



# CITY COUNCIL MEETING

Monday, April 21, 2025 at 6:00 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

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## CLERK'S JOURNAL

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### 1. CALL TO ORDER

Mayor Centers called the meeting to order at 6:01pm.

### 2. ROLL CALL

#### PRESENT

Vice Mayor Todd Hall

Mayor Brent Centers

Michael Aldridge

Debbie Fouts

Matt Wilcher

#### ABSENT

Denny Centers

Paul Ruppert

Staff: Mr. Westendorf, Mr. Yoder, Ms. Trice, Ms. Dunn, Ms. Steed, Chief Stitzel, Mr. Inman, Chief Colon, Mr. Miller, Ms. Chibis

There were approximately 20 guests and one member of the press 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 7, 2025

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Voting Abstaining: Fouts

Motion passed.

### 5. PRESENTATIONS

#### A. Citation of Merit Awards (Chief Stitzel)

Chief Stitzel presented Certificate of Merit Awards to Lt. Booth and Lt. LeMaster for their lifesaving actions on February 2, 2025.

Chief Stitzel also thanked the other firefighters on scene, the Division of Police, and mutual aid partners for their work done that evening.

The Mayor recessed the meeting at 6:07pm. The meeting resumed at 6:11pm.

The Mayor asked Chief Stitzel if the crew was fully staffed that night. They were not fully staffed. He commented that outstanding work was done by everyone.

#### B. Committee Reports

With Mr. D. Centers' absence, Mr. Westendorf gave an update from the Public Works and Utilities Committee meeting that was held on Thursday, April 17.

The City has worked with Verdantas and McBride Dale Clarion to update the Standard Construction Drawings and Specifications. The last update was done in 2004.

This document provides specifications for roadways, storm drainage, water distribution, sanitary sewer, and pipe specifications for new construction and development.

The Public Works and Utilities Committee reviewed the standards at their April 17, 2025 meeting and voted to recommend the updates to Council.

### 6. RECEPTION OF VISITORS

Mayor opened and closed the Reception of Visitors at 6:17pm as none asked to be heard.

### 7. PUBLIC HEARING

#### A. ORDINANCE 2025-09 LEVYING ASSESSMENTS FOR THE IMPROVEMENT OF CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2026 (Khristi Dunn)

This is the last step Council must act upon to implement the annual street lighting assessments for 2026. \$170,000 is the total project cost for 2026. The City funds 2% of the total, or \$3,400.

The Mayor opened and closed the Public Hearing at 6:18pm as none asked to be heard.

Motion made by Vice Mayor Hall, Seconded by Aldridge.

Voting Yea: Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

### 8. NEW BUSINESS

#### A. RESOLUTION 2025-21 AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND IMMOBILTEC USA, INC; MODULA, INC.; AND APPROVING RELATED MATERIALS

Immobiltec is the property owner, and Modula is the business owner of a manufacturing plant located within the City on approximately 56.8047± acres (the Project Site). They intend to develop and construct an approximately 180,000± sq. ft. expansion of the manufacturing plant (the Project). The Project Site is located within the City's "Community Reinvestment Area #4" (the CRA). The Developer has applied for a tax abatement on the increase of assessed value 15 years. The City and the developer have also discussed provisions related to the addition of the Project Site within the City's Franklin New Community Authority (the NCA). The Development Agreement generally provides for the Developer's development of the Project, the City's implementation of the CRA exemption, and the addition of the Project Site to the NCA, subject to the terms and conditions described more specifically therein. Ms. Steed reported that a groundbreaking ceremony was tentatively scheduled for June 3.

Motion made by Wilcher, Seconded by Vice Mayor Hall.

Voting Yea: Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Wilcher

Motion passed.

## **9. INTRODUCTION OF NEW LEGISLATION**

### **A. ORDINANCE 2025-10 ADOPTING THE STANDARD CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR ROADWAYS, STORM DRAINAGE, SANITARY SEWER AND PIPE**

## **10. CITY MANAGER'S REPORT**

Mr. Westendorf said the fire rescue recognized that evening was a pretty remarkable event. It highlights the need to be adequately staffed and funded. Well done to everyone involved.

