# CITY COUNCIL MEETING

Monday, November 02, 2026 at 5:15 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

## CLERK'S JOURNAL

### 1. CALL TO ORDER

Acting Mayor Hall called the meeting to order at 5:15pm.

### 2. ROLL CALL

PRESENT
Ryan Roberts
Paul Ruppert
Vice Mayor Todd Hall
Michael Aldridge
Debbie Fouts
Robert Lipps

ABSENT
Mayor Brent Centers

Staff: Mr. Westendorf, Ms. Steed, Ms. Dunn, Ms. Trice, Chief Stitzel, Chief Colon, Mr. Inman, Mr. Miller
There were three guests in attendance.

### 3. PLEDGE OF ALLEGIANCE

Ms. Steed led the pledge of allegiance.

### 4. EXECUTIVE SESSION

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

Motion to enter made by Aldridge, Seconded by Ruppert.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed. Council entered into executive session at 5:16pm.

Motion to exit made by Lipps, Seconded by Fouts
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed. Council exited executive session at 5:25pm and recessed until 5:30pm.

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

A. October 5, 2026

Motion made by Aldridge, Seconded by Ruppert.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts
Voting Abstaining: Lipps
Motion passed.

## 6. RECEPTION OF VISITORS

Acting Mayor Hall opened and closed the reception of visitors at 5:31pm as none asked to be heard.

## 7. PUBLIC HEARING

A. Shaker Meadows Tax Increment Financing Incentive Districts

Acting Mayor Hall opened and closed the Public Hearing at 5:32 as none asked to be heard.

B. ORDINANCE 2026-25 APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF FRANKLIN, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 AND DECLARING AN EMERGENCY

This Ordinance makes the following appropriations:

General Fund

- Appropriate $2,500 in Police Division Other for the Fury 5k.
- Appropriate $9,700 in Police Division Other for body armor.
- Appropriate 770.00 in Police Division Other for training reimbursement.

Economic Development Fund

- Appropriation of $250,000 to Other for Land Acquisition.

Fire Fund

- Appropriate $340,000 to Other for AFG Grant Reimbursement.

Acting Mayor Hall opened and closed the Public Hearing at 5:36 as none asked to be heard.

Motion made by Ruppert, Seconded by ROBERTS.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed.

## 8. NEW BUSINESS

A. RESOLUTION 2026-71 APPROVING A REAL PROPERTY TAX EXEMPTION IN COMMUNITY REINVESTMENT AREA# 3 FOR THE PROPERTY LOCATED AT 3500 COMMERCE CENTER DRIVE (NC WORKS, INC.).

The City of Franklin received a completed application for tax exemption within the City's Community Reinvestment Area #4 from NC Works, Inc. on October 5, 2026. Construction of an addition to their existing building was completed on June 10, 2026 and the facility has received a certificate of occupancy from the City Building Division. Staff have reviewed the application and supporting documentation and recommend that they comply with the terms of the Community Reinvestment Area #4, parameters established pursuant to City Resolutions 1991-12, 1991-49, 1994-42, and 1995-99. The City must approve all applications for tax exemption within Community Reinvestment Area #4.

Motion made by Roberts, Seconded by Ruppert.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed.

B. RESOLUTION 2026-72 APPOINTING MEMBERS OF COUNCIL TO THE VOLUNTEER FIREFIGHTERS' DEPENDENTS FUND BOARD FOR THE YEAR 2027

The ORC requires that two members of the Volunteer Firefighters' Dependent Fund board be elected by the legislative authority of the political subdivision.
Mr. Aldridge and Mr. Lipps have agreed to continue their service on this board for 2027.

Motion made by Ruppert, Seconded by Roberts.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed.

C. RESOLUTION 2026-73 AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND OTHER DOCUMENTS FOR THE CITY OF FRANKLIN'S PURCHASE OF CERTAIN REAL PROPERTY IDENTIFIED AS WARREN COUNTY AUDITOR'S PARCEL ID NUMBER 00431180002

To allow the City Manager to execute a purchase and sale agreement for the City's purchase of 1000 Anderson Street.
$125,000. The purchase of this real property described in this Resolution is expected to be in the best interests of the general welfare of City of Franklin residents by furthering economic development, growth, and stability in the City's downtown area

Motion made by Aldridge, Seconded by Roberts.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed.

D. RESOLUTION 2026-74 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WARREN COUNTY FOR VICTIM WITNESS COORDINATOR SERVICES

Authorization for the City Manager to execute an updated Cooperative Agreement with Warren County for the continued provision of Victim Witness Coordinator services to the Franklin Municipal Court. Under the agreement, Warren County, through the Warren County Prosecutor's Office, will provide an employee to perform Victim Witness Coordinator services, including associated salary, benefits, training, and supervision, at an annual cost of $40,000 beginning January 1, 2027.
$40,000 per year. An increase of $15,000 from previous years.

Motion made by Lipps, Seconded by Aldridge.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed.

