



CITY COUNCIL MEETING

Monday, January 05, 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 5:30pm.

2. ROLL CALL

PRESENT

Ryan Roberts

Paul Ruppert

Vice Mayor Todd Hall

Mayor Brent Centers

Michael Aldridge

Debbie Fouts

Robert Lipps

Staff: Mr. Westendorf, Ms. Steed, Ms. Dunn, Captain Pacifico, Chief Stitzel, Mr. Damian, and Ms. Chibis and on-duty police officer.

There were approximately 35 guests and one member of the press.

3. PLEDGE OF ALLEGIANCE

Mayor Centers led the pledge of allegiance.

4. NEW BUSINESS

A. Swearing In of Council Members (Judge Ruppert)

Judge Ruppert administered the Oath of Office to re-elected council member Michael Aldridge and newly elected members, Ryan Roberts and Robert Lipps.

B. **RESOLUTION 2026-01** APPOINTING A MEMBER OF COUNCIL AS MAYOR FOR THE YEAR 2026

Motion to appoint Brent Centers made by Fouts, Seconded by Ruppert.

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

Motion passed.

C. **RESOLUTION 2026-02** APPOINTING A MEMBER OF COUNCIL AS VICE MAYOR FOR THE YEAR 2026

Motion to appoint Todd Hall made by Fouts, Seconded by Ruppert.

Voting Yea: Roberts, Ruppert, Mayor Centers, Aldridge, Fouts, Lipps

Voting Abstaining: Vice Mayor Hall

Motion passed.

5. APPROVE THE CLERK’S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES

- A. December 11, 2025
- B. December 15, 2025

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Voting Abstaining: Lipps

Motion passed.

6. PRESENTATIONS

- A. Fire Lieutenant Swear In (Chief Stitzel & Mayor)

Chief Stitzel introduced Chad Garver and Mayor Centers swore him in as a Lieutenant with the Division of Fire & EMS.

Council recessed from 5:42pm until 5:51pm.

7. RECEPTION OF VISITORS

Mayor Centers opened the Reception of Visitors at 5:51pm.

Mr. Michael Kurtz of Franklin Township and a reporter with the Dayton Daily News asked to be heard. He is now covering the City of Franklin. He is excited to be back and congratulated the new Council members.

The Mayor closed the Reception of Visitors at 5:52pm.

8. PUBLIC HEARING

- A. **ORDINANCE 2025-29** AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, OHIO

The Ordinance proposes various amendments to Chapter 1103 Definitions, Chapter 1107 District and Land Use Standards, Section 1109.05 Planned Unit Development Overlay District, Section 1109.06 Planned Residential Conservation Overlay District, Section 1111.04 Parkland Requirements and Standards, and Chapter 1115 Process and Procedures.

The City of Franklin is proposing text amendments to the City’s Municipal Code which are aimed at consolidating and modernizing the Planned Unit Development regulations, clarify the parkland requirement standards, and include use specific standards for “Large Equipment, Retail, Rental, and Repair.

Planning Commission recommended approval of the text amendments to Council during its December 10, 2025, meeting.

Mayor Centers opened and closed the Public Hearing at 6:00pm as none asked to be heard.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

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

Motion passed.

Mayor Centers thanked the Planning Commission for their extensive work on these updates.

- B. **ORDINANCE 2025-30** INITIATING CERTAIN AMENDMENTS TO SECTIONS 3.01, 3.03, 3.11, 5.05, 7.03, 8.02, 8.04, AND 10.01 OF THE CITY OF FRANKLIN CHARTER

In accordance with Section 7.04 of the City Charter, City Council appointed 5 individuals to serve on the City’s Charter Review Commission this year. The Charter Review Commission met multiple times in

2025 to review the current version of the Charter and discuss potential revisions. The final suggested amendments were presented to City Council for initial review and input on December 1, 2025. This Ordinance officially initiates the proposed Charter amendments, and directs the Clerk of Council to certify the amendments to the Warren County Board of Elections to place the question of their adoption on the May 5, 2026 election ballot.

Mayor Centers opened and closed the Public Hearing at 6:13pm as none asked to be heard.

Motion made by Ruppert, Seconded by Aldridge.

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

Motion passed.

9. ITEMS TO REMOVE FROM CONSENT AGENDA Matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion and one vote of consent. There will be no separate discussion of these items. If discussion is desired, that item will be removed and considered separately.

10. CONSENT AGENDA Matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion and one vote of consent. There will be no separate discussion of these items.

A. RESOLUTION 2026-03 AUTHORIZING THE SALE OF SURPLUS CITY PROPERTY BY INTERNET AUCTION

B. RESOLUTION 2026-04 AUTHORIZING ADESA OHIO, LLC (OR A CLOSELY RELATED AFFILIATE ENTITY) TO SERVE AS AUCTIONEER TO SELL SURPLUS CITY VEHICLES

C. RESOLUTION 2026-05 AUTHORIZING ENTERPRISE FLEET MANAGEMENT, INC. TO SERVE AS AUCTIONEER TO SELL SURPLUS CITY VEHICLES

Motion to approve consent agenda items made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed.

