



CITY COUNCIL MEETING

Monday, September 15, 2025 at 6:00 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 5:32pm.

2. ROLL CALL

PRESENT

D. Denny Centers

Paul Ruppert

Vice Mayor Todd Hall

Mayor Brent Centers

Michael Aldridge

Debbie Fouts

Matt Wilcher

Staff: Mr. Westendorf, Ms. Steed, Ms. Trice, Ms. Dunn, Mr. Damian, Chief Stitzel, Chief Colon, Ms. Chibis, and Mr. Inman.

There were approximately 25 guests in attendance. Mayor Centers welcomed Vice Mayor Kemper of Carlisle and Mayor Agenbroad of Springboro and thanked them for attending the meeting.

3. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by the Franklin City Schools Fifth Grade Class President, Reese Centers.

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

A. August 18, 2025

Motion made by Vice Mayor Hall, Seconded by Ruppert.

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

Voting Abstaining: D. Centers

Motion passed.

B. August 27, 2025

Motion made by D. Centers, Seconded by Aldridge.

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

Motion passed.

5. PRESENTATIONS

A. Proclamation

Mayor Centers presented Mr. D. Centers with a Proclamation and Key to the City for his years of service to the City of Franklin as he is retiring from City Council. Mr. D. Centers announced that this would be his last Council meeting. In addition to his decision not to run for re-election, he resigned effective that evening.

Council recessed from 5:45 - 5:52pm.

B. Committee Reports

Mr. Wilcher gave an update from the Finance Committee meeting that was held that evening. The Committee discussed the appropriations, tax budget, and OPWC applications that were on that evening's agenda.

6. RECEPTION OF VISITORS

Mayor Centers opened the Reception of Visitors at 5:54pm.

Dennis West of 211 Pine Street asked to be heard. He complimented Chief Colon on the way he runs the Division of Police and how he responds to issues in his neighborhood. The Division recently had a large number of arrests at a residence close to his. He also complimented a Council member for taking the time to address a question when he ran into him at the bank. He is proud of how Council and the City operate.

Mayor Centers closed the Reception of Visitors at 6:03pm.

7. PUBLIC HEARING

A. ORDINANCE 2025-21 APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF FRANKLIN, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025 AND DECLARING AN EMERGENCY

To provide for current expenses and other expenditures of the City of Franklin, Ohio, for the fiscal year ending December 31, 2025, the following appropriations are made:

General Fund

- Increase Other Government by \$36,500 for Duke Electric
- Increase Other Government by \$16,318 for Admin and park Cameras
- Increase Building Division Other by \$50,000 for McBride.
- Increase Other Government by \$4,500 for indigent disposition.
- Increase Other Police by \$3,600 for the Fury 5k.

Street Fund

- Increase Other by \$7,293 for guardrail insurance claim.

Water Fund

- Increase Other in general and water plant for \$66,000 for Duke.

MCD Fund

- Increase Other by \$48,500 for MCD Fees.

Sewer Replacement Fund

- Increase other by \$18,000 for Infrastructure.

Fire Replacement Fund

- Decrease Other by \$60,800 for rightsizing.

Employee Benefits Fund

- Decrease Personnel Fire by \$100,000 and Other Parks and Rec by \$53,000 for rightsizing.

Mayor Centers opened and closed the Public Hearing at 6:09pm as none asked to be heard.

Motion made by Ruppert, Seconded by Wilcher.

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

Motion passed.

8. NEW BUSINESS

- A. RESOLUTION 2025-55** DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW

In April of 2023, City Council approved the establishment of the Franklin New Community Authority (the "NCA"), pursuant to City Ordinance 2023-10. As of May 21, 2025, the City became the owner of certain real property located within the City at along South River Street, East Sixth Street, West Fifth Street, and West Fourth Street (the "Property"). Consistent with the City's approach to direct new development projects through the NCA, this application is being submitted by the City in its capacity as owner of the Property. By adding the Property to the NCA, the City benefits because the City will have a means of contributing to the financing of infrastructure improvements to the Property site in the event the City transfers the Property to a new owner for development. Additionally, the Application amends the Petition as previously approved by the City to include the Property and to allow the voluntary imposition of community development charges on the Property.

