



CITY COUNCIL MEETING

Monday, March 18, 2024 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 6:00pm.

2. ROLL CALL

PRESENT

D. Denny Centers

Paul Ruppert

Vice Mayor Todd Hall

Mayor Brent Centers

Michael Aldridge

Debbie Fouts

Matt Wilcher

Mr. Westendorf, Ms. Steed, Ms. Trice, Ms. Dunn, Mr. Conway, Chief Colon, Chief Stitzel, Mr. Inman, Mr. Miller, Ms. Chibis and approximately 20 guests were also 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. March 4, 2024

Motion made by Ruppert, Seconded by D. Centers.

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

Motion passed.

5. PRESENTATIONS

A. Warren County Sheriff's Office Yearly Report (Sheriff Sims)

Sheriff Sims thanked the City for allowing him to serve as Sheriff for the past 16 years. Highlights from 2023 include increasing School Resource Officers at Kings Schools, use of drones in locating missing persons, and a specific incident involving the tactical officers (SWAT Team).

Mr. D. Centers told Sheriff Sims that he would be missed and that he has done a great job. He is confident Deputy Riley will do a great job, but the Sheriff will be missed.

Mayor Centers said that he feels blessed that the City has a partnership with the Sheriff's office and is also blessed to have Sheriff Sims serve for the past 16 years.

6. EXECUTIVE SESSION

- A. Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment pursuant to ORC 121.22 (G)(4).

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 6:09pm.

Motion to exit 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 exited executive session at 6:28pm.

7. RECEPTION OF VISITORS

The Mayor opened and closed the reception of visitors at 6:28pm as none asked to be heard.

8. PUBLIC HEARING

- A. **ORDINANCE 2024-02** AMENDING SECTIONS 1103.01, 1107.07, AND 1115.10 OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE

The Ordinance proposes various amendments to Section 1103.01 and 1107.07 that would allow for the use “Essential Services and Utilities, City Owned” to be permitted in each zoning district and exempt such essential services and utilities from the application of the UDO.

Planning Commission unanimously recommended approval of the text amendments to Council during its February 14, 2024 meeting.

The Ordinance also proposes various amendments to Section 1115.10 of the Uniform Development Code, governing Appeals Board (BZA) zoning procedures and approvals. Many of the amendments remedy grammatical errors, and maintain consistency of terms and language used throughout Section 1115.10. More substantive changes appear in subsections 1115.10(d)(7) and (e)(3)(E). These provisions state: (i) an Appeals Board decision becomes a final appealable order immediately following the Appeals Board’s oral decision vote; and (ii) the oral decision will be reduced to writing and transmitted to the involved applicant within thirty (30) days of the date of the public meeting during which the vote was rendered.

Planning Commission unanimously recommended approval of the text amendments to Council during its January 10, 2024 meeting.

Mayor Centers opened and closed the public hearing at 6:30PM 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.

9. NEW BUSINESS

- A. **RESOLUTION 2024-19** ADOPTING A POSITION DESCRIPTION FOR ADMINISTRATIVE ASSISTANT FOR FIRE & EMS

This Resolution adopts a new position description for the Administrative Assistant for Fire & EMS position. The position was previously held by Lt. Katie Williams who has been hired as a fulltime

Firefighter/Paramedic. As we prepare to replace the position, we have updated the position description to remove the paramedic requirement.

Motion made by Ruppert, Seconded by Wilcher.

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

Motion passed.

B. RESOLUTION 2024-20 DECLARING THE NECESSITY OF IMPROVING CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2025

This is "Resolution of Necessity" is the first step in the street light assessment process for 2025. The street lighting assessment program is used for lighting public rights of way, and can also be used to purchase new street lights. This process is used for all assessment projects normally done for road improvements, as required by the Revised Code.

The City pays for 2% of the total lighting improvement cost to cover the City's share of the improvement, as required by the R.C., and the cost of lighting intersections. The remaining 98% of the improvement cost is to be paid by special assessment levied on all properties within the City which are benefitted by the public lighting improvement. The assessments are levied based on a percentage of the tax value of each assessed property and are paid in two semi-annual installments.

Motion made by Vice Mayor Hall, Seconded by Fouts.

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

Motion passed.

