CITY OF FAIRBORN
COUNCIL MEETING
September 21, 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 Councilman Allen from the meeting. Councilwoman Stanton seconded the motion. Voice Vote. All in favor. Motion carried. Mayor Kirkpatrick excused Councilman Allen from the Council meeting.

STAFF MEMBERS PRESENT

Adkins, Barker, Cappelli, Cooper, Gay, Gebhart, Hannon, Hunt, Jacobs, Litteral, McClure, McDowell, McNamee, Petty, Riggs, Sanders, Schell, Taylor, and Williams.

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

APPROVAL OF MINUTES

Councilman Dodd moved to approve the minutes of the September 8, 2026, Regular Meeting. Councilwoman Stanton seconded. Voice Vote. Motion carried. Mayor Kirkpatrick declared the minutes approved as written.

PRESCHEDULED

Mayor Kirkpatrick read a proclamation honoring Dolly Parton for her extraordinary legacy in music, philanthropy, and early childhood literacy and recognizing September 25, 2026, as Dolly Parton Day in the City of Fairborn, Ohio.

Jessica Winegartner, Fairborn Head Librarian, along with Christy Miller, Head of Youth Services at the Fairborn Library, accepted the proclamation. Ms. Winegartner stated she would enthusiastically celebrate Dolly Parton, her life, work and encouragement of reading and literacy and learning in children any day.

Mike Gebhart, City Manager, stated this is a big evening celebrating Penny Davis who has been with the City for 33.5 years who will be retiring on September 30, 2026. He is thrilled that Mike Hammond was present. Mr. Hammond was the first City Manager that worked with Penny and he knows it means a lot to her. He thanked Mr. Hammon for coming. He thinks it is wonderful that Penny's bookends "two Mikes" are present. At this point, he asked Resolution 40-26 be introduced as the start of the ceremony.

RESOLUTION 40-26 A RESOLUTION COMMENDING PENNY DAVIS FOR DISTINGUISHED SERVICE TO THE COMMUNITY AND THE CITIZENS OF FAIRBORN, OHIO.

Councilwoman Reaster made a motion to read Resolution 40-26 in its entirety. Deputy Mayor McCubbins seconded. Motion carried. Mike McNamee, City Solicitor, read Resolution 40-26 in its entirety.

Councilwoman Chess stated there is a lot to be said about Mrs. Davis. She is absolutely amazing. Councilwoman Chess has been in Fairborn since 2019 and ever since she has known Mrs. Davis, she has greeted her with nothing but smiles, encouragement, laughter, and hugs. It did not matter if Councilwoman Chess forgot something she always called to remind her as if she had not told her 10,000 times. She always does it with a smile. It is hard to search the globe and find someone greater than Mrs. Davis is. She is absolutely amazing and rare. Councilwoman Chess is fortunate to have known Mrs. Davis. Councilwoman Chess thanked Mrs. Davis for what she has done in her life.

Councilwoman Reaster stated she had just met Miss Penny's mom, and she told her that Penny is so sweet. It makes her teeth hurt and her dentist rich. She says that jokingly, but in all seriousness, you can search the world over and she is not sure you will find someone sweeter, kinder, and with the patience of a saint. It is like herding cats. Penny's friendship is all second to none. She could sit and describe Penny for hours and the words would fail. She thanked Penny for her service to the City. Mrs. Davis thanked Ms. Reaster and said she would miss her.

Councilwoman Stanton thanked Mrs. Davis for all the years that she did not even know here and for all the work she was doing for the City. She thanked her for being one of the kindest people she could have expected on the end of the phone when she became interested in the City and wanted to volunteer for boards. She would say that she can see how people would follow through with that when Mrs. Davis is the person who has picked up that phone for so long. Anytime anyone needed anything from the City Councilwoman Stanton would say oh, just call the City Manager's office and ask for Penny. She is the nicest person, and she will help you out. It is sad that Penny is leaving and everyone will miss her so much, but she is happy for her to get to retire. She is sure there will be someone wonderful that will pick up that phone from now on, but they have big shoes to fill. She thanked her for being such a wonderful person. It has been a huge honor to know her. Mrs. Davis is rare and amazing. Mrs. Davis thanked Councilwoman Stanton for those kind comments. She stated Council would be in good hands.

Councilman Dodd stated it is hard to follow what the ladies have said. Ever since he started working with the City on different committees and things, Mrs. Davis has always helped him. He appreciates that as she always did so with the biggest smile. Anything he needed or wished for she was there to take care of it. He appreciates everything she has ever done. His wife also appreciates Mrs. Davis's friendship. Mrs. Davis thanked Councilman Dodd and mentioned that he has a cute dog.

Deputy Mayor McCubbins stated he could not say anything more outstanding than what his colleagues have already said. When he first met Penny about 2013 when he retired and moved back to the area and tried to get back into volunteerism and getting back into the swing of things Penny helped guide and direct him in all those areas for all those years. What he does not think a lot of people realize is the amount of work that goes on in the City of Fairborn goes on behind the scenes. It is the folks that are behind the scenes that make that happen and Penny is one of the linchpins that holds the key to that to make sure that all those folks behind the scenes have all the information they need to do their jobs. He thanked her for everything and gave his best wishes on her retirement. Mrs. Davis thanked him for his comments.

Mayor Kirkpatrick stated he had been thinking about what he was going to say tonight and we have to be out of here before midnight. He wanted to keep it short. She has really been someone that people look up to and that people can turn to as well. He is in his 11th year serving on Council and she and Julie Taylor and others have always been people they could turn to. Penny is known as the "mom" to everyone here. She is the one when Council had to get new shirts, Penny coordinated it and made sure they had the right sizes and colors. It was the little attention to details that she did that made their jobs easier. On behalf of all the citizens and all of Council he wanted thank her for all the time, effort, and the work that she has put into working with them. Not for them, but with them and there is a big difference.

Mike Gebhart, City Manager, stated he has given some thought to what he might say. Regardless of what people may think, there is a soft side to him. He did not realize all the things that Penny did for him. He received a very large multi-page list of all the things he did not realize, but the thing that hits home for him the most is we talk about Penny being the "City Mom." His mother has not been with us for over a decade, but the one thing when he pinpoints what Penny does for him is that no matter how bad social media is to him, or nasty things that are said, Penny is always the rock. Just like his mother would be to say you know what you are not a bad person, you are doing well. He cannot thank Penny enough for that because there are days where it is tough. Penny truly is the "City Mom." It is not going to be the same. She has big shoes to fill. When he thought about that this weekend and realized exactly that was the most important thing she does for him. He did not think that would be what would come to mind. He has told her this is not super easy for him. It is going to be different. He has great people around him, Julie and Bev and others, it's just not going to be the same; but he is going to miss the "City Mom." That is what he is going to miss. He turned it back to the Mayor.