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed.

- B. RESOLUTION 2025-56** DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW

In April of 2023, City Council approved the establishment of the Franklin New Community Authority (the "NCA"), pursuant to City Ordinance 2023-10. Consistent with the City's approach to direct new development projects through the NCA, the application ("Application") attached to this Resolution as Exhibit A is being submitted by the Property Option Holder for real property located within the City on 5764 Shaker Road and identified by parcel identification number 0835200001. By adding the property to the NCA, the developer will benefit by being able to be reimbursed for a portion of certain costs it is committing to infrastructure improvements to such property that otherwise would have been needed to be constructed by the City. Additionally, the Application amends the Petition as previously approved by the City to include the new property and to allow the voluntary imposition of community development charges on the property.

Motion made by D. Centers, Seconded by Ruppert.

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

Motion passed.

- C. RESOLUTION 2025-57** AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND HENDERSON CONSTRUCTION, INC.; AND APPROVING RELATED MATERIALS

This resolution authorizes the City Manager to execute a Development Agreement with Henderson Construction, Inc. for the Shaker Meadows project. The Developer, through its affiliated entity HDC III, LLC, owns approximately 47.38± acres (the "Project Site") and plans to construct a new residential neighborhood consisting of about 119 single-family homes, along with the necessary infrastructure and improvements.

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed.

D. RESOLUTION 2025-58 AUTHORIZING THE CITY MANAGER TO EXECUTE ANY CONTRACTS FOR THE OHIO PUBLIC WORKS COMMISSION'S STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAMS AS REQUIRED, FOR PROGRAM YEAR 2026 (PY 40) FOR THE SECOND PHASE OF THE 4TH STREET REPAVING PROJECT

The OPWC's Issue II process now operates on a one-year cycle. Projects submitted this year are being considered for funding next year. An application is due for any projects requesting funding in Program Year 2026 (PY 40).

City staff recommend submitting the Second Phase of the 4th Street Repaving Project for funding. 4th Street would be milled and resurfaced from Millard Drive to Sharts Road. Thermoplastic centerline and edge lines would be included in the project where needed. Deteriorated curb and gutter will also be replaced as needed.

The 4th Street Repaving Phase II Project would cost an estimated total of \$730,000, which would be paid as follows:

- 51% in local share/City funds (\$373,000)
- 49% in OPWC funds (\$357,000)

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed.

E. RESOLUTION 2025-59 AUTHORIZING THE CITY MANAGER TO EXECUTE ANY CONTRACTS FOR THE OHIO PUBLIC WORKS COMMISSION'S STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAMS AS REQUIRED, FOR PROGRAM YEAR 2026 (PY 40) FOR THE FOURTH STREET WATER TOWER REPAINTING PROJECT

The OPWC's Issue II process now operates on a one-year cycle. Projects submitted this year are being considered for funding next year. An application is due for any projects requesting funding in Program Year 2026 (PY 40).

City staff recommend submitting the Fourth Street Water Tower Repainting Project for funding. The interior and exterior of the tank would be sand blasted and repainted. Other maintenance items would be completed as needed including cathodic protection, installing rigging couplings on the roof for fall protection, installing roof handrail, etc.

The Fourth Street Water Tower Repainting Project would cost an estimated total of \$1,000,000, which would be paid as follows:

- 51% in local share/City funds (\$510,000)
- 49% in OPWC funds (\$490,000)

Motion made by Wilcher, Seconded by Aldridge.

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

Motion passed.