C. RESOLUTION 2024-21 AUTHORIZING THE SALE TO RILEY REAL ESTATE, LLC OF CERTAIN CITY-OWNED REAL PROPERTY, MORE PARTICULARLY IDENTIFIED AS WARREN COUNTY AUDITOR'S PARCEL NOS. 0431138025, 0431138024, 0431138026, 0431138022, 0431138027, 0431138018, AND 0431138017

The City of Franklin currently owns seven (7) adjacent parcels located on the corner of Sixth Street and Riley Boulevard. RILEY REAL ESTATE, LLC desires to purchase the parcels for the total purchase price \$50,000, and develop a brewery and taproom on the property. City staff supports this project from an economic development perspective.

Staff showed a video introducing the brewery concept.

Mr. Brian Willet and his team were in attendance. Council welcomed them to Franklin and expressed excitement to be working together.

Motion made by D. Centers, Seconded by Aldridge.

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

Motion passed.

10. INTRODUCTION OF NEW LEGISLATION

A. ORDINANCE 2024-03 AN ORDINANCE TO VACATE A PORTION OF SOUTH AVENUE FROM CEDAR STREET TO THE NORFOLK SOUTHERN RAILROAD PURSUANT TO OHIO REVISED CODE (ORC), SECTION 723.04 AND MAINTAINING A PERMANENT PUBLIC UTILITY EASEMENT THROUGH SAID VACATED RIGHT-OF-WAY PURSUANT TO ORC 723.041

B. ORDINANCE 2024-04 AN ORDINANCE TO VACATE A FIFTEEN (15) FOOT ALLEY PURSUANT TO OHIO REVISED CODE (ORC), SECTION 723.04

C. ORDINANCE 2024-05 APPROVING THE RECORD PLAN FOR K.O. STORAGE THAT INCLUDES THE RIGHT OF WAY DEDICATION OF NORTH DIXIE HIGHWAY/NORTH MAIN STREET

11. CITY MANAGER'S REPORT

Mr. Westendorf provided an update on the traffic flow at the new high school. He has been in communication with school administration, and they were happy with the current situation until the roundabout is installed next year.

Ms. Steed gave an update on the Main Street Streetscape Project. Sixth Steet will be closed for two additional weeks. Main Street, from Fourth to Third, with intersections open, should close on April 1. The intersection of Third and Main will be closed for a few days, but staff will give notice when that date is finalized.

Chief Stitzel briefed Council on a fire that occurred at Emerald Edge apartment buildings. High winds increased the spread, and the damage was extensive. There were eight families (22 people) displaced. The cause of the fire was discarded smoking material on an outdoor deck. To the Chief's best knowledge, none of the residents had renters' insurance. The Fire Division is working with American Red Cross to help with temporary housing. There were no reported injuries to residents or firefighters. The Chief is proud of the crews for the way the situation was handled. Vice Mayor Hall's daughter lives close by and he thanked the Chief and firefighters for their excellent work. Mrs. Fouts' business employs one of the residents and she is coordinating with the employee to help with needed items. Mr. Westendorf said the crew did a great job extinguishing the fire and thanked the Division of Police and Dispatchers for their efforts as well.

The Mayor and Staff met with Ethan Reynolds from Governor DeWine's office. He was extremely complimentary of the projects presented and work that has been done. He will be asking the Governor to come to the Main Street Streetscape grand opening to celebrate.

Mr. Westendorf congratulated Slipcast, Council and the City. The new Slipcast development will redefine the South entrance to the community and will serve as a gateway into the business district. He is glad that the City is adding public parking near the site, which will serve current businesses as well as new. The beautification efforts will carry through nicely. It's an exciting time for us.

There were a couple articles published that communicate the wisdom in placing the high school adjacent to downtown businesses. Several other articles will be forth coming from various publications regarding the brewery announcement.

The first edition of the Franklin Post, a City-wide newsletter, would be mailed to homes in the next few days. Included in the newsletter is an invitation to the Townhall Meeting on April 9 at 6:00pm at the new High School.

City staff will be meeting with Dayton Daily News editors in the coming weeks, and in April, the City of Franklin will be featured in the Dayton Business Journal community spotlight.

The merchandising plan is wrapping up and staff will have results shortly.

Mr. Westendorf thanked Ms. Steed for her time as acting City Manager while he was on vacation earlier in the month.