Councilwoman Reaster made a motion to adopt Resolution 40-26. Councilwoman Chess seconded. Yeas: Reaster, Chess, Dodd, McCubbins, Stanton, and Kirkpatrick. Nays, none. Mayor Kirkpatrick declared Resolution 40-26 duly adopted.

Mayor Kirkpatrick presented Mrs. Davis with a fully executed copy of the Resolution.

Mike Gebhart, City Manager, stated as you can see the City of Fairborn is not alone in wanting to recognize Penny Davis and her 33.5 years of service. We are fortunate to have representatives from our federal, state, and local governments joining us this evening along with several commendations and resolutions to honor Penny. At this time there is no one from the Governor's office although he sends his best wishes.

Mayor Dan Kirkpatrick presented Mrs. Davis with a proclamation from Governor Mike DeWine's office.

Deputy Mayor McCubbins presented Mrs. Davis with a commendation from Senator Bernie Moreno's office.

Gene Saunders presented Mrs. Davis with a commendation from Congressman Mike Turner's office.

Brian Lampton presented Mrs. Davis with a commendation from the House of Representatives.

Tyler Wright presented Mrs. Davis with a commendation from Senator Jon Husted's Office.

Senator Kyle Koehler presented Mrs. Davis with a commendation from the Ohio Senate.

Tom Koogler, Greene County Commissioner, presented Mrs. Davis with a commendation from the Greene County Commissioners.

Mayor Dan Kirkpatrick read **a proclamation** declaring **September 30, 2026**, as "Penny Davis Day" in the City of Fairborn.

Mrs. Penny Davis aka "City Mom" made the following retirement closing comments:

I'm so thankful my husband, mom, sister, and brother-in law, as well as many friends and fellow employees, could be here tonight.

Thank you, Mayor and Council, Governor Mike DeWine, Senator Bernie Moreno, Senator Jon Husted, Congressman Mike Turner, Representative Brian Lampton, Senator Kyle Koehler, the Greene County Commissioners, and my City Manager, Mike, for this special recognition. It has been my pleasure to serve the citizens of Fairborn for 33 ½ years. I'm so thankful for the friendships I've made, skills I've achieved, and learning how City government operates.

The citizens of this community are very passionate about their City and want to make it the very best it can be, and I feel privileged to be a part in achieving our combined goals.

I've worked for 6 amazing City Managers, and they all had their special way of running the City, and I enjoyed learning how to support each of them in the most appropriate way.

I also had the privilege of serving under 10 mayors and 41 Council members during my time with the City. When filling in for Julie at times over the years, I always reminded Council that I was not Julie and to take it easy on me. They were always gracious and helpful.

One of my most favorite activities has been being Mrs. Claus in the annual Hometown Holiday event. It truly filled my heart with joy to see the children's excitement!

I have made so many wonderful friends here that will last a lifetime. I will always consider myself the City mom because my fellow City employees will never stop being family to me.

I look forward to keeping up with "all things Fairborn" and seeing how the City continues to grow.

Thank you so much for honoring me in this way. She was truly touched.

Councilwoman Reaster made a motion to **recess** for a 20-minute reception honoring Penny Davis. Deputy Mayor McCubbins seconded the motion. Voice Vote. All in favor. Motion carried. Mayor Kirkpatrick recessed the meeting at 6:38 p.m.

Councilwoman Chess made a motion to **reconvene** the meeting. Deputy Mayor McCubbins seconded the motion. Voice Vote. All in favor. Motion carried. Mayor Kirkpatrick reconvened the meeting at 6:58 p.m.

NEW BUSINESS

ORDINANCE 23-26 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO TRANSFER SURPLUS REAL PROPERTY KNOWN AS THE FORMER LEGION SITE AND ADJACENT PARCELS FROM THE CITY OF FAIRBORN TO THE FAIRBORN DEVELOPMENT CORPORATION TO ENCOURAGE ECONOMIC REVITALIZATION IN FAIRBORN.

Councilwoman Reaster made a motion to read Ordinance 23-26 for the first time by title only. Councilman Dodd seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Ordinance 23-26 by title only.

Mayor Kirkpatrick set the public hearing of Ordinance 23-26 for Monday, October 5, 2026.

RESOLUTION 41-26 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN UPDATED MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FAIRBORN AND THE FAIRBORN ENVIRONMENTAL ADVISORY BOARD (FEAB) REPLACING THE MEMORANDUM OF UNDERSTANDING APPROVED THROUGH RESOLUTION 26-23.

Mayor Kirkpatrick explained before they went any further with Resolution 41-26 he and Councilwoman Stanton would excuse themselves from the Chamber as they are involved in the Fairborn Environmental Advisory Board and they would be recusing themselves from the discussion and Deputy Mayor McCubbins took over conducting the meeting at this point. Councilwoman Chess made a motion to read Resolution 41-26 for the first time by title only. Councilman Dodd seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 41-26 by title only. Mr. McNamee stated for the record we have a quorum with four Council members present.

Mike Gebhart, City Manager, explained Resolution 41-26 is a Memorandum of Understanding between the City of Fairborn and the Fairborn Environmental Advisory Board or FEAB. This Resolution approves a new Memorandum of Understanding between the two organizations. It replaces the MOU that was approved by Resolution 26-23 back in 2023. It builds on the existing City FEAB partnership while providing clearer roles and responsibilities. The key to this update is that it recognizes the FEAB as an independent volunteer organization serving in an advisory and educational capacity, clarify City staff participation, budgeting, capital improvement process, internship support, annual reporting, and funding if there is any. Sustainability recommendations involving expenditures continue through the City's established budget and capital improvement program. If there is a substantial sustainability project, it would go into the five-year capital plan just like other projects would work through that cycle. It would not bump anything unless there was an emergency. Roles authority and communication, the FEAB recommendations are submitted to the City Manager for consideration. The FEAB does not have administrative or operational authority over City departments or employees and cannot obligate the City. The City may maintain a sustainability resources page which has been up for about two months and a link to FEAB resources. They remain responsible for their own website, social media, and communications. What we have on our sustainability page is a link to various organizations including the FEAB, BW Greenway and some other environmentally centered programs. The residents can click on that link, and it will take them to their website or Facebook page. Staff recommends approval of Resolution 41-26.