F. RESOLUTION 2025-60 AUTHORIZING THE CITY MANAGER TO EXECUTE ANY CONTRACTS FOR THE OHIO PUBLIC WORKS COMMISSION'S STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAMS AS REQUIRED, FOR PROGRAM YEAR 2026 (PY 40) FOR THE DOWNTOWN WATER MAIN STREET RESURFACING PROJECT

The OPWC's Issue II process now operates on a one-year cycle. Projects submitted this year are being considered for funding next year. An application is due for any projects requesting funding in Program Year 2026 (PY 40).

City staff recommend submitting the Downtown Water Mains Street Resurfacing Project for funding. 3rd Street from Main St. to Riley Blvd., 5th Street from Main St. to Anderson St. and Anderson from 4th to 6th St. would be milled and resurfaced. Thermoplastic centerline and edge lines would be included in the project where needed. Deteriorated curb and gutter will also be replaced as needed. Catch Basins and laterals would be replaced.

The Downtown Water Main Street Resurfacing Project would cost an estimated total of \$720,000 which would be paid as follows:

- 51% in local share/City funds (\$368,000)
- 49% in OPWC funds (\$352,000)

Motion made by Vice Mayor Hall, Seconded by Ruppert.

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

Motion passed.

G. RESOLUTION 2025-61 AUTHORIZING THE CITY MANAGER TO EXECUTE ANY CONTRACTS FOR THE OHIO PUBLIC WORKS COMMISSION'S STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAMS AS REQUIRED, FOR PROGRAM YEAR 2026 (PY 40) FOR THE SOUTH MAIN STREET RESURFACING PROJECT, PHASE 1 (ODOT PID 119985). (

The OPWC's Issue II process now operates on a one-year cycle. Projects submitted this year are being considered for funding next year. An application is due for any projects requesting funding in Program Year 2026 (PY 40).

City staff recommend submitting the South Main Street Resurfacing Project, Phase 1 (ODOT PID 119985), for funding.

South Main Street would be milled and resurfaced from 6th Street to 8th Street. Thermoplastic centerline and edge lines would be included in the project where needed. The sidewalk, driveway aprons, catch basins and curb and gutter will be replaced.

The South Main Street Resurfacing Project, Phase 1 (ODOT PID 119985), would cost an estimated total of \$1,227,000, which would be paid as follows:

- 67.1% in STP Funding funds (\$823,000)
- 10.5% in local share/City funds (\$129,000)
- 22.4% in OPWC funds (\$275,000)

Motion made by D. Centers, Seconded by Aldridge.

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

Motion passed.

H. RESOLUTION 2025-62 AUTHORIZING PARTICIPATION AND ACCEPTING, ON BEHALF OF THE CITY OF FRANKLIN, THE MATERIAL TERMS OF PROPOSED OPIOID LITIGATION SETTLEMENTS WITH SECONDARY MANUFACTURERS ALVOGEN, INC., APOTEX CORP., AMNEAL PHARMACEUTICALS LLC, HIKMA PHARMACEUTICALS USA INC., INDIVIOR INC., VIATRIS INC. ("MYLAN"), SUN PHARMACEUTICAL INDUSTRIES, INC., AND ZYDUS PHARMACEUTICALS (USA) INC., AND ACCEPTING THE DISTRIBUTION AND DISBURSEMENT OF SETTLEMENT FUNDS THEREFORM IN ACCORDANCE WITH THE ONE OHIO MEMORANDUM OF UNDERSTANDING

The State of Ohio continues to prosecute litigation against opioid supply chain participants, seeking to hold them accountable for their part in creating the opioid epidemic across Ohio. This Resolution authorizes participation and accepts the latest settlements negotiated and agreed to by the State of Ohio, which resolve opioid litigation against the following secondary manufactures: Alvogen, Inc., Apotex Corp., Amneal Pharmaceuticals LLC, Hikma Pharmaceuticals USA Inc., Indivior Inc., Viatris Inc. ("Mylan"), Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals (USA) Inc.

Motion made by Ruppert, Seconded by Vice Mayor Hall.

