



CITY COUNCIL MEETING

Monday, May 04, 2026 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

Mayor Centers called the meeting to order at 5:33pm.

2. ROLL CALL

PRESENT

Paul Ruppert

Vice Mayor Todd Hall

Mayor Brent Centers

Michael Aldridge

Robert Lipps

ABSENT

Ryan Roberts

Debbie Fouts

Staff: Mr. Westendorf, Mr. Yoder, Ms. Trice, Ms. Dunn, Chief Stitzel, Mr. Inman, Ms. Steed, Ms. Chibis, Mr. Damian, and one on-duty police officer.

There were approximately 30 guests in attendance.

3. PLEDGE OF ALLEGIANCE

Mayor Centers led the pledge of allegiance.

4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES

A. April 20, 2026

Motion made by Vice Mayor Hall, Seconded by Aldridge.

Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Lipps

Motion passed.

5. PRESENTATIONS

A. Lean Six Sigma ADA Crosswalk Project (Franklin High School Leadership and Problem Solving Class)

Students from the Franklin High School Leadership and Problem Solving Class presented their Lean Six Sigma ADA Crosswalk Project to Council. In collaboration with the City Engineer, students focused on designing and implementing a sustainable system for identifying, prioritizing, and tracking ADA sidewalk

and crosswalk compliance within a defined school zone. Council thanked the students and teachers for their work and for presenting the project that evening.

Council recessed from 5:49pm - 5:56pm.

6. RECEPTION OF VISITORS

Mayor Centers opened and closed the Reception of Visitors at 5:57pm as none asked to be heard.

7. PUBLIC HEARING

A. ORDINANCE 2026-04 DETERMINING TO PROCEED WITH THE IMPROVEMENT OF CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2027

This is the second of three steps Council must act upon to implement the annual street lighting assessments for 2027. \$170,000 is the total projected cost for lighting of the streets, lanes and public ways for 2027. The City funds 2% of the total (\$3,400) and assessed residents' shares total \$166,600.

Mayor Centers opened the Public Hearing at 5:57pm. As none asked to be heard, the Public Hearing closed at 5:58pm.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Lipps

Motion passed.

B. ORDINANCE 2026-05 APPROVING THE MAJOR SUBDIVISION FOR THE RIGHT OF WAY DEDICATION ON E 2ND STREET (STATE ROUTE 73) FOR THE REALTY LINK DEVELOPMENT (VALVOLINE & DUTCH BROS)

As part of the development review process, a Traffic Impact Study was completed and accepted by the City, which identified the need for a new right-turn lane on East 2nd Street. This improvement will function as part of the public roadway and requires right-of-way dedication along the site frontage.

The subdivision will also create two lots of approximately 0.6047 acres and 0.7434 acres.

After holding a public hearing on the request, Planning Commission voted at its April 8, 2026 meeting, unanimously (5-0) to make a recommendation to City Council to approve this Major Subdivision.

Mayor Centers opened and closed the Public Hearing at 6:00pm as none asked to be heard. The Mayor noted that the landowners were in attendance.

Motion made by Ruppert, Seconded by Vice Mayor Hall.

Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge

Voting Abstaining: Lipps

Motion passed.

8. NEW BUSINESS

A. RESOLUTION 2026-28 AUTHORIZING THE CITY MANAGER TO EXECUTE A GROUND LEASE AGREEMENT WITH RESPECT TO CITY-OWNED REAL PROPERTY LOCATED AT 0 DEARDOFF ROAD, FRANKLIN, OHIO 45005 (WARREN COUNTY AUDITOR'S PARCEL ID 0426200024)

This Resolution authorizes the City's lease of open land it owns on Deardoff Road to Chad Tryon for agricultural/crop farming purposes.

Motion made by Vice Mayor Hall, Seconded by Aldridge.
Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Lipps
Motion passed.

B. Settlement Agreement and Release between the City of Franklin, Ohio and Kelchner, Inc. The proposed Settlement Agreement and Release between the City of Franklin and Kelchner, Inc. resolves outstanding disputes related to the Franklin Main Street Streetscape Project. The Agreement reduces the contract balance by \$224,651.55, resulting in a final payment of \$314,847.94 to Kelchner, contingent upon satisfaction of all conditions.