Councilman Dodd had no questions and thanked Mr. Gebhart for the work that has went into this.

Councilwoman Chess had no questions. She appreciates him presenting this to the public in a way that they can understand it as well.

Councilwoman Reaster stated for general public they have been working on making sure they standardized the MOU process across all organizations just to be fair and consistent with minimal changes based on the needs. This was a long time coming establishing not only the MOU but the process of reviewing annually or biannually. She thanked Mr. Gebhart for the presentation.

Deputy Mayor McCubbins had no questions as this was covered in work session.

Councilwoman Reaster moved to adopt Resolution 41-26. Councilman Dodd seconded. Yeas, four: Reaster, Dodd, Chess, and McCubbins. Nays, none. Motion carried. Deputy Mayor McCubbins declared Resolution 41-26 duly adopted.

RESOLUTION 42-26 AUTHORIZING THE APPROVAL OF THE PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN TO ESTABLISH A RESIDENTIAL COMMUNITY KNOWN AS THE VILLAS AT COPPER LEAF LOCATED AT 1524 COMMERCE CENTER BLVD.

Deputy Mayor McCubbins made a motion to read Resolution 42-26 for the first time by title only. Councilwoman Reaster seconded. Voice Vote. Motion carried. Mike McNamee, City Solicitor, read Resolution 42-26 by title only.

Kathleen Riggs, City Planner, discussed the location of the project and reviewed the surrounding zoning districts. There are no wetlands on this site. She displayed the site layout which contains 114 multi-family units on 15 acres. There are two access drives leading out to Commerce Center and then lead to private drives throughout this development. The majority of these units are actually single-story ranches. On the interior of the development, they are proposing a mix of two-story townhomes along with ranches. There are two detention ponds located on the north and south ends of the site and there will be walking paths leading around those as well. The unit sizes meet the minimum requirements for each of these units for multi-family development. Parking also exceeds are minimum standards as every unit has an attached one or two-car garage with a driveway therefore all of those parking requirements are exceeded in this case. She reviewed the accessibility plan for fire and emergency vehicle traffic. She reviewed the landscaping plan. This includes over 450 plantings of a variety of deciduous and evergreen trees and shrubs. As well as perennials and grasses. With this development there has been an effort made where additional landscaping has been added. There are about 70 evergreen trees along this northern side. There will also be mounding on the eastern and northern side. There may also be some fencing added. The applicant is going to work with the residents on the final plan if this moves forward.

She reviewed the setbacks for the ranches on the eastern side of the property. The scale shows the landscape as it grows five to ten years out and shows what the buffering will look like. She displayed an existing site known as the Villas at Brookville. She also displayed what the façade materials look like for the development.

She explained there have been several opportunities for public feedback with this project and with this development. The applicant had a work session about their site with the Planning Board in June. Planning Board met in August and then again at a meeting in September. Throughout this process she received several emails as well as public comments at those couple of Planning Board meetings from neighbors who were mostly opposed to the development. There were concerns that it would cause additional traffic. Some concerns were that they wanted to see the land remain undeveloped. They recommended that any existing tree line remain on that undeveloped land as well as a 50-foot buffer between those residential units and the rear property line. There would be

drainage problems on that site. The development is too dense, and it will negatively affect property values.

The staff analysis of this overall site design looked at the Planned Unit Development Zoning District, which is the only zoning district which provides flexibility and its standards to encourage a better overall product. The proposal exceeds or improves upon many of the applicable minimum and maximum standards including density, building height and open space. The proposal is less dense than what is permitted. It provides seven units per acre. In the PUD standards up to 17.5 units per acre permitted and even in the City's land use plan it calls up to 20 units being permitted per acre for multi-family developments. The maximum building height for this in a Planned Unit Development is 35 feet normally. The height of the one-story cottages will be about 18 feet and the two-story townhomes closer to 22 feet in height. This proposal plans to preserve a little over 35% of the development in open space. This includes landscaping, walking paths, clubhouse, and the amenities with the site. The minimum open space requirement is 20%. She wanted to point out a couple of places where this development exceeds some of the standards that are listed in the Planned Unit Development Zoning District.

She also wanted to discuss the Land Use Planning process. Land Use Plans are updated as they know, every 10 to 20 years some with major city-wide updates and some with smaller updates. The land use along Commerce Center has evolved. The last major city-wide update was completed in 2016. They did have some minor specific site updates that were completed in 2024, but since 2016 Commerce Center has evolved quite significantly. So, with the addition of parkland, the location of the high school and the middle school, the expansion of Arden Place along Commerce Center so really that northern corridors have changed substantially over the past 10 years. What the land use plan calls for along that end of the corridor is office and professional uses. That was the vision at one time, but she thinks that it has changed and is no longer the most compatible use along that end of Commerce Center Blvd. While the proposed multi-family use does not specifically follow the existing land use plan designation staff does believe it is compatible with the surrounding area because it does remain a residential use. More importantly the proposed development is lower density and predominantly single-story design make it even more compatible with adjacent uses. Overall, the proposal seems responsive to the evolution of the corridor while using the flexibility provided by the PUD zoning district to create a development that is substantially less dense and lower in scale than what the applicable standards would permit.

As for the PUD standards with all Planned Unit Developments, they do review a list of criteria that they compared to this development. In our Comprehensive Land Use Plan the area is called for professional office, so it does not meet our land use plan. But it does seem a more compatible use with the existing uses that are located in that area. They do believe it meets the overall intent of the PUD Development Zoning District. Planning Board did provide a waiver to the minimum set back standards, and the entire development is at half the density that is permitted. The overall layout and design provide adequate access, circulation, and parking. Based on the general criteria of review, the proposal complies with the intent and purpose of the PUD Zoning District. The use is compatible with that area The site plan includes appropriate buffering, access, utility connections, and building design. Planning Board did recommend approval at their

September 15, 2026, meeting and recommends approval of Resolution 42-26 with the conditions that the landscaping and lighting plan will be finalized with the final PUD plan and also adding some parameters on construction work hours that they have added with other single-family and multi-family developments.

Mayor Kirkpatrick opened the public hearing.

