



# CITY COUNCIL MEETING

Monday, May 06, 2024 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 6:00pm.

### 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, Mr. Yoder, Ms. Dunn, Ms. Steed, Chief Colon, Chief Stitzel, Mr. Conway, Mr. Ward, Mr. Miller, Ms. Chibis

There were eight 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 15, 2024

Motion made by Vice Mayor Hall, Seconded by Ruppert.

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

Voting Abstaining: D. Centers, Aldridge

Motion passed.

### 5. RECEPTION OF VISITORS

Mayor Centers opened the Reception of Visitors at 6:01pm.

Jim St. John of Park Ave asked to be heard. He is excited about what's going on. He and his wife are long-time residents and supporters. They are glad to see things moving in the right direction.

He reported that the curbs on Park Avenue are in poor condition and need attention. He also reported that there is one streetlight that covers two blocks, and it can get very dark at night. He would like to see additional lighting if possible.

When doing spring cleaning in their front yard, he found a syringe with a needle attached. He understands that drug issues are all over the country, but it is concerning when it is in your own front yard. He would like attention given to drug issues.

He thanked Council for listening and said he is excited about what is happening, good job to all. Staff will be following up with Mr. St. John and his wife on the issues addressed.

Sam Harp of 701 Virginia Ave asked to be heard. He was seeking clarification on a property maintenance violation regarding a camper. He thinks he is in compliance and hasn't received a phone call back with questions about clarification. Mr. Westendorf will follow up with Mr. Harp.

The Mayor closed the Reception of Visitors at 6:09pm.

## 6. PRESENTATIONS

### A. Property Maintenance Recognition (Elden Ward)

Elden Ward, Property Maintenance Inspector, presented a Property Maintenance Recognition program for consideration. This would recognize property owners that keep their property well-maintained. He asked Council if they would like to do a formal recognition for recognized property at Council meetings in addition to a letter and website recognition.

Council suggested issuing proclamations and yard signs as recognition. They were in favor of the program, especially with the recent increase in property maintenance enforcement. Council asked for a suggested list of criteria and a recognition plan from staff.

### B. Merchandising Plan (The Dillin Group)

Larry Dillin presented a Merchandising Plan to Council. This is a tool that can be used with developers and brokers over time. The finished product shows the downtown investment and uses market data to target specific uses for the area.

### C. Judge Ruppert

Judge Ruppert approached Council about transitioning the part-time judge position to a full-time position. The City of Franklin is a funding authority of the Courts. When a change in the court occurs, the general assembly authorizes the change. The Supreme Court makes a recommendation to the general assembly. The cost increase to the City would be the City's share of the judicial salary. The Judge is requesting a Resolution from City Council recommending the change to a full-time judgeship. Judge Ruppert said that everything in the current operation would remain the same outside of the Judge's time. There was discussion regarding the change, operations, cost, and benefits of a full-time judge.

Council recessed from 8:12pm - 8:28pm.

## 7. PUBLIC HEARING

### A. **ORDINANCE 2024-08** AMENDING SECTION 1701, "RATES AND FEES" APPENDIX A OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO, TO INCLUDE A FEE FOR THE SALE OF BULK WATER.

This City would like to include a fee for the sale of Bulk Water to the Rate and Fee Schedule in Section 1701 at a rate of \$4.26 per 1,000 gallons. This would allow for the increase each year based on the Cost of Living Adjustment (COLA).

Mayor Centers opened and closed the public hearing at 8:29 as none asked to be heard.

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. ORDINANCE 2024-09 DETERMINING TO PROCEED WITH THE IMPROVEMENT OF CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2025 (Khristi Dunn)**

This is the second of three steps Council must act upon to implement the annual street lighting assessments for 2025. \$170,000 is the total projected cost for lighting of the streets, lanes and public ways for 2025. The City funds 2% of the total (\$3,400) and assessed residents' shares total \$166,600.

Mayor Centers opened and closed the public hearing at 8:29 as none asked to be heard.

Motion made by Vice Mayor Hall, Seconded by Aldridge.

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

Motion passed.