11. NEW BUSINESS

A. RESOLUTION 2026-06 APPROVING THE APPOINTMENT OF COUNCIL MEMBERS TO THE STANDING COMMITTEES OF COUNCIL FOR THE YEAR 2026

The Mayor proposed the following committees for 2026:

Finance

Brent Centers – Chair

Michael Aldridge

Ryan Roberts

Safety

Todd Hall – Chair

Michael Aldridge

Robert Lipps

Public Works & Utilities

Ryan Roberts – Chair

Paul Ruppert

Debbie Fouts

Government Affairs

Robert Lipps – Chair

Brent Centers
Paul Ruppert

Economic Development & Planning

Michael Aldridge, Chair
Debbie Fouts
Todd Hall

Parks & Recreation

Paul Ruppert – Chair
Ryan Roberts
Todd Hall

Environmental Affairs

Debbie Fouts, Chair
Robert Lipps
Brent Centers

Motion to approve made by Fouts, Seconded by Vice Mayor Hall.

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

Motion passed.

B. RESOLUTION 2026-07 AUTHORIZING THE CITY MANAGER TO SUBMIT A CHLORIDE REDUCTION GRANT APPLICATION TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY ON BEHALF OF THE CITY OF FRANKLIN

This Resolution authorizes the City Manager to apply for a Chloride Reduction Grant through the Ohio Environmental Protection Agency's H2Ohio Rivers Initiative. The grant program supports projects that reduce chloride runoff associated with winter maintenance operations.

The proposed application would support the acquisition and implementation of brine production and anti-icing equipment to improve winter maintenance efficiency and reduce overall salt usage on City roadways.

Motion made by Ruppert, Seconded by Roberts.

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

Motion passed.

C. RESOLUTION 2026-08 AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO WARREN COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR A FISCAL YEAR 2026 ROADWAY IMPROVEMENT PROJECT AND EXECUTE ANY NECESSARY DOCUMENTS

This Resolution authorizes the City Manager to apply for CDBG funds for fiscal year 2026 to Warren County and execute any necessary documents with the County Commissioners.

The City has already been awarded \$265,000 from the Ohio Public Works Commission (OPWC) for resurfacing and new pavement markings on 4th Street, with those funds currently available for use. In addition, the City has been awarded \$499,125 from the Miami Valley Regional Planning Commission (MVRPC) for construction of missing sidewalk segments; however, those funds are not available until State Fiscal Year 2030 (SFY 2030). The future sidewalk improvements will require the installation of curb and gutter and storm sewer infrastructure. To avoid disturbing roadway pavement that has been resurfaced in recent years, the proposed funding would be used to design and construct the necessary curb and gutter and storm sewer infrastructure as part of the resurfacing project, in advance of the future sidewalk construction.

Based on 2020 Census data, the project area is classified as Low-to-Moderate Income (LMI) and meets the national objective requirements of the CDBG Program in the areas where work is proposed. Because Warren County is designated as an urban county, the Warren County Office of Grants Administration will administer the grant, including bidding and contract administration for the project. Motion made by Vice Mayor Hall, Seconded by Aldridge. Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Lipps Motion passed.

12. CITY MANAGER'S REPORT

Council recently approved the purchase of a new ladder truck for the Division of Fire & EMS. Production has not started; delivery is anticipated in approximately two years. Mr. Westendorf brought forth the opportunity to purchase a used fire apparatus from Hamilton Township in Warren County. The truck is a 2006 and is immediately available for \$50,000. It would replace an older apparatus that has rising maintenance costs. There are funds available in the budget for the purchase. One of the older fire engines will be sold. Council was in favor of moving forward with the purchase.

ODOT Urban Paving Program: The City is requesting a reduction in project limits to SR 73 from the Butler/Warren County line through the S. Main Street / Dixie Highway / Riley Boulevard intersection, terminating at the southern approach slab of the bridge carrying S. Main Street over Clear Creek. The City intends to pair Urban Paving Program funds with previously requested MVRPC STP funds and provide the required non-federal match to both federal sources based on the following: MVRPC STP 25.55%, ODOT UPP 50%, City Share 24.45%.

Major infrastructure projects were reviewed that were to occur over the next six years; They include Downtown Improvements, West Side Roundabout, SR 73 Resurfacing from Deardoff to Commerce, SR 73 Signal Upgrades, 4th Street Improvements, 6th and Riley Intersection, and SR 73 Resurfacing from Middletown to S. Main.

Mr. Westendorf reviewed year-to-year income tax collections. 2025 ended with \$11.9 million in Income Tax collections.

13. COUNCIL COMMENTS

Mr. Lipps thanked everyone and said it's an honor to serve. His family and friends were in attendance. Mr. Wilcher told him the City has an incredible staff and he concurs. He is excited to get started and hit the ground running.

Mrs. Fouts wished everyone a Happy New Year. Congrats to Mr. Lipps and Mr. Roberts. We are excited to have you onboard. Looking forward to a good year. The community spoke via the fire levy, and we have new expertise coming in with Lt. Garver. Congrats to Mayor Centers and Vice Mayor Hall on their reappointment.