Motion to authorize the City Manager to execute a Settlement Agreement in substantially the same format as presented made by Vice Mayor Hall, Seconded by Ruppert.
Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Lipps
Motion passed.

C. RESOLUTION 2026-29 AUTHORIZING A PROPERTY LEASE BETWEEN THE CITY OF FRANKLIN AND HUNTINGTON NATIONAL BANK

This resolution authorizes a lease to purchase agreement with Huntington Bank for a 2026 Chevy Tahoe Fire Command Vehicle including the upfitting of emergency warning equipment and installation, decals, and compartment equipment. Total lease amount not to exceed of \$92,500 paid over four years in annual installments. The vehicle will be assigned to the battalion shift supervisor and be equipped to serve as an incident command vehicle.

The Safety Committee reviewed this proposal at their April 6, 2026 meeting and recommended moving forward.

Motion made by Ruppert, Seconded by Aldridge.
Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Lipps
Motion passed.

9. CITY MANAGER'S REPORT

The City Manager reported on ongoing discussions regarding the North Warren County Transportation Plan involving the Ohio-Kentucky-Indiana Regional Council of Governments (OKI), the Ohio Department of Transportation (ODOT), the Miami Valley Regional Planning Commission (MVRPC), Warren County, and other regional partners. It was noted that previous transportation and corridor studies completed throughout the area will be incorporated into the plan as appendices to help guide future recommendations and planning efforts. Discussion also included the Franklin Township State Route 123 and Interstate 75 corridor study. While funding is still being pursued for that project, it may ultimately become part of the broader regional transportation study efforts.

The City Manager advised Council that the City's Roadway Safety Action Plan has been published on the City website under the Engineer Department page. Staff continues to receive questions and feedback regarding traffic operations and intersection concerns in the Franklin Yards area. The City is also continuing efforts to evaluate and adjust traffic light signal timing along the Second Street corridor in an effort to improve traffic flow and roadway efficiency.

Painting for the 4th and Main Street mural project is scheduled to occur June 8 through June 11. During the painting process, the roadway in the project area will be temporarily closed to traffic to allow artists to safely complete the work.

The Ohio Valley Cruisers Downtown Franklin Cruise-In will begin the following day and will continue every Tuesday from 5:00 p.m. to 8:00 p.m. throughout the season. It was also noted that the Ohio Valley Cruisers organization will participate in the City's Fourth Friday events during the months of May, July, and September. Main Street will also be closed during those events to accommodate increased pedestrian activity and event programming.

Election Day would take place the following day. The City Manager noted that charter amendments would appear on the ballot for voter consideration.

The City Manager presented information regarding a Master Retail Electricity Sales Agreement between BP Energy Retail Company LLC and the City of Franklin for municipal electric service accounts. It was noted that the agreement applies only to municipal electric usage and does not impact the City's residential electric aggregation program.

Under the agreement, BP Energy Retail Company LLC would provide retail electricity services to the City beginning on or about June 1, 2026, through approximately June 1, 2029, for a total term of 36 months. The agreement establishes a fixed contract price of \$76.38 per megawatt hour (MWh), inclusive of the Ohio Commercial Activity Tax (CAT), with certain additional pricing components and pass-through charges invoiced separately as outlined in the sales confirmation documents.

Council discussed the agreement terms, including the fixed-rate structure intended to provide pricing stability for municipal electric accounts over the duration of the contract term. A voice vote was conducted to ratify the agreement.

Motion to ratify the agreement made by Vice Mayor Hall, Seconded by Aldridge.

Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Lipps

Motion passed.

10. COUNCIL COMMENTS

Mr. Lipps thanked the students for attending the meeting and presenting their ADA Crosswalk Project. He reminded residents to participate in the upcoming election, noting that several important local issues would appear on the ballot. Mr. Lipps also asked for an update regarding the City's Trap-Neuter-Return (TNR) program. It was reported that 22 individuals had registered for the program, approximately half attended the informational meeting, and traps had been loaned out to participants.