Jake Shields, 6161 Oak Tree Blvd., Independence, Ohio addressed Council. He is the Director of Acquisitions for Gray Fox. They are the ones requesting approval of the preliminary plan for the Villas of Copper Leaf. In the beginning of this entire development Gray Fox came to Fairborn as a flexible partner. From their standpoint they build, not just a rental type of community. They will also do single-family homes and commercial properties. They have a mixed bag of what they are able to do. They look at the community, the location to see what should go in a place of development. They worked alongside City staff from the start to understand what the community needed. This also turned into a work session before Planning Board as well to try to understand and make sure before they even submit anything formally what they are proposing is in line with that the City is looking for. When staff indicated that gaining in place housing was a City priority, they restricted their entire program around that. They removed the idea of a three-story walk-up apartment, large townhomes and went in favor of predominantly single-story ranch homes. This plan includes 101 of 114 units and are single story ranches with the 13 three-story townhomes being placed entirely on the interior of the site. That design choice was very intentional as it reflects the city's priorities. It does come at a cost which is single-story homes have a larger footprint than townhomes. They require more land. They believe their community will serve Fairborn residents for a long time. They market toward people who are looking to downsize and leaving the house that has a large yard and a lot of maintenance and moving into a place that still feels like home, but all the maintenance is taken care of. You have a clubhouse, friends in the neighborhood and family nearby and you are staying in the community that you love. They are all renters by choice.

Context matters for this as this parcel as was mentioned is in a PUD designation which allows for a multitude of commercial and residential uses. Higher density, a 35-foot height limit which allows up to three stories. They are proposing significantly less than that with 114 units where they have 35 percent open space, more than 20 percent of the code requires and they are making these choices voluntarily. This is something they truly want to build because they see there is a need for it. He acknowledged based off of a previous meeting that it seems that the adjacent homeowners had made representations to them when they purchased their house that this land would not be developed and that the tree line would remain. He understands they made those decisions based on what they were told. He understands that it feels like betrayal. Although Gray Fox did not make those representations they have inherited that expectation. They take those concerns seriously and they believe they are working to address them in their proposed plan. They have also listened to neighbors during previous meetings and their conversations, and they are open to working with residents. Since the beginning of the project and they will continue to have productive conversations. Their proposed buffer program is not a verbal promise, but it is added into our landscape plan before Council and goes far beyond what the code requires. The topography works in the neighbor's favor. Their easternmost buildings set

four to six feet below the grade of adjacent yards. On top of that their landscape plan provides 198 new trees across the site: 166 of them adjacent to residential uses with 68 dedicated evergreen screening trees forming a continuous row along the northern border. They are adding mounding as well as native shrubs and groundcovers, none of which are required to the extent they are providing them; but it helps to create a layered landscape buffer. It is also worth noting that virtually every other apartment or multi-family community nearby provide little to no tree buffer in these shared boundaries. They want to be different. One final point on the 50-foot buffer, if a strict 50-foot buffer is required along the eastern and norther boundary that buildable area of the site compresses to the point where those single-story ranch homes are no longer financially viable. They would have to go vertically, which would mean two- or three-story townhomes. That is not what the site is looking for, the outcome is something they don't want, and they don't believe the community wants either. Additionally, the grading required to develop the eastern portion of this site would require removal of any remaining vegetation in that zone regardless of the buffer depth. The trees they are proposing to plant are new plantings on a currently bare line, not replacements of trees that would have otherwise survived.

Their variance request is modest, they believe, reduction from 50 feet to a minimum of 25 feet in the most constrained areas which would still meet the building setback, most of the boundaries needing only 15 to 18 feet of relief. Essentially, still remaining a 35-foot landscape buffer. This target reduction allows them to retain the predominantly single-story design while also providing substantial screening. Their approach also includes removing invasive species and underbrush and introducing high-quality trees and plantings that would establish effective screening over time. They are open to discussing whether a fence would provide a useful additional layer of screening in select locations. They would coordinate its location and design with the residents and City staff as part of the final plan review. They have worked with staff and believe this is the right choice for the site. They redesigned their housing product, reduced their density, exceeded the open space requirement, and committed to a substantial buffer program which is more generous than what is comparable in the market. They are asking for the opportunity to build a community that Fairborn will be proud of. They respectfully request Council's approval of the Villages of Copper Leaf.

Lisa Browning lives at 1454 Catford Court. She lives in the Arden Place community. This is something she wanted to come and raise questions. She does not think it has been addressed. One of the things that has been mentioned is the proposal reportedly provides 35 percent open space which is above the 20 percent minimum. However, why can't some of that be used for this buffer that they are asking for? As a homeowner she has invested a lot of money in her home coming to Fairborn. Any threat or potential threat is a concern for her. She has to look at this logically, if she were looking for a home, she would look at the surrounding community and she would look at what has been allowed in that community. Is there a way she can make a deal? If she knows a waiver has happened many times someone coming in and buying a home can think, yes, I can get a deal on that and not pay as much because this community is closer to me. I am literally looking into their house. She has seen some developments where you can put your arm and out and a home is literally right there on top of you. That is a concern that she does not think has been flushed out. Her concern is how can this council truly approve something without fully seeing the plan as it is. They are seeing preliminary plans. What

comes on the other side before it is approved is a concern for her. She truly believes that deep discussion needs to happen before they vote on anything. She respects the work that Kathleen Riggs had done and the work the developer has done, but it truly has not addressed the concerns that they have brought forward. She understands that they cannot necessarily honor the promises that Fisher has probably given to some of the others. She can't say that she and her husband have experienced that, but what she can say is from a practical standpoint, how can you approve something without truly understanding what has been agreed to that is her concern. There are some concerns that she and her fellow community members and neighbors have brought forward that have not been addressed. The other thing that she does not think has been fully addressed is there was a question about and she knows that Kathleen brought forward the landscaping, she wants them to understand that it is not a verbal promise because right now that is really what it is there is nothing that has been formally processed and right now all they are going off of is verbal. That is not a good business deal. Anytime you go through contract law you talk about have it in writing. Anytime you hire a contractor you have it in writing, especially if you want to make sure that you are clear on the work that is to be done. Right now, we are not clear and that is a concern for her. She hopes that it would be a concern for Council as well.

Paula DeLucca asked if she could bring something to Council. Mayor Kirkpatrick asked that she provide the information to Julie Taylor, Clerk of Council. Mrs. Taylor distributed the information to Council. The document was a picture of Mrs. DeLucca's house. Mrs. DeLucca greeted Council and stated she lives at 1555 Arden Bend. Her home is on the periphery of the land to be developed in discussion tonight. So, her back yard faces that future development. She is present to formally object to the City granting a waiver to reduce the mandated 50-foot buffer under Section 1123.06 of our City Ordinance requires and they would like to reduce it down to 20 feet at worst. This buffer was legally codified to protect permanent homeowners from direct nuisances of alternative developments. So, there was a real good intention of putting that into code and they believe that because there is code the code needs to be recognized in light of growth and progress. They also know and accept that it is inevitable.

