



CITY COUNCIL MEETING

Monday, July 21, 2025 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 5:31pm.

2. ROLL CALL

PRESENT

D. Denny Centers

Paul Ruppert

Vice Mayor Todd Hall

Mayor Brent Centers

Debbie Fouts

Matt Wilcher

ABSENT

Michael Aldridge

Staff: Mr. Westendorf, Ms. Steed, Ms. Trice, Ms. Dunn, Chief Colon, Mr. Miller, Mr. Damain and Ms. Chibis.

There were five guests in attendance. There were six members of the Division of Fire & EMS that were also 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. July 7, 2025

Motion made by Vice Mayor Hall, Seconded by Ruppert.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Wilcher

Voting Abstaining: Fouts

Motion passed.

5. PRESENTATIONS

A. Committee Reports

Mr. D. Centers gave an update from the Public Works & Utilities Committee meeting held at 4:30pm that day.

The current operating structure of the Franklin Regional Wastewater Treatment Corporation was established as a non-profit corporation under an Intergovernmental Agreement, but not as a governmental entity. As a result, the Corporation has not qualified for State or Federal funding opportunities. Recent capital improvements at the plant were financed through a bond issued by the Warren County Port Authority. In order to qualify for future public funding and ensure long-term sustainability of the wastewater facilities, the participating municipalities must create a new governmental entity via a Joint Venture Agreement. While the existing Corporation will remain in place until the outstanding bonds are satisfied, a new entity—the Great Miami Wastewater Authority— is being created through the Second Amended and Restated Intergovernmental Agreement. The Committee was in favor of recommending the agreement to Council.

During the RAISE/BUILD grant process, it was found that the City could received up to \$100,000 in a federal grant for trees. We are one of two communities in Ohio that are not designated as Tree City USA. The cost to participate is an expenditure of \$2 per capita, per year, an Arbor Day event, and planting at least one tree a year. This could be the last year that we could enter to receive the grant funds. An Ordinance would also need to be passed.

The committee was in favor of moving forward with the process and grant application.

6. RECEPTION OF VISITORS

Mayor Centers opened and closed the Reception of Visitors at 5:36pm as none asked to be heard.

7. NEW BUSINESS

A. RESOLUTION 2025-40 RESOLUTION OF NECESSITY TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION (Jonathan Westendorf)

Mr. Westendorf outlined the results of the levy that was on the ballot in May. Staff put out a survey asking for feedback on the need for a levy, and invited citizens to attend the meeting that evening to be a part of the discussion.

After the presentation and Council discussion, Mayor Brent Centers called for a motion.

Motion for a 4.9 mil permanent levy made by Vice Mayor Hall, Seconded by D. Centers.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Fouts, Wilcher

Motion passed.

B. RESOLUTION 2025-41 A RESOLUTION ADOPTING A STATEMENT OF SERVICES AND ZONING BUFFER REQUIREMENT FOR A PROPOSED ANNEXATION OF 10.003 ACRES, MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY TO THE CITY OF FRANKLIN, OHIO (Jonathan Westendorf)

Immobiltec USA, Inc. dba Modula, has filed an expedited type 2 annexation petition for approximately 10 acres into the City in order to acquire City services.

City staff recommends that Council approve this Resolution, which the Clerk will then file with the Warren County Board of County Commissioners as required by Ohio Revised Code Section 709.023.

Motion made by Wilcher, Seconded by Ruppert.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Fouts, Wilcher

Motion passed.

C. RESOLUTION 2025-42 AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITIES OF FRANKLIN,

GERMANTOWN, AND CARLISLE FOR THE JOINT OWNERSHIP AND OPERATION OF THE REGIONAL WASTEWATER TREATMENT FACILITIES (

Since 1995, Veolia Water has owned and operated the Franklin Area Wastewater Treatment Plant under a long-term agreement with the City. That agreement was renegotiated in 2015 and is set to expire at the end of this year (2025). At that time, ownership of the plant will formally transfer to the Cities of Franklin, Germantown, and Carlisle. The current operating structure—through the Franklin Regional Wastewater Treatment Corporation—was established as a non-profit corporation under an Intergovernmental Agreement, but not as a governmental entity. As a result, the Corporation has not qualified for State or Federal funding opportunities. Recent capital improvements at the plant were financed through a bond issued by the Warren County Port Authority.