Mr. Aldridge also thanked the students for their presentation and stated that it was encouraging to see young people becoming involved and working to make a positive difference in the community. He thanked the Lakes family for attending the meeting and recognized them as a longstanding and well-respected family in Franklin. He expressed appreciation for their contributions toward future development opportunities within the city.

Mr. Ruppert commented on the recent public meeting regarding the westside roundabout project and stated that Mr. Westendorf did an excellent job communicating with residents. He noted that approximately 25 individuals attended the meeting and that the majority of comments received were positive and supportive of the project. Mr. Ruppert also thanked the Lakes family for their patience and

willingness to work with the City in pursuing what he described as the right outcome for Franklin and wished them continued success.

Vice Mayor Hall stated that he was pleased for the Lakes family and noted that Council had worked through several discussions over the years in an effort to reach a positive outcome. He expressed appreciation that an agreement had finally come together and wished the family the best moving forward. Vice Mayor Hall also encouraged residents to vote in the upcoming election, including on the proposed charter amendments. He referenced the student ADA project presentation and stated that it demonstrated the value of community involvement and problem-solving efforts. He also acknowledged concerns and complaints Council often receives regarding infrastructure issues, including streetlights, and expressed appreciation to Mr. Damian for working with and mentoring the students on the project. He concluded by stating that he hoped the election would go well the following day.

Mayor Centers thanked those in attendance and congratulated the Lakes family on the development project, stating that they have been a longstanding part of the community and are appreciated by the City. He also reported on a recent trip to Washington, D.C., noting that representatives had included the City's project in federal funding requests and that an additional senator had also submitted support for the request. Mayor Centers stated that these actions demonstrate that others are paying attention to and believing in the work being accomplished in Franklin. He praised the students' Lean Six Sigma ADA project and thanked Mr. Damian for his leadership and guidance throughout the process. Mayor Centers also encouraged residents to participate in the upcoming election and vote on the school issue, charter amendments, and countywide matters, reminding residents to make their voices heard.

Mr. Westendorf added that Arbor Homes officially began marketing homes at the Shaker Meadows development on Thursday and noted that four lots had already been sold.

11. EXECUTIVE SESSION

Motion to enter Executive Session made by Ruppert, Seconded by Aldridge.

Voting Yea: Ruppert, Mayor Centers, Aldridge, Lipps

Voting Nay: Vice Mayor Hall

Motion passed. Council entered Executive Session at 6:35pm.

After entering Executive Session, Mr. Yoder informed the Mayor that the reasons for entering Executive Session were not read into the record, although listed on the agenda.

Motion to come out of Executive Session made by Vice Mayor Hall, Seconded by Lipps

Voting Yea: Ruppert, Mayor Centers, Aldridge, Lipps, Vice Mayor Hall

Motion passed. Council exited Executive Session at 6:41pm.

The Mayor noted that no discussions had yet occurred. The Mayor called for a motion to enter Executive Session:

- A. To consider the appointment, employment, and compensation of a public employee or official pursuant to ORC 121.22 (G)(1).
- B. To consider the disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code, if premature disclosure of information would give an unfair

competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest pursuant to ORC 121.22 (G)(2).

Motion made by Ruppert, Seconded by Aldridge.

Voting Yea: Ruppert, Mayor Centers, Aldridge, Lipps

Voting Nay: Vice Mayor Hall

Motion passed. Council entered into Executive Session at 6:43pm.

Motion to exit made by Vice Mayor Hall, Seconded by Lipps.

Voting Yea: Ruppert, Mayor Centers, Aldridge, Lipps, Vice Mayor Hall

Motion passed. Council exited Executive Session at 7:04pm.

12. NEW BUSINESS

Mayor Centers asked for a motion to enter into a lease agreement with No. 9 Images for a studio lease at the first floor of the Bank Building.

Motion made by Vice Mayor Hall, Seconded by Lipps.

Voting Yea: Ruppert, Mayor Centers, Aldridge, Lipps, Vice Mayor Hall

Motion passed.

13. ADJOURNMENT

Motion made by Vice Mayor Hall, Seconded by Aldridge.

Voting Yea: Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Lipps

Motion passed. Council adjourned at 7:05pm.

Brent Centers, Mayor

Khristi Dunn, Clerk of Council