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

I. RESOLUTION 2025-63 AUTHORIZING THE CITY MANGER TO SIGN THE SERVICE AGREEMENT WITH PREMIER HEALTH FIDELITY OCCUPATIONAL HEALTH, INC.

The attached Resolution authorizes the City Manager to execute the Amended and Restated Service Agreement (Premier Health Employer Based Clinic at the Springboro High School Educare Building). This agreement marks Franklin's first participation in the collaborative onsite health clinic with Premier Health and other partners (Springboro, Springboro Schools, Springboro Community Assistance Center, and Miamisburg). The clinic provides general health services to employees and their dependents, with costs shared among members and offset by insurance billing and copays. Approval will allow Franklin employees and their families access to these health services.

Motion made by Wilcher, Seconded by Ruppert.

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

J. RESOLUTION 2025-64 ACCEPTING THE AMOUNTS AND TAX RATES AS CERTIFIED BY THE WARREN COUNTY BUDGET COMMISSION FOR 2026, AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THE TAX LEVIES TO THE WARREN COUNTY AUDITOR

This Resolution is the final step in the Tax Budget process. The County Budget Commission receives the tax budget from each jurisdiction within the County and then certifies back to each jurisdiction the amounts and rates for inside (un-voted) and outside (voted) property tax levies. This Resolution is a legal requirement and is done on an annual basis.

Property tax revenue projections for the General Fund for Year 2026 is \$737,000. Levy proceeds for the Fire & EMS Fund is \$1,430,000. For cities, the tax budget is mostly to certify the money we will receive from property tax. Property tax revenues account for less than 7% of total budget for 2026

Motion made by Fouts, Seconded by Aldridge.

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

9. INTRODUCTION OF NEW LEGISLATION

A. ORDINANCE 2025-22 AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, OHIO

B. ORDINANCE 2025-23 AUTHORIZING THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED \$2,300,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF ACQUIRING LAND AND INTERESTS IN LAND, AND RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AND AUTHORIZING AND APPROVING RELATED MATTERS

C. ORDINANCE 2025-24 APPROVING THE RECORD PLAN FOR THE WILLIAM C. GOOD SUBDIVISION WHICH INCLUDES THE RIGHT OF WAY DEDICATION OF PARTS OF WILLIAM C. GOOD BOULEVARD, STATE ROUTE 123, BEAL ROAD AND CREATES TWO LOTS

10. CITY MANAGER'S REPORT

The Ohio Division of Liquor has approved the City's Community Entertainment District, making 15 D5J liquor licenses available.

Interstate Utility Trucking received Planning Commission approval last week and will bring over \$16 million in property investment to Commerce Center Drive, along with 50 new jobs in the first year, pending a small BZA approval.

Retail Strategies completed their site visit and is preparing for their upcoming representation of the City at ISCS.

An exciting announcement will be coming the following week regarding the work done downtown.

Next year marks the American 250 anniversary, and a resolution will be brought forward to formally recognize Franklin as an American 250 community, with an official designee and committee to plan celebrations. Upcoming community events include Fourth Friday on September 26, the Fire & EMS Open House on October 5, and Trunk or Treat downtown on October 18.

The first draft of the Safe Streets for All plan has also been released for staff review.

Mr. Westendorf reflected on the changes and progress in Franklin over the past 25 years, noting how quickly improvements can make us forget how things used to be. He shared personal remarks honoring Mr. Centers, recognizing his long-standing leadership, fairness, and dedication to the community and its betterment. Mr. Centers expressed his gratitude for the kind words.

11. COUNCIL COMMENTS

Mr. Wilcher recounted his first visit to a City Council meeting as a citizen with a concern about water pressure. Mr. Centers and Mr. Bray made him and his wife feel seen and valued. Mr. Centers is one of the most financially responsible politicians he's ever met. The reason the City is able to do the projects happening today is because of his stewardship. He appreciates Mr. Centers and has learned a great deal from him. He noted that Mr. Centers has earned his retirement and he will be missed.