**8. NEW BUSINESS**

**A. RESOLUTION 2024-31 ADOPTING THE REINVENT FRANKLIN 2040 COMPREHENSIVE PLAN**

In 2021, the City of Franklin retained the Warren County Regional Planning Commission to assist with the creation of a citywide comprehensive plan. The Comprehensive Plan is a policy document that presents a unified vision for the future of the City. Planning Commission approved the Plan during their April 10, 2024 public meeting.

The Mayor asked if anyone would like more time to review the document. Mr. Aldridge chairs the Economic Development and Planning Committee, which reviewed the plan thoroughly prior to the plan going to the Planning Commission. He is proud of the engagement from the community. This is a great blueprint for the future that he is proud of. Some aspects of the plan have already been completed. It encompasses what are doing and where we are going. This plan gives the best vision of where we need to go.

Motion made by D. Centers, Seconded by Ruppert.

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

Motion passed.

**B. RESOLUTION 2024-32 CONSENTING TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE FRANKLIN NEW COMMUNITY AUTHORITY AND PROVIDING RELATED AUTHORIZATIONS**

The City of Franklin, as statutory developer of the Franklin New Community Authority (the "NCA") under Ohio Revised Code chapter 349, by and through its City Manager, Jonathan Westendorf, has presented to council a proposed Declaration of Covenants and Restrictions (the "Declaration") that will provide for "Community Development Charges" as that term is used in the Declaration for the benefit and use of the new community authority to cover all or part of the cost of the acquisition, construction, operation and maintenance of land, land development and community facilities, the debt service thereof and any other cost incurred by the authority in the exercise of the powers granted by Chapter 349 of the Ohio Revised Code. The Declaration will be recorded on the ground that is currently owned by the City and within the boundaries of the NCA. The Community Development Charges will not be activated on property owned by the City for public purposes, but the Community Development Charges will activate once property is sold or used by private parties for private business or residential activities. New property that is added to the NCA will become subject to the Declaration by providing for a

supplemental declaration approved by the property owner, the City, and the NCA upon the property's formal addition to the NCA district.

Motion made by Vice Mayor Hall, Seconded by Wilcher.

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

**C. RESOLUTION 2024-33 AUTHORIZING THE PURCHASE OF DE-ICING SALT FROM THE CARGIL INC DEICING TECHNOLOGY BUSINESS UNIT, THROUGH THE WARREN COUNTY ENGINEER'S JOINT SALT PURCHASING PROGRAM**

The Warren County Engineer closed the reverse online bidding for ice control salt on April 5th, 2024. The lowest bids for dumped road salt were from the Cargil Inc. Deicing Technology Business Unit. (we use dumped). The County Commissioners awarded the bid to the Cargil Inc. Deicing Technology Business Unit on April 16, 2024. This year, under the County's Program, our price per ton is \$92.10. Last year our bid price was \$89.85 per ton through the County's Joint Program. This represents an increase of \$2.25 per ton.

The bids were as follows:

Cargill Deicing Tech	\$92.10 per ton
Compass Minerals America	\$92.49 per ton
Morton Salt	\$94.00 per ton

Staff estimated our need for bidding purposes at 3,000 tons.

Motion made by Ruppert, Seconded by Aldridge.

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

**D. RESOLUTION 2024-34 AMENDING RESOLUTION 2024-28 AND AUTHORIZING POSITION TITLES AND THE NUMBER OF POSITIONS FOR EACH TITLE FOR CITY OF FRANKLIN PERSONNEL FOR THE YEAR 2024**

This resolution will shift five (5) seasonal employees from Parks and Recreation Personnel to Seasonal Laborer in the Division of Public Works. This change will not alter the overall number of seasonal employees within the Division.

Motion made by Vice Mayor Hall, Seconded by Ruppert.

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

**E. RESOLUTION 2024-35 AUTHORIZING THE CITY MANAGER TO SIGN AN AMMENDMENT TO THE WATER PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF FRANKLIN AND THE CITY OF CARLISLE**

The original agreement with the Municipality of Carlisle was approved by Resolution 1994-106 on October 17, 1994. The original term of the agreement was twenty years. The proposed amendment includes some minor modifications to the original agreement and would extend the original agreement another twenty (20) years. The City received about \$380,000 from the City of Carlisle in 2023. The City sells the water to the City of Carlisle at a bulk rate through a master meter. Carlisle takes care of their water mains after the meter.