She would also like to object to the removal of the natural tree line that runs adjacent to her property. As well as the incorporation of what has been proposed as a solution which is a six-foot vinyl fence which would actually sit three feet from her property line and three feet from her more expensive aluminum black fencing. That is required by the HOA. The white vinyl fence does not meet the standards of their HOA so it would be looking at something that does not even meet their building standards for their community. Council has been presented with the recommendation to reduce the buffer as a trade to the developer. A trade for the developer for the squeezed in extra amenities to justify the buffer waiver meant also to appeal to temporary residents in an apartment community. That in her opinion, is a self-created financial preference and that is in exchange for their codified property and home value protections the code offers them. Extra private amenities are not a structural hardship that justifies the zoning waiver. The property owner was aware of the topography of the land and the zoning requirements when choosing to purchase it. They understood that they would have limitations to live within code. To appease the Arden place residents, the City staff and developer want to install this vinyl privacy fence. It is very unacceptable to them. Again, it does not comply with

Arden Place architectural standards. The fence will sit three feet from her property line. She has a pool very close to the property line that is not on the picture. It was just installed in the last two weeks. So, you see in Exhibit A what her backyard looks like before the pool was installed and then she added in what a vinyl white fence would look like. What you need to understand is the proposed greenery that will replace the existing tree line sits on the side of the apartment side. There is no greenery planned for her side and a three-foot allowance does not provide adequate room for any type of nicely landscaped greenery that they would expect because they need aesthetically pleasing replacements. That is a serious concern to them.

Also, even if a fence had been put up what they will be looking at is rooftops. They will even be looking at half of the building. They need something that is a bit more substantial that rises above and doesn't take ten years to grow for final screening. She is going to add a little humor; she is 67 years old and her mother died when she was 77. She will be dead before she would get to see the beauty of the mature trees. They bought a property to enjoy their life in retirement, their full investments from a lifetime of working are in their home and their entire home is seen through this tree line. Without the tree line she feels like she will be living in a fishbowl. She thinks it is important for them to see that. She also wants them to understand that your vote in favor of the buffe and this tree line extraction should it occur forces and immediate external obsolescence on them because it destroys their backyard property and privacy. It elevates noise nuisances which isn't being talked about enough. Ultimately, it will inflict an uncompensated diminishment of property value of upwards of 15 percent which for her will equate to $60,000 to $75,000 in resale. That is real money. If you have $75,000 to throw away, write her a check now and things can be settled. If Council does vote to approve this waiver tonight, you are also setting a precedent that private developer profits outweigh the codified city protections and the property rights of Fairborn residents. They urge Council to be very intentional and thoughtful about this and make sure you are making the right decision on behalf of the people that put you in office that you represent and know that in closing you could be sitting in her home and might be thinking about it a little bit differently if it actually impacts you. That is the reason she provided them with the picture. She invites them to come to her home to see what they are really talking about, and no one has come to visit yet. She thanked Council for allowing her to make comments.

Danny Taylor, 1165 Heathgate, reiterated what both the ladies have said. He supports both of their stances about reducing the amount of green space to get the room they need. He agrees with not giving them a variance down to 35 feet. He also wanted to add about the traffic that is being added to the area. There is the high school there with a tremendous amount of traffic. We are bringing in a middle school next year which will bring more traffic with parents delivering their kids and more school buses and now we are going to bring in 114 families right across the street from them. We have no access in Arden Place to get out to Commerce Center. They are land locked and have no way to avoid all of that traffic in the morning and in the afternoon. Again, they were promised an exit to Trebein when they signed on with Fisher, and he knows that is not their problem. They changed it and they are dealing with it. He does want Council to recognize how much that is going to affect them also. A traffic study on just those 114 units may not warrant anything but when you look at everything that is going on the street it is going to matter a lot when they try to get out.

Daniele Shandly, 1567 Arden Bend, stated they brought up the Ordinance and the 50-foot buffer quite a few times and skirted around the idea that Fisher brought to them when they were purchasing these homes. Fisher looked at Section 1123.06 of the Fairborn Ordinances and that requires a 50-foot buffer in between properties like this. So, when selling their lots to them they told them of the Ordinance and that is why many of them were purchasing these homes because even if something was built there, they would have that buffer. She would not say it was Fisher that lied to them or anything like that, but they were telling us things that were in our Ordinances and that is why they made these decisions. She is not sure what the waiver process is from their end it looks like it is all they have to say is we want a waiver and it happened. They would just like Council to think more about the 50-foot buffer, when they do bring it up the developer did mention well if we have a 50-foot buffer then we will have to build a three-story apartment. She does not think of them as enemies or opposition or anything like that, but that does feel like a threat to them as homeowners who are just trying to live their lives.

Mayor Kirkaptick closed the public hearing.

Councilman Dodd thanked Mrs. Rggs for the presentation and the read ahead information.

Deputy Mayor McCubbins asked for the benefit of those watching at home and those that may not be aware could she explain the difference between Council approving a preliminary plan and a final plan. Ms. Riggs stated the preliminary plan is about the overall use as well as roads, buildings and where things are located. The Preliminary Plan is what goes before Planning Board and goes before Council for review and approval. Once the preliminary plan is approved, which says this is the direction we are takin this development then a development then goes back to Planning Board for a final PUD approval which really shows the details to say this exactly where each tree is going to be planted. This is where each fire hydrant is going to be located. What are the details about the widths of what those street area and the driveway widths. It provides all of the details that are not included in that preliminary plan.

Deputy Mayor McCubbin's point to the questions was just to let people know that just because they approve a preliminary plan it is just that a preliminary plan. It still goes through the negotiation process, and it is still going to come back to Planning Board who is still going to vote on the final plan and that is when they start turning dirt, so to speak. He is not sure that there is a lot he can say to personally ease some of the residents' concerns that are going on. He has spent a term or two on the Planning Board and they received a lot of very good training. It is a very complicated, cumbersome process that is not rubber stamped. He thinks they can see that in the fact that they tabled this, and they have had many meetings concerning this particular development. Please don't walk away from here today, depending on what their vote is and think they are rubber stamping everything because they are not. There has been a lot of training, a lot of read a heads and a lot of thought that went into this process before they make their vote tonight. He thanked everyone who came forward and listed their concerns. He too, has lived in a neighborhood being prior military and moving around a lot, he had lived in states that had zero lot lines. He was standing on his porch and touching his and his neighbor's house.

