



# CITY COUNCIL MEETING

Monday, October 20, 2025 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

[www.FranklinOhio.org](http://www.FranklinOhio.org)

## CLERK'S JOURNAL

### 1. CALL TO ORDER

Mayor Centers called the meeting to order at 5:00pm.

### 2. ROLL CALL

PRESENT

Matt Wilcher

Paul Ruppert

Vice Mayor Todd Hall

Mayor Brent Centers

Michael Aldridge

Debbie Fouts

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

There were four guests and an on-duty police officer 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. October 6, 2025

Motion made by Ruppert, Seconded by Vice Mayor Hall.

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

Motion passed.

### 5. RECEPTION OF VISITORS

Mayor Centers opened and closed the Reception of Visitors at 5:32pm as none asked to be heard.

### 6. PUBLIC HEARING

A. **RESOLUTION 2025-69** APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT AND 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

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 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. By Resolution 2025-55 adopted by this City Council on September 15, 2025, this Council recognized the sufficiency of the Application for purposes of satisfying R.C. Section 349.03 as to form and substance.

Mayor Centers opened and closed the public hearing at 5:33pm as none asked to be heard.

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed.

**B. RESOLUTION 2025-70 APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT AND 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**

In April of 2023, City Council approved the establishment of the Franklin New Community Authority (the “NCA”), pursuant to City Ordinance 2023-10. On September 11, 2025, Forestar (USA), the holder of an option to purchase that certain Additional Property (Shaker Farms Development Site), filed an application with this Council requesting that the Shaker Farms Development Site be added to the District; 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. By Resolution 2025-56 adopted by this City Council on September 15, 2025, this Council recognized the sufficiency of the Application for purposes of satisfying R.C. Section 349.03 as to form and substance.

Mayor Centers opened and closed the public hearing at 5:34pm as none asked to be heard.

Motion made by Aldridge, Seconded by Wilcher.

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

**7. NEW BUSINESS**

**A. RESOLUTION 2025-71 ENACTING THE FINAL LEGISLATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) TO COMPLETE RIVER STREET RESURFACING PROJECT**

This Resolution is the final legislation required by ODOT for the resurfacing of River Street from W Second Street to Van Horne Avenue (ODOT PID No. 119971). The project consists of pavement planning, pavement repair, resurfacing, and pavement marking, along with repair of curb and gutter, storm sewer, curb ramp installation and sidewalk.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

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

Motion passed.

**B. RESOLUTION 2025-72 AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND FHD REAL ESTATE LLC; AND APPROVING RELATED MATERIALS**

This resolution authorizes the City Manager to execute a Development Agreement with FHD Real Estate LLC for the construction of a new Lee's restaurant on Commerce Center Drive.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

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

Motion passed.

**C. RESOLUTION 2025-73 A RESOLUTION CONSENTING TO THE PROPOSED ANNEXATION OF 36.073 ACRES, MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO**

Camp Chautauqua, using Bricker Graydon as agent, has filed an expedited type 2 annexation petition for approximately 36.073 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 Montgomery County Board of County Commissioners as required by Ohio Revised Code Section 709.023.

Motion made by Fouts, Seconded by Aldridge.

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

Motion passed.

**D. RESOLUTION 2025-74 A RESOLUTION ADOPTING A STATEMENT OF SERVICES AND ZONING BUFFER REQUIREMENT FOR A PROPOSED ANNEXATION OF 36.073 ACRES, MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO**

Camp Chautauqua, using Bricker Graydon as agent, has filed an expedited type 2 annexation petition for approximately 36.073 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 Montgomery County Board of County Commissioners as required by Ohio Revised Code Section 709.023.

Motion made by Vice Mayor Hall, Seconded by Wilcher.

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

Motion passed.

**E. Liquor License Transfer (Chief Colon)**

CWM Real Estate LLC, located at 1155 E 2nd Street, is requesting Transfers of Ownership at same location (TRFO) of their C-1 and C-2 Liquor License Permit from SLS Enterprises INC.

C-1 allows for beer only in original sealed container for carry out only.

C-2 allows for wine and mixed beverages in sealed containers for carry out.

Staff has no objections to this application and does not request a hearing be requested.

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

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

Motion passed.

**F. Ohio Fire Marshal MARCS Radio Grant Application (Chief Stitzel)**

Chief Stitzel requested approval (verbal motion) to submit an application for the Ohio Fire Marshal MARCS Radio Grant to purchase 2 radio headsets to be used in conjunction with portable radios in fireground situations and 9 replacement radio headsets to replace older and out of life headsets used on fire apparatus. Additionally, the grant would cover 5 portable radio batteries.

Total Grant project is \$6487.90 This is fully funded grant by the state and no local match.  
Motion made by Vice Mayor Hall, Seconded by Ruppert.  
Voting Yea: Wilcher, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Fouts  
Motion passed.

## **8. INTRODUCTION OF NEW LEGISLATION**

### **A. ORDINANCE 2025-26 AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, OHIO**

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

Water Main Replacement Project Bids are out with award date of November 17th. Construction should occur March through August of 2026. Main from 6th to 8th will depend on how the bids come in.

Mr. Westendorf shared an update on the Riverfront Development. The government shutdown has delayed BUILD 2026 grant priorities and our ability to shift toward those. The BUILD 2025 debrief on the City's grant application showed meaningful changes due to administration changes. The Administration has removed funding for awarded projects that involve bike and pedestrian pathways. The Riverfront project is infrastructure heavy. Franklin is a small city but lumped into urban areas for grant consideration. Staff is exploring alternatives for funding. We will need to decide soon if we want to apply for BUILD 2026. We won't know if it's a good option until the priorities are released. The entire project is estimated at \$47 million. BUILD is a \$25 million grant. The Riverbank is starting to show significant deterioration. Staff is working with the Miami Conservancy District to look at the deterioration.