E. RESOLUTION 2026-75 PRELIMINARY PARTICIPATORY LEGISLATION FOR THE WAR FRANKLIN SAFE ROUTES TO SCHOOL 2026 PROJECT

This Resolution is the preliminary legislation required by ODOT for the realignment of the Franklin Intermediate and Junior High School driveway to align with Beam Drive. The project will also install new sidewalk and curb bump outs on East Fourth Street to improve pedestrian crossing safety.
The City is working in partnership with Franklin City Schools on this project. As the roadway owner and Local Public Agency (LPA), the City will administer and manage the project in coordination with ODOT. Franklin City Schools will fund the local share of project costs and remain involved in project planning and decision-making as a key stakeholder.
Design and engineering are anticipated to begin in February 2027, with final plans completed in May 2028. This Project is scheduled to be awarded in October 2028, with construction beginning in June 2029.
The total cost for this Project is currently estimated as follows:

| | |
|---|---|
| ODOT SRTS Funds: | $547,611.00 |
| Local Share | $199,129.00 |

Franklin City Schools has committed to funding the estimated local share of $199,129, up to $200,000. Should local costs exceed that amount, the City and Franklin City Schools will work collaboratively to address any adjustments to project costs as the project progresses.

Motion made by Roberts, Seconded by Aldridge.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed.

## 9. INTRODUCTION OF NEW LEGISLATION

A. ORDINANCE 2026-26 AN ORDINANCE TO CONSIDER REZONING APPROXIMATELY 4.519 ACRES AT 1400 COMMERCE CENTER DRIVE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO PLANNED UNIT DEVELOPMENT DISTRICT AND TO CONSIDER APPROVAL OF A PLANNED UNIT DEVELOPMENT APPLICATION AND COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR NEW STORY SCHOOLS

## 10. CITY MANAGER'S REPORT

An updated progress photo of the Slipcast Brewery mural was presented, highlighting recent advancements in the project.

Construction continues at Shaker Meadows. All 31 available lots have been offered and sold.

Upgrades to the baseball field at Community Park are underway. Improvements include laser grading, field reconstruction to enhance playability, installation of new sod, and regrading to address drainage and flooding concerns. The school district is contributing 50% of the project cost.

Erosion control measures have been installed at Clear Creek to help stabilize the bank and mitigate future erosion issues.

Mr. Westendorf provided an update regarding the former Norfolk Southern rail line. Rail operations have ceased; however, questions remain regarding formal abandonment. Staff continues to work with government affairs representatives and will provide additional information as it becomes available, particularly as the City plans future paving projects.

New Traffic signals at the intersections of Sixth Street and Main Street and Sixth Street and River Street are expected to be activated on November 6.

The City has been awarded an SS4A Planning and Demonstration Grant for transportation planning initiatives. The project includes:

- SR 73 and Dixie Highway alignment updates.
- An SR 123 corridor study from Tama Lane to Robinson Vail Road.

The total project cost is $1,056,000, with $844,800 in federal funding and a local match of $211,200. The local share will be split with participating developers. Staff plans to release a Request for Qualifications (RFQ) in the near future.

Council discussed scheduling a Planning and Economic Development Committee meeting to review several topics, including:

- Proposed Unified Development Ordinance (UDO) amendments.
- A vacant property registration program.

- A roadway maintenance and repair agreement with ODOT.

## 11. COUNCIL COMMENTS

Mr. Lipps said it is good to be back and reminded everyone that Election Day was the following day. He encouraged citizens to get out and vote and make their voices heard.

Mr. Roberts encouraged residents to participate in the election and exercise their right to vote.

Mrs. Fouts noted that she would be out of town from November 8 through November 11 and also encouraged residents to vote.

Mr. Ruppert reminded the community that Franklin's Very Merry Main Street and the Fury 5K are approaching. He noted that the City expects to welcome several thousand visitors for the events and expressed appreciation to those working on the holiday displays. Mr. Ruppert also thanked the Fire and EMS Division for their assistance during a recent personal experience, commending the department for its professionalism and service.

Mr. Aldridge asked about scheduling the next Planning and Economic Development Committee meeting, noting that he would be out of town on November 18 and suggesting that November 12 may be a suitable alternative date.

Acting Mayor Hall reported that he and Mr. Roberts attended the recent firefighter swearing-in ceremony and commented on the strong turnout. He commended Captain Reed for his work organizing the event and said he was proud to participate in the swearing-in. He also encouraged residents to vote and shared concerns regarding the future of the school district, emphasizing the importance of supporting local schools and addressing the challenges facing students and educators. He noted that he would like to see greater public awareness and engagement on issues affecting the district.

## 12. 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 made by Ruppert, Seconded by Aldridge.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed. Council entered into executive session at 6:05pm.

Motion to exit made by Fouts, Seconded by Lipps.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed. Council exited executive session at 6:54pm.

## 13. ADJOURNMENT

Motion made by Aldridge, Seconded by Lipps.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Aldridge, Fouts, Lipps
Motion passed. Council adjourned at 6:54pm.

Todd Hall, Acting Mayor

Khristi Dunn, Clerk of Council