Project updates: The Downtown Streetscape punch list is underway, working to get things back to the standard we expect downtown. The contractor is aware that items need to be completed before downtown events that were to begin in two weeks.

Roundabout Construction moving rapidly. Spray Park construction is ongoing. Downtown property demo is three to four weeks away. Fire training demolition is underway in houses to be demolished.

The Ohio Rail Commission and ODOT have a tentative date at the beginning of May for the Sixth and Riley traffic light installation.

New basketball courts have been installed, and the poles will also be replaced. This will provide two regulation sized basketball courts. Funds have been reallocated from Harmon Park tennis courts to pay for the new poles. The tennis court resurfacing will be pushed until next year at Harmon Park.

Water Tower construction is ongoing. Staff estimated it would be two to three weeks until the tower was ready to be filled.

The next Water main project will be postponed. Engineering is being done to include an additional main water replacement on Main Street from Sixth to Eighth Street.

The next edition of the Franklin Post is completed and will hit mailboxes this week.

Mr. Westendorf thanked Ms. Trice and her team for his best experience during Income Tax season to date. Online filing and new software drastically improved the experience. Thank you for the kind supportive environment Ms. Trice has created.

The Chamber of Commerce met at the Fire Department that day for their monthly lunch. Abigail Melampy from Duke presented. It was a nice opportunity to highlight the benefits of the streetscape project and how it positively affected our residents. Chief Stitzel gave an overview of Issue 4, the Fire & EMS Levy and the needs of the division.

The Election was two weeks from the following day. Off-duty crews were going door to door to answer questions and highlight the needs of the Division.

Jurgensen would be in town on Wednesday to fix a water valve on Charles Street.

## **11. COUNCIL COMMENTS**

Mr. Wilcher appreciates the work done on the Franklin Post and has received compliments from his neighbors. He thanked the firefighters and police officers for their lifesaving efforts recognized that evening.

Mrs. Fouts echoed Mr. Wilcher's comments. She added that the support that Police and Fire show to each other during calls is great.

Mr. Aldridge said it puts it into perspective when you see the families here, a son dressed up as firefighter; it's their passion. Thank you and well done.

He enjoyed Chief Colon's recently shared article on the loss of K9 Fury. It was very well written.

Vice Mayor hall had to use EMS services the past week when one of his children was ill. They were very professional and did a great job.

Mayor Centers said great write up to Chief Colon. Great job to Chief Stitzel and his team.

The past week, he was part of Coffee with the Mayor hosted by the Chamber. Great turnout and great questions. He asked for criticism on how to improve and didn't receive any. Everyone was very complimentary of the work being done.

Congressman Landsman's office reached out and would like to do a Townhall on May 12 from 6-7pm at the Division of Fire & EMS.

The Mayor had dinner with Senator Hustead and spoke about the BUILD grant. The Senator was very receptive. Mr. Westendorf has worked with his staff. Senator Moreno has also been supportive. The Mayor is trying to get another recommendation from VP Vance, but he is harder to get ahold of this year.

Mayor Centers also attended a Town Hall hosted by Franklin City Schools regarding their upcoming levy. There were questions about CRAs and tax abatements. The treasurer did a nice job of explaining incentives.

## **12. EXECUTIVE SESSION**

- A. To consider the appointment, employment, and compensation of a public employee or official pursuant to ORC 121.22 (G)(1).

Motion to enter made by Fouts, Seconded by Aldridge.

Voting Yea: Mayor Centers, Aldridge, Fouts, Wilcher

Voting Nay: Vice Mayor Hall

Motion passed. Council entered Executive Session at 6:42pm

Motion to exit made by Wilcher, Seconded by Aldridge.

Voting Yea: Mayor Centers, Vice Mayor Hall, Aldridge, Fouts, Wilcher

Motion passed. Council exited Executive Session at 7:14pm

## **13. ADJOURNMENT**

Motion made by Vice Mayor Hall, Seconded by Aldridge.

Voting Yea: Mayor Centers, Vice Mayor Hall, Aldridge, Fouts, Wilcher

Motion passed. Council adjourned at 7:14pm.

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Brent Centers, Mayor

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Khristi Dunn, Clerk of Council