making comments, and the band will also be playing this year. For those of you that attended the Free on Friday concert that the Civic Band always participates in they did a great show this year and a part of it was a tribute to 9-11. They will be back doing that with us Friday morning at 9:00 a.m. at Calamityville on Xenia Drive.

Our next Council meeting will be September 21, 2026. That night we are going to honor Penny Davis. Penny has been the Secretary to the City Manager for 33.5 years. She has served six City Managers, including himself along with several interim City Managers. We will have some presentations for her during the prescheduled business. The Council meeting may look a little different on the 21st. We will do the beginning of the meeting as usual and then when we get to prescheduled business, we will make some presentations to Penny and then we will break and have cake and some refreshments in the atrium area and then we will come back in and continue with the rest of the business meeting. Everyone is welcome to be here. Penny is an outstanding person. We affectionately refer to her as the City mom. It will not be the same without her. She knows a lot of the residents have had contact with Penny over the years. If you are able, please know you are welcome as you always are at City Council meetings, but especially on September 21, 2026, to honor Penny Davis.

He announced upcoming events for September. Hairborn is Friday night, September 18, 2026, from 4:00 p.m. to 10:00 p.m. downtown. The US Marathon that comes through the City is Saturday, September 19, 2026, and the Chamber Car Show is on Sunday the 20th. He let the Mayor know that he would make sure that members of the Fly Zone and the Air Force Marathon office on Base receive their proclamations.

Originally, they had planned on a work session on Monday, September 14, 2026. That meeting is cancelled; there is no need for a work session. We will actually cover the capital budget as part of the overall budget work session meeting in October. So next week there is no special work session for City Council. There is no event for City Council next Monday night. Our next meeting will be on September 21, 2026.

COUNCIL COMMENTS

Councilwoman Chess thanked everyone who attended the meeting. She thanked Ms. Keeton for expressing how she feels about a property that has become a nuisance in your area and how she is fighting to get those things taken care of. Council appreciates her hard work. She discussed the Heels for Heroes event which is a fun event. Of course, she is hoping to be there to participate again herself. It is a fun event, and it is for a good cause. She thanked Ms. McCauley for what she does for the veterans and those people who have served our country. You would be surprised how many out there that need assistance and they are hiding in their homes or in the streets. We have many organizations which will help the veterans who are in stress. She said there were between 4,000 and 6,000 people who showed up for the opening of a new business in downtown Fairborn. The event lit downtown up, and it was amazing to see. We have a lot of amazing things going on in Fairborn, Ohio. She encourages everyone to go to the website and look at the things going on. As has been said over and over again by this Council there are a lot of things for our young people to do, you just have to make the effort to go online and look at the schedule. We are continually doing all we can do to adhere and address the issues of the Fairborn citizens and Fairborn as a whole. We are moving forward.

Councilwoman Stanton congratulated the milestone recipients. She thanked those that came out and spoke. She stated she would catch up with Marilyn McCauley later to see about donating to the Heels for Heroes efforts. Combat boots are her normal footwear so it would not be a fair race for her to wear those. She thanked Sheila Keeton for her presentation and the letter that she sent. Mr. Gebhart had forwarded Council some information about that as well. Her understanding is that communication is in the works, but they will have more discussions about it, she is sure.

Councilman Dodd congratulated the milestone recipients. Monday, August 31, 2026, there were seven new members of the Fire Department sworn in. This is amazing because if he remembers correctly that means the Fire Department is at strength for the first time. That is amazing. On Thursday, August 27, 2026, he was honored to be a part of the push in ceremony for the new fire ladder truck at Station Two. He discussed Rumpke pick up one day later this week because of Labor Day. He thanked all the guests at the Council meeting. Council enjoys the input they provide so that they can do their job better.

Councilman Allen stated one thing that came to his mind at the beginning of this Council meeting is the response they get from the community. He can't remember a meeting in the past six months where they have not had people sitting in the audience. For him, the saying that comes to mind is there is no substitute for caring. That means that you care about your City. You care about what is going on in your government. Sheila, you care about your community. He thanked her and everyone else who represents an entity. He thanked them for being at the meeting. He wanted to double tap on Marilyn. He goes back to Lt. General Shipton who just retired not too long ago. She was the AFMC Commander and she said that the charge is clear. Serve well, lead with care and remember that some of the greatest things that we can do are done in service to others.