The City submitted two of the four Council authorized OPWC applications. These projects ranked 1st (Fourth Street Water Tower) and 2<sup>nd</sup> (South Main Resurfacing) overall. WCRPC will review on 10/23 with funding allocation in July 2026.

The first set of readings and feedback from environmental assessment were received at the former boxboard property, Franklin Flats. Preliminary results show no VOCs and nothing to prevent residential development. There are naturally occurring metals that will need remediation. The Developer can cap and build or the City can dig and replace. Staff is working with a possible developer.

The next edition of the Franklin Post should be in mailboxes this week.

NC Works is doing a facility expansion at their location on Commerce Center Drive.

Water meters have arrived, and installation will start later this year and will likely take six months.

The next regular Council meeting is being moved to appoint a new Council member after the election. The next meeting date was set to November 10, 2025.

Mr. Westendorf shared photos of the spray park.

Tabletops at Fourth and Main had been installed, and photos were shared.

## **10. COUNCIL COMMENTS**

Mrs. Fouts said that Trunk or Treat was a lot of fun. There were thousands of children in attendance. She attended the Meet the Candidate lunch hosted by the chamber. They are hosting one tomorrow evening as well. Remember to vote in the election.

Mr. Aldridge hated to miss the chamber lunch due to work. Trunk or Treat was awesome. It is rewarding to participate in these events downtown.

Congrats to the Wildcats on winning the championship. If they win this Friday, they will be in the playoffs.

Mr. Wilcher also had great things to say about the Trunk or Treat event. They went through 2,000 pieces of candy.

Mr. Ruppert hated missing the Trunk or Treat event as he had a family event to attend. Things are looking great in the city. The tabletops look great and really set everything off.

Mayor Centers added that he appreciates that Mr. Ruppert attended the school levy townhall.

Mr. Ruppert has received several compliments from others about spray park and restrooms.

Vice Mayor Hall said that he and Mayor Centers were the judges for Trunk or Treat, which was fun. The event was great, and it should have been great for the businesses downtown. He is looking forward to the Christmas event coming up. Thank you to Mr. Gabbard for doing the video for the fire levy.

Mayor Centers asked about the debrief for Trunk or Treat and if there were any other issues to be addressed. Staff will be meeting to address some logistical issues. No security incidents.

Council discussed Beggars' Night. Carlisle had moved theirs due to the football playoffs. Vice Mayor Hall said there were a lot of frustrations shared on social media about changing the date. Mrs. Fouts shared concerns about a Friday night. No action was taken on moving Beggars' Night.

Mayor Centers met with Dr. Rai at Franklin Dental Care. He bought the Alamo building on River Street and is investing in that building.

Trunk or Treat was incredible.

The Candidate forum hosted by the chamber was a great event.

The Vice Mayor and Mayor met with the School Board President. They admitted it is not ideal for both the Fire Levy and School Levy to be on ballot at same time, but the need is so great that both entities had to have levies. The schools have cut back on \$11 million in spending. If their levy fails, they will have to cut an additional \$3 million. State Representative Teska shared that many other school districts in Warren County will get an increase in state funding. Franklin City Schools will get \$291,000 less. Carlisle will also get less.

Mayor Centers thank the council candidates for being in attendance.

He asked for an update on the zoning review for trailer and recreational vehicle parking. Staff is working on it and hopes to bring it back to Council during the winter.

## **11. EXECUTIVE SESSION**

- A. To consider confidential information related to the trade secrets of an applicant for economic development assistance pursuant to ORC 121.22 (G)(8).

A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

Motion to enter made by Ruppert, Seconded by Aldridge.

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

Motion passed. Council entered into Executive Session at 6:44pm.

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

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

Motion passed. Council exited Executive Session at 7:28pm.

## 12. NEW BUSINESS

### A. **RESOLUTION 2025-75** AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY, TWAY COLUMBUS, LLC. AND INTERSTATE-TRUCKWAY, INC.; AND APPROVING RELATED MATERIALS

Tway Columbus, LLC and Interstate-Truckway, INC. are the proposed developers of 17.68 +/- acres of real property in the City. The project will be located on such property and will consist of a structure or series of structures in support of a semi-trailer dealership. The Project Site is located within the City's Community Reinvestment Area #4, and is eligible to receive a 15-year abatement pursuant to the terms of Community Reinvestment Area #4. The Developer is requesting the addition of the facility to the City's New Community Authority and the voluntary addition of community development charges in support of the New Community Authority in an amount not to exceed 90% of the amount of real property taxes abated by operation of the CRA abatement, an additional charge of five (5) mills, a Gross Receipts Charge of 1% on sales not subject to exemption under R.C. 5739.02(B)(32), and a supplemental charge in the event that the Gross Receipts Charge does not generate a minimum of \$50,000 annually. Approval of this Development Agreement will begin the process of adding the property to the Franklin NCA.

Motion made by Ruppert, Seconded by Aldridge

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

Abstain: Mayor Center

Motion passed.

## 13. ADJOURNMENT

Motion made by Vice Mayor Hall, Seconded by Fouts.

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

Motion passed. Council adjourned at 7:31pm

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Brent Centers, Mayor

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Khristi Dunn, Clerk of Council