Mrs. Fouts recalled when she ran for Council and the race was so close that there was recount. Mr. D. Centers and Mayor Centers celebrated with her when the count was finalized, and she won. She appreciates Mr. D. Centers' friendship and leadership.

Mr. Aldridge thanked Mr. Centers and said it's been a pleasure. They have been on the same ticket for the past five elections and have always supported each other. He's learned a lot from Mr. Centers. He loves when leaders lead by example, and Mr. Centers has always done that. He's been a steadfast councilman. He added that Mr. Centers' biggest compliment is that both his sons have followed in his footsteps and are serving their communities. It's an accomplishment to stay on Council for 25 years. He has adapted to the changing Council and has been very responsible with the finances. He has also been a cheerleader for the downtown development. He's been very unselfish and has taken time away from your family to serve. Thank you.

Mr. Ruppert said that Mr. D. Centers has been a wonderful example to watch. It makes him sad to even see him go early. He is honored to call Mr. Centers a friend.

Vice Mayor Hall said that he and Mr. Centers have served together on Council and Planning Commission. He is glad that Mr. Centers was with him. Mr. Centers has always shown him respect and they bonded during their time on Planning Commission. When Vice Mayor Hall served as Mayor, Mr. Centers was the Finance Chair. Vice Mayor Hall knew the financials would be taken care of. He appreciates Mr. Centers service at the Division of Fire. Mr. Centers absence will hurt, but he understands and wishes him well. He added that you will not find anyone more dedicated to the City than Mr. Centers. He is a friend.

Vice Mayor Hall said that he is tired of fighting with the court and hearing that Council isn't making the right choice by doing an independent study before making a recommendation on the request for a full-time judge. The political stuff that is happening, when Council is trying to be objective and gather data through a study, needs to stop. Every year we allocate a huge amount of money to subsidize the court. The recent events make him want to reallocate the court back to the county. We can save the taxpayers \$600,000 every year.

Mayor Centers said that Council is doing the study and will work the plan produced by the study.

The Mayor recalled seeing a photograph of the city after the 1913 flood. The City is at a similar turning point, in a large part due to Mr. D. Centers' service. He values the time he observed Mr. D. Centers serve as Mayor. The Mayor told Mr. D. Centers that he loves him and is very proud of him. He is proud to serve with him.

The Mayor congratulated JoAnna Winsted on her promotion to Income Tax Administrator.

Mr. D. Centers appreciates the nice accolades. He is proud of Mayor Centers and appreciates his service as Mayor. He appreciates serving with everyone on this Council and is proud of what they do. This Council keeps the best interest of the City in the forefront. Mr. Westendorf has taken the City to where it is now. He brought a vision and implemented it. There are still a lot of great things to come. He appreciates everything that was said and all the people that came out to support him.

12. EXECUTIVE SESSION

A. To consider the purchase of property for public purposes pursuant to ORC 121.22 (G)(2).

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

Motion made by Ruppert, Seconded by Fouts.

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

Voting Nay: Vice Mayor Hall

Motion passed. Council entered into Executive Session at 6:58pm.

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed. Council exited Executive Session at 7:37pm.

13. NEW BUSINESS

**A. RESOLUTION 2025-65 APPOINTING MEMBERS-AT-LARGE TO CERTAIN DULY AUTHORIZED
BOARDS AND COMMISSIONS OF THE CITY OF FRANKLIN, OHIO**

This resolution appoints James Gabbard to a vacant Civil Service Commission seat. Chris Saparito resigned his seat earlier this year after serving for four years. The unexpired term will end on December 31, 2029.

Motion made by D. Centers, Seconded by Ruppert.

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

Motion passed.

14. ADJOURNMENT

Motion made by Vice Mayor Hall, Seconded by Fouts.

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

Motion passed. Council adjourned at 7:38pm.

Brent Centers, Mayor

Khristi Dunn, Clerk of Council