That is what Operation Fairborn Cares is. It is about giving service to those veterans who have fallen on hard times. Who just can't for whatever reason fill that gap. Whether it be car repair, house payment, childcare, food on the table or any of those things and $88,000 worth of investment back into those families is remarkable for an organization as small as that. He thanked Marilyn. She has never worn a uniform, but your heart is huge. His hope is that they fill the streets on that day. We have opportunities to purchase signs. We have opportunities to help teams and an opportunity to have some fun. He encouraged everyone present and listening to donate if they cannot participate.

Deputy Mayor McCubbins congratulated the milestone recipients. The two messages he had for the night are that the flu season is coming up. The single most important thing you can do during flu season is wash your hands a lot, so please do that. If you are so inclined to get vaccinated, please do that. As a healthcare worker he highly encourages it, but he also understands if they don't want to do it. Another big one and people often forget is as we transition from summer into fall a lot of us have gas heat in our houses, so make sure you are getting your furnaces inspected and cleaned. More importantly, make sure you have a carbon monoxide detector in your house and make sure the batteries are good in it. If not, get with our Fire Department. They will provide carbon monoxide detectors, and they will even install them for you if necessary. Please don't forget to do those two things this fall.

Mayor Kirkpatrick thanked those that came forward to speak. He knows the house of Xenia Drive has been an issue, and the City has been looking at that. For obvious reasons he can't go into detail. They are well aware of what is going on at that house and efforts are being made to address that.

He discussed the Breakfast with the Mayor that occurred this morning. There were two presentations. He asked Mike Gebhart to discuss the YMCA and Five Rivers. Mr. Gebhart stated at the Breakfast with the Mayor they asked the YMCA and Five Rivers to speak on a potential project at Central Park in the downtown area where the current YMCA is located. For those that don't know what Five Rivers Health is if you Google that, Five Rivers Health would be an incredible addition to the Fairborn community. He was unaware until Superintendent Gayheart had mentioned to him that there is not a pediatrician practicing in the City of Fairborn and it was a huge concern. Five Rivers is one avenue that would bring a pediatrician to town. The City was made aware of Five Rivers through the YMCA. We hope there will be a two-phase project that will occur at Central Park. Of course, the Splash Pad and the playground would remain. The bandstand or covered canopy would remain also. Five Rivers would probably be Phase One and build their 20,000 square foot building on the campus there. Then there would be significant capital campaign that would need to be done for the YMCA to have a new building on site. Ultimately if all things go well the current YMCA building would be removed and that would turn into green space for activities related to the YMCA. There will be more information to come, but both groups presented to Council at work session in July and then at Breakfast with Mayor, they asked them to come in and talk about that. If you get a chance, please Google Five Rivers Health. Their Edgemont facility is fantastic. They cover the gamut of family medicine, OBGYN, pediatrics and some of their locations across the Miami Valley have dental and vision. There is a new facility for Five Rivers in Xenia. There used to be two separate facilities. They combined them into one

utilizing a former drug store and now their board has said they want to come to Fairborn. There will be more information to come. Mayor Kirkpatrick stated it is important for the citizens to know that we are looking out for your needs in many different ways. In this case healthcare and YMCA type services. It is going to be a process and there will be some fundraising involved. The Five Rivers facilities are impressive. We think this would be a huge plus for Fairborn if we could get both Five Rivers and the new YMCA.

The 9-11 ceremony was already mentioned. This is the 25th anniversary of 9-11. He knows as a military person he remembers exactly where he was when they saw the planes crashing into the Trade Center. He remembers as a military person he was in a briefing and the commander said to them, ladies, and gentlemen, we are going to war. A year and a half later he found himself in a foreign country doing exactly that. Let's no forget what 9-11 was all about 25 years ago. If you can be at the ceremony at Calamityville it is going to be a very special ceremony.