He has lived in a community like this in D.C. that worked really well in D.C. and was much more expensive than what we are paying here also.

Councilwoman Chess had nothing to add than what her colleagues have already stated which is how things work and how they make decisions on what has been brought to them. She stands behind what Council has said.

Councilwoman Reaster had nothing additional to add.

Councilwoman Stanton stated there is a discussion about a waiver. She asked Kathleen to go over that part again. Ms. Riggs explained in the Planned Unit Development Zoning District there is a list of standards and one of those standards is a landscaping buffer. It calls out a 50-foot landscape buffer when there is more intense use. For example, a multi-family versus a single-family use and it also specifically points out there is a waiver that Planning Board can actually provide to that 50-foot buffer if this provides greater flexibility, more amenities it gives them special conditions on the qualifications for specifically a waiver that can be granted by Planning Board. That is where this 50-foot landscaping buffer comes in. It does not describe what that landscaping needs to be. It could be all grass. It could not have a single tree so that does not go into specifics and list that out specifically it just talks about a 50-foot buffer. Staff knows that the buffer was less than 50 feet but did think this overall development provided a greater community than other options that may have that 50-foot buffer. Councilwoman Stanton asked if the 50-foot buffer is meant to be around the entire property. Ms. Riggs stated it would not be from Commerce Center, but it would be from those adjacent uses.

Councilwoman Stanton asked for perspective how this would compare to the Channingway Apartments behind Kroger. Ms. Riggs stated she did not have an answer to that question as she would have to look that information up. If she had been a part of the development when it came in, she might have had that answer, but she was not.

Mayor Kirkpatrick reiterated that what they were voting on tonight was a preliminary plan, it was not the final plan. Please don't anyone walk out depending on the way the vote goes thinking this is it. It is not. This is them looking at options He appreciates the developer being here. He appreciates the fact that they have discussed the variations they have already decided on and the implication that there may be more. That is what he is leaning toward is what some of the other variations could be to meet the current Arden residents' desires and concerns.

As the Mayor he meets with the high school students and frequently asks them what are your desires for the City of Fairborn. Consistently what he hears from young people is that they are concerned about affordable housing. They are very concerned about the housing in their community being affordable. What he is hearing is that this development to some degree addresses that issue. This is not high-end million-dollar villas that are being built. He has asked a number of the students, and he asked one last week during Unity Day knowing this was coming up for discussion about what they would like to see across the street in that 15 acres. What surprised him was they want restaurants. They would like a place to go after school to hang out. He remembers when he was in high school, they would all pool their money and buy a big plate of fries and study. Several of

the high school students said that is what they would like across the street in those 15 acres. The concern is that it would drive a lot more traffic if restaurants were to go in there. So, to him this is a viable option if they can address the concerns. If they can do something about the vinyl fence, the site line issues and the greenery that they are offering to put in there. Again, this is a preliminary vote. This is not the final vote. He would like to see this progress to see where it could go and if both sides could give and take a little bit because this is what needs to be is negotiated. He appreciates the presentations from the developer. He very much appreciates the comments from the residents, and he thinks that it is critically important that we continue to hear those comments and should this pass tonight that there be ongoing discussions about how we can address those things. If the housing doesn't go in there be careful what you may end up with as it may be something else. It could be several restaurants with large traffic. He also lives near there and has concerns about the traffic with the two schools. The high school traffic did not turn out to be nearly as bad as he thought it would be. We are going to add a middle school in a year and that could be more and more housing could add more. He wants to see. He wants to hear, depending on where the vote goes tonight, to see where we can go to meet the needs of both. We obviously want to see further development in Fairborn and that is 15 acres. It is not going to sit empty. It is going to become something. He thanked Ms. Riggs for her work on this and thanked everyone who came up and spoke from both sides.

Councilwoman Reaster moved to adopt Resolution 42-26. Councilman Dodd seconded. Yeas, five: Reaster, Dodd, Chess, McCubbins, and Kirkpatrick. Nays, one: Stanton. Motion carried. Mayor Kirkpatrick declared Resolution 42-26 duly adopted.

CITIZENS COMMENTS

Mayor Kirkpatrick opened citizens comments.

Bradley Heinrich. 32 Lawndale stated his comments were more on the positive side. He sees that we have more housing coming in. He has not heard anything about the housing on 2747 Beaver Valley duplex for that whole PUD development. So, hearing this with the Gray Wolf and the housing that is being built. We have apartments that are trying to be built behind his house, it seems like we do need more housing. We do need more places for people to live. He understands affordable, but he is not going to listen to the high school students respectfully on what they want because he has been working for 20 years. He knows what he wants. It seems like we need quality over quantity. Fairborn is a nice town. He is tired of seeing vertical structures going up. If we had an actual Board that dictated what could be placed on the land not just everything being waivered off and trying to figure out what can we put there. We need to have strict standard guidelines on what can be built there. Instead of trying to get buffer waivers. He is not sure how all that works, but for what little land we do have in Fairborn they need a set of strict rules, this is what we have and if you want to build here these are our rules. We want quality homes.

Kim McCarthy, 2525 Stuart Road, Sugarcreek Township, introduces herself as a candidate for State Representative for District 70 which includes the City of Fairborn.

Considering it is the fastest growing City in Greene County and the headquarters for their party is in Fairborn she is dedicated to helping Fairborn be as strong as possible. She extended an invitation to everyone if they would like to meet one on one with her to talk about how the state government can help Fairborn be as good as it can be.

Kevin Knepp, 1290 Horizon Drive, stated he told Chief Williams and Chief Roman today how wonderful the 9-11 memorial ceremony was. It was a little bit different. They did not have a guest speaker, but the Fairborn Orchestra gave you time to commemorate yourself and think about the happenings. Many guest speakers say the same things sometimes. This ceremony with the wonderful music to sit back and really remember. The next things he discussed Penny Davis. Having been on Boards and City Council and knowing how great she works and as a man in the red suit he knows about nice and she is at the top of the list.