Motion made by Ruppert, Seconded by D. Centers.

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

## 9. CITY MANAGER'S REPORT

Mr. Ward spoke with the Harp family that addressed Council earlier that evening and their matter was resolved.

Congratulations to Officer Butler and certified K9 Asland. Training is complete and they will start patrol the following day.

Staff has started a Summer Programming campaign to raise awareness of the programs available.

The Town hall meeting and walking tours were well attended. He is proud of the efforts to communicate to the community. There is more work to be done. The Main Street project is an infrastructure investment with a beautification aspect. He encouraged anyone to please reach out with any questions or concerns. He ensures that calls are returned and that he is available. It is important for residents to know what is happening because that is who we serve.

The Streetscape project is on schedule. The utility plan is a full month ahead of plans. The intersection of 2nd and Main will only be closed once all other intersections are open. Tentative grand opening on December 7, 2024. The transition to two-way traffic will occur after Memorial Day.

The Shaker Farms development with Forestar could come to Planning Commission in June. There are 284 lots, including 46 townhomes. Construction is tentative for May 2025 with occupancy in September 2026. The Development agreement is still being worked on. The site will have a playground, pool with water features, walking path, pickleball court, and dog park.

The Mayor and City Manager will not be at the next meeting. Ms. Steed and Vice Mayor Hall will run the meeting.

## 10. COUNCIL COMMENTS

Mr. Wilcher had no comments

Mrs. Fouts had no comments.

Mr. Aldridge congratulated the class of 2024. He appreciates the school board for getting this class into the new school this year. He is very proud of this class.

Mr. D. Centers asked if we are doing any plaques to honor Fury. Members of the Police Division are going to national K9 Memorial in Washington DC. After the memorials, staff will meet to discuss permanent memorialization.

Mr. D. Centers asked where parking meters will be installed. Mr. Westendorf explained that there will not be individual meters, but pay stations will be installed along Main Street and in the public parking lots. Pay stations will not be on the side streets, just on Main Street.

Mr. Ruppert reported that he and his wife present the Top 10 Award to FHS graduates every year. He would like to invite them to come to a Council meeting as a group to recognize them. The school does a morning ceremony and not all parents can attend. Council agreed that they would be happy to have them at a meeting to congratulate them.

Vice Mayor Hall also wished the school ceremony was at a different time for the parents. He asked about work be doing in his neighborhood, staff reported that Alta Fiber is installing fiber. This will add another internet provider option to residents. Vice Mayor Hall said that the City is communicating more than he has ever seen. Some people will complain because change is hard. A lot of information is being shared.

Mayor Centers said the narrative is changing because people are proud of what is happening and are quick to defend the naysayers. Mayor Centers would like for all of Council to discuss paid parking in public lots. The Economic Development and Planning Committee recommended moving forward with pay parking in public lots. Chairman Aldridge said he like the flexibility of the parking system and thought it was important to have the infrastructure in place. Mr. Westendorf said policy and legislation will be brought to Council for parking in public lots as well as metered parking. The Mayor would like to discuss this soon because he has received lots of questions. The Comprehensive Plan was a massive undertaking. This is a great plan.

**11. 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 executive session made by Ruppert, Seconded by Aldridge.  
Voting Yea: D. Centers, Ruppert, Mayor Centers, Aldridge, Fouts, Wilcher  
Voting Nay: Vice Mayor Hall


Motion passed. Council entered into executive session at 9:19pm.

Motion to exit executive session made by Vice Mayor Hall, Seconded by Wilcher.  
Voting Yea: D. Centers, Ruppert, Mayor Centers, Vice Mayor Hall, Aldridge, Fouts, Wilcher  
Motion passed. Council exited executive session at 10:09pm.

**12. 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 10:09 pm.

  
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Khristi Dunn, Clerk of Council

  
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Brent Centers, Mayor