In order to qualify for future public funding and ensure long-term sustainability of the wastewater facilities, the participating municipalities must create a new governmental entity via a Joint Venture Agreement. While the existing Corporation will remain in place until the outstanding bonds are satisfied, a new entity—the Great Miami Wastewater Authority— is being created through the Second Amended and Restated Intergovernmental Agreement.

This new Agreement outlines the framework for the continued collaboration between the Cities while enabling access to public funding.

The Public Works and Utilities Committee reviewed the agreement at their meeting held earlier that day. The committee was in favor of authorizing the agreement, as are the Franklin representatives on the board, Mr. Steve Inman and Mr. Sonny Lewis

Motion made by Vice Mayor Hall, Seconded by D. Centers.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Fouts, Wilcher

Motion passed.

D. RESOLUTION 2025-43 APPROVING THE PAYMENT OF A FEE IN LIEU OF DEDICATION OF PUBLIC PARKLAND IN CONNECTION WITH THE SHAKER FARMS RESIDENTIAL DEVELOPMENT PRELIMINARY PLAT APPROVAL

Planning Commission recently approved the preliminary plat for the Shaker Farms residential development proposed to be established across 109.5 acres of real estate zoned as part of the Planned Unit Development Overlay District (located east of Shaker Road and north of Manchester Road).

Preliminary plat approval is the first step in the process to establish individual lots in the subdivision.

Section 1111.04 of the UDO requires that certain acreage in the subdivision be dedicated to the City for public parkland purposes or, alternatively, the developer may pay to the City a fee in lieu of dedicating parkland. City Council renders the final decision on which of the aforementioned options will apply to the subdivision. Planning Commission recommended that City Council permit the Shaker Farms developer to pay a fee in lieu of parkland dedication. This Resolution accepts Planning Commission's recommendation, with a modification as to the amount of fees imposed.

Mark Conner, Division President for Forestar was in attendance and said they appreciate the consideration and are in agreement with staff and planning commission's recommendation.

Motion made by D. Centers, Seconded by Wilcher.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Fouts, Wilcher

Motion passed.

E. RESOLUTION 2025-44 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A SECOND AMENDMENT TO THE PURCHASE, SALE, AND DEVELOPMENT AGREEMENT WITH RILEY REAL ESTATE, LLC RELATING TO CERTAIN REAL PROPERTY, MORE PARTICULARLY IDENTIFIED AS

WARREN COUNTY AUDITOR'S PARCEL NOS. 0431138025, 0431138024, 0431138026, 0431138022, 0431138027, 0431138018, AND 0431138017

The City of Franklin sold certain real property to Riley Real Estate, LLC through a Purchase, Sale, and Development Agreement dated March 25, 2024. Pursuant to the Limited Warranty Deed, Riley Real Estate, LLC had two years to complete construction of a brewery and taphouse development. Riley Real Estate, LLC requests an additional 9 months to complete the construction and the City desires to allow the additional 9 months. Brian Willet with Slipcast was in attendance.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Fouts, Wilcher

Motion passed.

F. RESOLUTION 2025-45 PRELIMINARY PARTICIPATORY LEGISLATION FOR THE RESURFACING OF RIVER ST FROM JUST NORTH OF W SECOND STREET TO VAN HORNE AVENUE. INCLUDES REPAIR OF CURB AND GUTTER, STORM SEWER, CURB RAMP INSTALLATION AND SIDEWALK

This Resolution is the preliminary legislation required by ODOT for the resurfacing of River St from just north of W Second Street to Van Horne Avenue. Includes repair of curb and gutter, storm sewer, curb ramp installation and sidewalk.

This Project is scheduled to be awarded in the second quarter of the State's 2026 fiscal year.

The total cost for this Project is currently estimated at \$1,220,400.00 for construction. The City's share of this cost would be \$305,100.00.

Motion made by Ruppert, Seconded by Fouts.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Fouts, Wilcher

Motion passed.

G. Liquor License Application - Dollar General

Dolgen Midwest LLC, DBA Dollar General Store 1672, located at 30 E. 6th Street, is requesting a new C-2 Liquor License Permit.

C-2 allows for Wine and mixed beverages in sealed containers for carry out. Staff had no objections to this application.

Motion to approved made by Fouts, Seconded by Mayor Centers.

Voting Yea: D. Centers, Ruppert, Mayor Centers, Fouts, Wilcher

Voting Nay: Vice Mayor Hall

Motion passed.