Jimmy Baker, 427 Grant Street, greeted Council and the City Manager. He wanted to say a few words about Penny Davis. He has had the pleasure of getting to know Penny and dealing with her with City Hall over the years. Penny has been one of the most polite, kind, professional and genuinely pleasant people he has ever encountered at City Hall. He will always remember when there were times that he would call City Hall and when Penny would answer the phone, he heard her voice and he could immediately picture her face and that smile. Honestly just hearing her voice would put a smile on his face. He never knew what kind of day she was having because she never made you feel like she was having a bad day. She was always happy, always joyful, always polite, always professional. That kind of attitude matters. Sometimes people don't realize how much a simple smile or pleasant voice or treating someone with kindness can mean to them. Penny, you have represented the City of Fairborn extremely well. You have been one of those people who made coming to City Hall or calling City Hall a pleasant experience. He just wanted to say thank you. Thank you for your years of service to the City of Fairborn. Thank you for the way you have treated people and thank you for the positive attitude that you have brought to City Hall. He hopes that she enjoys every minute of her retirement as she has earned it. Enjoy your family, enjoy your time, enjoy the next chapter of your life. Congratulations Penny and thank you for everything you have done for the City of Fairborn. You will certainly missed.

Mayor Kirkpatrick closed citizens comments.

CITY MANAGER COMMENTS

Mike Gebhart, City Manager, agreed with Mr. Knepp that the 9-11 remembrance ceremony was outstanding. He thanked Wright State for hosting it again this year. He thanked Chief Williams and Chief Roman for heading up our efforts on that again this yar. It was outstanding he could not say enough good things about the entire program. Having the Fairborn Civic Band there on the 25th anniversary was special. Kudos to all of them. Many had to take work off to be in attendance. He cannot tell you how many people want to see them come back next year. As Mr. Knepp said speeches are nice, but the concert was outstanding. He asked Donna Johnson to pass along to Gary Johnson that we have a gem in the Fairborn Civic Band. They are outstanding ambassadors for the City. They

are excellent at what they do, and they bring smiles to everyone's faces too. He would love to have them back. Again, to the Parks and Recreations, Public Works team, our Chiefs, our public safety officials, thanks for everything for the 9-11 remembrance ceremony it was beautiful.

Hairborn and the Air Force Marathon we got through most of the weekend minus the car show. Again, outstanding event on Friday night. They are waiting for the AI placer numbers, but he does believe they will be similar or larger than last year. Well done performance by the band. Excellent job done by the public safety crews, Parks and Recreation and our Public Works and Code Enforcement because before any event downtown Code Enforcement is down there making sure it is cleaned up and ready to go. So, thanks to a multitude of departments for that. The car show was rained out and rescheduled for this weekend Sunday, the 27th, Heels for Heroes is still at 1:00 p.m. He can't say enough about those who come out and support all of that.

He had one last comment about Penny Davis. It is going to be different. We are going to have a reception between 11:00 and 1:00 on the 30th which is her last official day here at the Government Center. If you would like to swing by and say hello to her and have more cake, we will have more cake on the 30th. Anyone who would like to swing by and say hi, please do so. Again, that is Wednesday, September 30, 2026, from 11:00 to 1:00 in the Fire Training Room in the building where we hold our work sessions.

COUNCIL COMMENTS

Councilwoman Chess appreciates everyone attendance at the meeting. It is always good to have faces to say hello to. She is glad to know that everything went well this weekend, Friday, and Saturday, minus the car show. Fairborn is unique. We have a lot of great things in Fairborn. What really impresses her is when she sees young people, like the young man who is sitting in the back. He shows up because he is just trying to learn and get involved. She thanked him for sharing that with her. They need more young people to get involved. Community service is very important and everyone on Council participates in some sort of community service in the community and abroad. She does think people underestimate what Council does. They don't just sit here. They do things in the community that makes Fairborn a great place to live, work and play.

Other than that, she would say all things Penny today and this evening and to the 30th of this month, which is her birthday. She is grateful to be here, and she is grateful that Penny's last day is on her birthday because Penny is special to her. She is grateful to be here as God has blessed her to be here yet another day and another year. Everything is going on in Fairborn, and you have an opportunity to participate. Whether it is patronizing those stores or even just picking up litter. There are a lot of organization in Fairborn that do a lot of community service.

Councilwoman Reaster stated she was thinking about a lot of conversation about the things going on in the community, a lot of the development going on and a lot of the change. Change is very uncomfortable whether it is in our backyard or across the street or down the road. On that same token you see a lot of complaints on the social about

well we don't have a Target or this and that. It takes a lot of community for a big facility to want to come here. So, in order to do that a lot of things have to change. Yes, it is uncomfortable. She lives across the street from the former Baker site. At some point something is going to be developed there, and she is probably not going to like it. But the reality is we are growing and busting at the seams as a community. As a member of Council and as a member of this City speaking for everyone sitting on Council, they take these decisions very seriously. They are not rubber stamped. They think about them and they think about the impact and unfortunately sometimes they have to give variances. In order to accommodate and bring forth something good. She is not a big fan of big government. She is not a big fan of heavy hands and overreaching. She does think there needs to be some rules and regulations, but when you get too big and too demanding on your rules you stifle growth and we are not there. If you have not seen the news today, we have a potential for some really incredible things to go on in our community which is going to greatly impact us in amazing ways. We have to be prepared to shift and pivot at any moment.

Everyone she talked to at the conclusion of the 9-11 ceremony said this was the best yet, hands down the most incredible, amazing, and wonderful ceremony. The Air Force Marathon, they brought the half marathon through downtown, if you weren't aware and if you were aware and you were downtown, what an incredible vibe it was to see our community, the dance teams, our first responders and everyone cheering everyone on. The signs were hilarious. People from all over the world. She read 18 different countries representing 50 different states. It was an amazing thing to take in. Hats off to everyone city-wide that participated and to Wright Patterson and their team. It was just an absolutely beautiful day.

The class of 1996 just had their 30th class reunion. They took a tour of the old high school and then they took a tour of the new high school. They had people come from Austin, Texas and the Chicago land area and to just stand back and watch the conversations about the community that they grew up in and that they graduated from to what they see now and the progress and the growth makes her so proud to see that and be a part of it. Look at where we were 30 years ago and where we are today and where we will be in 5 year and 10 years. It is a great time to be in Fairborn. The last bit about the class of 1996, at the very last minute threw together a legacy challenge to their peers and they raised $1,996 for the class of 1996 which will be donated to Shoes for the Shoeless who has been such an incredible partner to the community. They will present them with a big check. With that being said she has issued a challenge to all of the upcoming class reunions to do a legacy project of their own. The Class of 1996 is leading the way, and she wants to see them out do them.

One last thing, they had a traffic situation in her neighborhood this past weekend and she just wants to say hats off to our first responders, Police, Fire, and they also had support from the Sherriff's office, and she just wanted to say thank you. She knows there is some criticism online about not doing public announcements of what is going on, but their focus was taken care of those injured, those involved and making sure the person was apprehended. She does not criticize them her hat is off to them for her work.