12. COUNCIL COMMENTS

Mr. Wilcher welcomed the Slipcast team and thanked them for choosing our City. Reading their business plan was great, and he thanked staff for bringing the team here. He said it's an exciting time for Franklin.

Mrs. Fouts appreciates the new development and said it's exciting. She looks forward to visiting. Staff has done outstanding work.

The recent fire is the second devastating event to happen to her crew in the last few months. It hits very close to home. She appreciates the Fire and Police for all they do.

Mr. Aldridge welcomed the Scouts in attendance that were observing the meeting. He welcomed their thoughts about the meeting and thanked them for coming.

He thanked the Slipcast crew for choosing Franklin. He is impressed with their plan. Slipcast will be a destination and will bring a lot of people to Franklin. He is excited to partner with the Slipcast team. He thanked staff for their work on the project. This is a significant announcement. He is excited to see what's to come.

Mr. D. Centers thanked Mr. Willet; it was hard to keep the secret as people are wanting a new development. He thanked Sheriff Sims for his service. He knows Deputy Riley will do great. He thanked the Scouts for coming and advised them to "Hang in there for Eagle." It's a little more work, but worth it!

Mr. Ruppert echoed earlier comments to welcome Slipcast. He said this is just the start and he can't imagine what will follow. The buildlig will be a remarkable gateway. He appreciates them wanting to be a part of the community. Staff has gone way beyond what was expected. He is consistently asked when something new is going to happen. The streetscape project is new, and it's going to be great. This is a good night.

He complimented staff on the newsletter, it's a great communication tool for the City. He is really proud of all City staff, even those who do not get regular recognition. He thanked Mr. Conway as well as Mr. Inman and his team.

Vice Mayor Hall welcomed Slipcast to the City. He's excited to see the development as he drives by the site every day. He cant wait!

He wants to stress the word patience again. It's very obvious that we needed to redesign our town and make updates. People get upset, but construction has to happen, and it is one year before the future happens in this City. The more that's done, the more the change will be visible. Please be patient. He would like to revisit the 4th of July parade. He doesn't know how but would like to do it. There has been a lot of disruption, and this would help keep things normal. He has received a lot of push back. He would like to figure out a different route to make the parade possible.

Mayor Centers agreed and asked if Council would like to have a work session to revisit the topic. Council concurred. A work session will be held to discuss the possibility of having a parade.

Mayor Centers expanded on the governors' office visit. Mr Reynolds applauded the City for turning conceptual plans into actual improvements. He said that is very rare to see a plan move on from the conceptual phase onto execution.

Slipcast is a crucial part of the downtown revitalization now. He said "We couldn't be more excited to have you join us."

He is thrilled with the way the newsletter turned out. It's another way to communicate in addition to the City's website and social media. There is a Townhall meeting coming up which is an opportunity to communicate in person.

He thanked the Scouts for attending the meeting and offered to stay after the meeting to answer any questions they may have.

Vice Mayor Hall asked everyone to please support the school levy the following day.

Mayor Centers said "well done" to Chief Stitzel on the recent fire. The Chief was selected for the Warren County Fire Investigation team, which is a huge asset to the City. He thanked the Chief for stepping up and being a part of that team.

There was an election the following day. Mayor Centers asked everyone to support Franklin City Schools and the Warren County Career Center.

Mayor Centers introduced **Resolution 2024-22** - APPROVING OR REJECTING THE TENTATIVE AGREEMENT WITH THE TEAMSTERS CLERICAL AND SERVICE UNITS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE COLLECTIVE BARGAINING CONTRACT

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

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

Mayor Centers introduced **Resolution 2024-23** - AMENDING RESOLUTION 2023-86 AND ESTABLISHING THE ORGANIZATIONAL LISTINGS AND PAY RATES FOR CITY OF FRANKLIN OFFICIALS AND EMPLOYEES FOR THE YEAR 2024

Resolution 2023-86 is being amended to set the rates of pay for 2024. Rates are being set in accordance with the recently approved Teamsters Union Agreements. Section 7 of Resolution 2023-86 is being repealed as all Police Officers, including the Chief and Captain, are ordering uniforms instead of being allotted a separate uniform allowance.

Motion made by D. Centers, Seconded by Aldridge.

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


13. ADJOURNMENT

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 adjourned at 7:11pm.



Khristi Dunn, Clerk of Council



Brent Centers, Mayor