Mr. Aldridge wished everyone a Happy New Year. Lt. Garver seems like a great hire. He is impressed with the morale of the Fire & EMS Division and loved seeing the firefighters show up in support of the new Lieutenant. Thank you to the residents for the re-election; he is blessed to be able to serve. He congratulated Mr. Roberts and Mr. Lipps and said he is looking forward to serving with them. Council has a shared vision for the City and engages in healthy discussions.

Mr. Roberts wished everyone a Happy New Year. He has been a part of Council since November and seeing what staff has accomplished is unbelievable. He has worked in many municipalities and hasn't been a part of one with the morale of those in the City of Franklin. The Community is seeing the positive changes and impacts.

Congrats to Mr. Aldridge and Mr. Lipps. He is excited to get to work.

Mr. Ruppert congratulated the newly elected and re-elected council members and said we are glad to have you on board. It will be an interesting year with a lots of projects going on. The community doesn't see the development done underground; the systems to support new development. It's amazing and a beautiful new downtown. More updates are needed to the 100-year-old infrastructure in other places. The inconvenience will be well worth it. Lots of exciting things are coming and he has spent lots of hours on the Planning Commission board. He thanked Council for their confidence in him to be on the commission; he enjoys it.

Vice Mayor Hall thanked Council for re-appointing him as Vice Mayor.

He encouraged Mr. Lipps and Mr. Roberts to ask questions in preparation for public comments and interactions. The City infrastructure had not been upgraded for a long time prior to the Main Street Streetscape project. For this City to become more economically viable, the whole city will need to be upgraded. There are growing pains but we have to live through it. We have worked very hard to ensure we are putting this City on the right path and he loves it. The people that work here are great and are very productive and efficient. Good things are coming. Construction is what it is. We cannot grow without fixing things and we have to keep going. The Fourth Street issue has been an issue for a long time. It will take time, but we are headed the right way.

Mayor Centers congratulated Mr. Aldridge, Mr. Roberts, and Mr. Lipps. This Council works very well together.

He represents Council in various ways and asked that members please let him know to ensure we are in alignment. He appreciates the vote and serving as Mayor.

Lt. Garver is an incredible hire that speaks to culture in the Division.

He complimented the Division of Police on a pursuit that occurred the other night and ended in the apprehension of two dangerous individuals. The officers were extremely professional and well done on the apprehension.

Firefighter/Paramedic Katie Williams recently obtained her PHD while working for the Division of Fire & EMS. Her level of commitment is great value.

Captain Pacifico is going to Quantico this year. The level of education in City staff is special. He appreciates how staff is creative and thinks in new ways. There is a new sense of professionalism, cooperation, and creativity. It is exciting and fun to be a part of. Council has allowed staff to focus on training and equipped the departments properly. The City is blessed to have such a great staff.

14. EXECUTIVE SESSION

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

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

Voting Yea: Roberts, Ruppert, Mayor Centers, Aldridge, Fouts, Lipps

Voting Nay: Vice Mayor Hall

Motion approved. Council entered into Executive Session at 7:09pm.

Motion to exit made by Vice Mayor Hall, Seconded by Ruppert.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Lipps
Motion approved. Council exited Executive Session at 7:27pm.

15. NEW BUSINESS

A. RESOLUTION 2026-09 APPOINTING COUNCIL MEMBERS AND MEMBERS-AT-LARGE TO CERTAIN DULY AUTHORIZED BOARDS AND COMMISSIONS OF THE CITY OF FRANKLIN, OHIO AND TO OTHER REGIONAL BOARDS AND COMMISSIONS

The resolution renews or appoints terms for the following:

Jason Hall, Christine Pirot and Paul Ruppert, Planning Commission

Matthew Bricking, Board of Zoning Appeals

Steve Inman, Franklin Regional Wastewater Treatment Corporation

Bill Ray Osborn and Chris Spaorito, Parks and Recreation Board

Brent Centers and Eric Damian, Miami Valley Regional Planning Commission

Eric Damin and Jonathn Westendorf, Miami Valley Regional Planning Commission Technical Advisory Committee

Jonathan Westendorf, Eric Damian, Brent Centers, and Paul Ruppert, Warren County Regional Planning Commission

Todd Lewis, Warren County Board of Health

Michael Aldridge and Robert Lipps, Volunteer Firefighters Dependent Fund Board

The proposed resolution was amended to add Jackie Almanza to the Planning Commission for an unexpired term in ending in 2027, appoint Ryan Roberts to the Warren County Regional Planning Commission (WCRPC) for a one (1) year term, April 1, 2026, to March 31, 2027, and to reappoint David Chicarelli to the City of Franklin Local Board of Tax Review for a two (2) year term, January 1, 2026, to December 31, 2027.

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed.

16. ADJOURNMENT

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed. Meeting adjourned at 7:28pm.

Brent Centers, Mayor

Khristi Dunn, Clerk of Council