Councilwoman Stanton asked if the FEAB item passed. Council stated it did pass. She thanked Mr. Gebhart for his work on that. It was a slow start in getting the sustainability stuff going but then Mike got involved and gave some leadership attending the Fairborn Environmental Advisory Board meetings and she feels like now it is on a good path. They are starting to see some of the recommendations that the team made and some training done that were recommended. She appreciates Mr. Gebhart's help. She mentioned that she and Councilwoman Chess share the same birthday. For the record, if she ever votes not on something it does not mean that she does not respect the staff. She thinks the City has a very professional staff and they do their best, but on this one she had a slight difference of opinion on something. She appreciates the staff we have here and the work that they do. Since it passed, she has faith that they will work hard to work with the community where the apartments are coming up against a residential area so there is as nice of a barrier as there can be. She thanked everyone for their comments at the meeting.

Councilman Dodd thanked everyone for their attendance at the meeting. It is nice to see people out in the public. Some of the decisions Council has to make are not pleasant, but they have to make them. Staff sends Council with a lot of documents on every item that they vote on. They are very aware of what is happening. He understands some of the comments. He too lived in an area that was all wooded but there are houses there now. He did not enjoy that, but it was inevitable. He had the privilege of being at Fairborn High School for Unity Day. He saw businesses and colleges from all over the area. It was amazing for the kids to be able to walk around and talk to the organizations. It is great to see the kids learning about different capabilities they have. The 9-11 ceremony was amazing. Kudos to the two Chiefs for putting that on. When he first started working on committees and stuff Penny always made sure he had his stuff together and she really helped him a lot. Thank you again Penny!

Deputy Mayor McCubbins gave his condolences to the gentleman that lost his life on Sunday. Prayers for the gentleman that survived and hopes that he does survive this ordeal. Many thanks to both the first responders and the Police and Fire departments. This is what they train for when we are running away from an incident like gunshots they are running in. He thanked them for their work. He is not going to put any emphasis on the shooter or any of that stuff as they don't need that recognition here. Thoughts are with the victims.

Turning to economic development is a very complicated beast. He is pretty sure it could be its own degree program in college if not a Master's or Doctorate degree and then they are not going to get it right all of the time. There are going to be mistakes. It is just very complicated. To complicate matters even more we sit on the heels of the Air Force Base that has done nothing but continue to grow since they have put it here. It does not look like growth is going to stop. Both Senator Turner and Senator Murino advocate so hard for this Base that it has helped launch their success and growth. Yet, they were in town today advocating for continued growth. With that growth these people need a place to live. Coming from someone who lived in D.C. and saw the average commute at 45 minutes to an hour and a half, we are poised to be setting on the edge of that growth and trying to pull those people into our community. When we pull those people into our community in a 35,000-to-45,000-foot view these high paying jobs are going to buy the

more expensive homes. The more homes we get the more commerce is going to come to our City. It helps us for our economic development team to say we are the fifth fastest growing City in the State of Ohio, and we are continuing to grow, and the Base is continuing to grow they are going to want to come to our City. It doesn't always have to be a bad thing, but obviously 25 or so homes in their perception are going to be negatively impacted. He thinks Dan said it right when he said you can be negatively impacted by having a sort of high-end apartment complex at the edge of your back yard or your can have a fast-food restaurant. Which one would you want it to be, something is going in there. Not to mention there are laws that regulate that they have to be careful what they say yes and no to because if they vote wrong that could put them in the court system and that is going to cost taxpayers a lot of money. Just go ask Centerville as they are going through it right now with a decision that they made. We are trying to avoid that and leave a positive outcome with it. He would be remiss if he did not say anything about the need if you are so inclined to be immunized. Please get your immunizations as the flu is right around the corner. As a health care professional, he does not want to see you coming into his workplace. Please do everything you can to protect yourself.

Mayor Kirkpatrick stated there were a lot of events this weekend. Unfortunately, because of the weather the car show was postponed to this coming Sunday. Mike also mentioned the Heels for Heroes Program. That is a veteran organization that raises funds for providing assistance of veterans who are in need of getting a car fixed or help with groceries. If you have the opportunity to come to the car show and help out with the Heels or Heroes, they will be out there at 1:00 p.m.

He discussed the Marathon where he had the opportunity to be where the buses were dropping off visitors who came to watch people run. These are people who did not have access on base to watch the runners, so they get bused by the Fairborn school buses. Kudos to them for providing the drivers. He had the opportunity along with some other Chamber members to welcome people as they were getting off the buses and standing talking to them as they were waiting to get on a bus to go back to the start/finish line and like Mary said there were visitors from all over the place. He talked to a gentleman from Scottland, Great Britain, and Canada. What amazed him was the positive comments they had about Fairborn. It was a wonderful representation of the friendliness of this community.

He reminded everyone of the upcoming events on October 16-18, which is the annual Halloween Festival downtown. There will also be a group called Small Nation, another downtown Fairborn group that is looking at doing some revitalization planning for the downtown area. He discussed the 9-11 event. We need to make sure those ceremonies continue around the country. The Fairborn Civic Bank really made it special this year. He thanked the American Legion participants for the 21-gun salute that they always do. He thanked Kevin Knepp for the great invocation that he gave at the ceremony.

He was the recipient of a phone call on Friday from Cincinnati who is the Sister City representative for this part of the United States and there is a City in Japan who has approached us about becoming a Sister City. They will be putting together a team to look into this possibility. He thanked Ms. McCarthy for coming as a reminder that we have very important election coming up in a few months. His encouragement to everyone is to get

to know who is running for office. Vote for what you believe in. We have freedom in this country that not everyone across this country has that freedom to choose who represents us.

He finished saying that tonight was really about Penny Davis. They will recognize her further on the 30th. If you have an opportunity to come to that please come to that. Penny has been an outstanding City employee. She is one of those people, like Julie, who talk to the citizens who come to the counter up here or talk on the phone. When you call the City office you will either get Penny or Julie. They are the ones who are the first voice that many people have when they call the City. Penny has done an outstanding job at that.

ADJOURNMENT

Councilwoman Reaster made a motion to adjourn the meeting. Councilman Dodd seconded the motion. Yeas, six: Reaster, Dodd, Chess, McCubbins, Stanton, and Kirkpatrick. Nays, none. Motion carried. The meeting was adjourned at 8:27 p.m.

MAYOR

CLERK, CITY OF FAIRBORN