Hairborn has already been mentioned. For those that enjoy heavy metal bands here is your opportunity. We had Bluegrass and Brew a month or so ago and here is some other stuff. The Marathon has been talked about. He really wants to reiterate, please try to get out there and cheer on those people. Have your signs to cheer people on. The runners always say the best part of the race is running through Fairborn and the people cheering them on.

He discussed Heels for Heroes. It does a lot of good for the veterans who would otherwise be struggling. Like she said, a Kroger card for some food, a car repair they otherwise couldn't make. It is the little things like that this program helps to address. Whether you are a runner, watcher, or sponsor, please consider participating.

The Halloween Festival is coming up on October 16-18, 2026. This Friday night is the second home game at the high school. It is against Greenville. Let's cheer on our Skyhawks. On September 12, 2026, is the Air Force Ball and there is also an honor flight returning at Dayton International Airport.

ADJOURNMENT

Deputy Mayor McCubbins made a motion to adjourn the meeting. Councilman Dodd seconded the motion. Yeas, six: McCubbins, Dodd, Allen, Chess, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 6:52 p.m.

MAYOR

CLERK, CITY OF FAIRBORN

August 31, 2026

To: Fairborn Mayor and City Council Members
Subject: Neighborhood Safety and Community Concerns

To the Fairborn Mayor and Members of the City Council,

As concerned residents, we care deeply about our neighborhood and the future of Fairborn. We appreciate your service to our community and recognize the many responsibilities entrusted to you. In that spirit, we require your attention to several important concerns.

Many residents have made repeated attempts to communicate with the City regarding neighborhood issues, yet phone calls and messages have too often gone unanswered, or have not resulted in meaningful follow up. Responsive communication is one of the most important ways the local government can build trust with its citizens. Even when solutions take time, timely acknowledgment and updates demonstrate that residents' concerns are being heard and taken seriously.

Our historic neighborhood is working hard to preserve and improve the unique heritage and history of Fairborn. Until recently, this neighborhood reflected a strong sense of pride, care, and investment. We continue to dedicate our time, resources, and energy to maintaining our homes and strengthening our community. We ask that the City partner with us in those efforts.

A matter of particular concern is the property located at **117 West Xenia Drive**. The deteriorated condition of this property remains a safety concern and a negative impact on the surrounding neighborhood. While we are addressing a single property at this time, it is indicative of a larger problem in this neighborhood and city. The potential loss of invested homeowners due to stated concerns may cause the demise of the historic district and nearby businesses. We again ask the City to take proactive steps to address legitimate safety and maintenance concerns of this property. And provide a written response, outlining the actions the City will be taking and the anticipated timeline for addressing these concerns.

Strong neighborhoods are built through strong partnerships between citizens and local government. Together we can protect public safety, preserve property values, and maintain neighborhoods that attract new residents and encourage investment in Fairborn. We request our City be responsive to residents. Together we can ensure Fairborn remains a safe, beautiful place to live, work, and raise families.

Thank you for your time and consideration. We look forward to your response and to working together for the benefit of our community.

Respectfully,

See attached signature page

Lynn J. Shea	26 W. Xenia Dr.
Mary K. Escobedo	49. N. GRAND AVE.
Holly Saunders	49 N. GRAND Ave
Abigail Kerr	1547 Yellow Rose Ct
Jack Keeton	1547 Yellow Rose Ct
Mary Gale	56 N. Grand Ave.
Karen Nagaleski	102 W. Xenia Drive
Carol Neff	109 N Grand Ave
Renny J. Blanton	123. West Xenia Dr.
Susan Lemley	72 N. Wright Ave
Susan Bailey	406 Rising Hill Dr.
Deborah A Downes	117N. Wright Ave.
Duane Slusher	50 N. Grand Ave.
Hannah Parr	41 N. Grand Ave.
Tyler Rose	41 N. GRAND AVE.
Hattie Lemm	84 Marchmont Dr.
Sheila Keeton	40 N. Grand Ave.
Dan Marlett	40 N. Grand Ave.
Karla Wilson	85 N. Wright AVE.