8. PUBLIC HEARING

A. Shaker Farms Tax Increment Financing Incentive Districts

Adam Seely of Bricker Graydon, located at 100 S 3rd Street in Columbus approached.

This public hearing is the next step in the TIF process that was authorized in June. The process will establishes five Tax Increment Financing (TIF) Incentive Districts—Shaker Farms Incentive Districts Nos. 1 through 5—on approximately 107 acres of property within the City. The ordinance declares improvements to real property within the districts to be a public purpose and exempts those improvements from real property taxation. In lieu of taxes, property owners will make service payments, which will be used to fund public infrastructure improvements benefiting the districts. The ordinance also establishes a TIF fund and authorizes compensation payments to the Franklin City School District and the Warren County Career Center.

Mayor Centers opened and closed the Public Hearing at 6:58 pm as none asked to be heard.

9. INTRODUCTION OF NEW LEGISLATION

- A. ORDINANCE 2025-16** ORDINANCE CREATING FIVE INCENTIVE DISTRICTS AND DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE, AND EXEMPT FROM REAL PROPERTY TAXATION; IDENTIFYING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT, ONCE MADE, WILL BENEFIT OR SERVE THE PARCELS IN THE INCENTIVE DISTRICTS; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES AND MINIMUM SERVICE PAYMENTS; ESTABLISHING AN INCENTIVE DISTRICT PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND MINIMUM SERVICE PAYMENTS; AUTHORIZING PAYMENTS TO THE FRANKLIN CITY SCHOOL DISTRICT AND THE WARREN COUNTY CAREER CENTER; AND APPROVING RELATED MATTERS

- B. ORDINANCE 2025-17** APPROVING THE FINAL DEVELOPMENT PLAN FOR PHASES 1-3 OF THE SHAKER FARMS RESIDENTIAL DEVELOPMENT

10. CITY MANAGER'S REPORT

Mr. Westendorf reminded everyone that Fourth Friday would be happening that Friday, July 25.

National Night Out will be held on Tuesday, August 5.

The Downtown Saturday Nite Car Show will be held on August 9. Another group will be shadowing the event so they can continue after the current club's retirement. Mr. Westendorf is excited for the continuation of this longstanding and massive downtown event.

The Ohio Valley Cruisers Weekly Cruise-In is going well and businesses have reported that it is beneficial.

The Spray Park construction continues. The restroom is through customs, and crews are working to complete the project.

The SR-123 Roundabout was to have surfacing paving completed by Wednesday and open by Friday at the latest.

Mr. Westendorf said he appreciates Council's commitment to the Division of Fire & EMS and to the vitality of the community.

11. COUNCIL COMMENTS

Mr. Wilcher is excited about Spray Park. The kids are going to love it. Thanks to Public Works for all the work done.

Mrs. Fouts appreciates the consultants and business partners in attendance. Thanks for your patience during the questions. This is the first new subdivision in the City in over twenty years.

Mr. D. Centers thanked the consultants for their presentations and keeping Council informed. He is looking forward to Slipcast opening.

He recently met someone who has used and Urben Blu restroom and they shared very positive comments.

Mr. Ruppert said his granddaughter has also used an Urben Blue restroom in Belgium and gave very positive feedback.

He thanks the consultants for coming in, for the information, and cooperation with the City.

Vice Mayor Hall asked for an update on the Swifty property. Mr. Westendorf reported that underground tanks were removed. Staff is re-engaging with the property owners to get other structures down. Vice Mayor Hall said that the City must do what is needed to get people here. We have to start, but once we get to the other side, everyone will benefit, and people will understand why this day was important. It's going to take time.

Mayor Centers thanked legal counsel, advisors and developers for coming to the meeting. The presentations and comments were very beneficial.

He said the spray park looks incredible and reported that the Public Works team is excited about it.

The Mayor read an email from the Sheriff's office about an incident on July 12 with a compliment to the Division of Police. Mrs. Fouts shared that former Chief Mutterspaw of Middletown shared compliments about Chief Colon and his work.

On August 5 at National Night Out, the Mayor is unable to be in the dunk tank due to an ear issue. He will be part of the taser demonstration instead.

12. ADJOURNMENT

Motion made by Vice Mayor Hall, Seconded by D. Centers.

Voting Yea: D. Centers, Ruppert, Vice Mayor Hall, Mayor Centers, Fouts, Wilcher

Motion passed. Council adjourned at 7:23pm.

Brent Centers, Mayor

Khristi Dunn, Clerk of Council