CITY COUNCIL MEETING

Monday, August 17, 2026 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES
   A. August 3, 2026

5. PRESENTATIONS
   A. Committee Reports

6. RECEPTION OF VISITORS

7. PUBLIC HEARING
   A. **ORDINANCE 2026-15** AMENDING PART FIVE, CHAPTER 505, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 505.20 (UNAUTHORIZED FEEDING OR ATTRACTING ANIMALS) (Jonathan Westendorf)
      a. Exhibit A: 505.20 Unauthorized Feeding or Attracting Animals

   B. **ORDINANCE 2026-16** AMENDING PART FIVE, CHAPTER 509, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 509.10 (Climbing Upon or Jumping Off Bridges) (Jonathan Westendorf)
      a. Exhibit A: 509.10 Climbing Upon or Jumping Off Bridges

   C. **ORDINANCE 2026-17** AMENDING PART FIVE, CHAPTER 531, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 531.04 (FAILURE TO SUPERVISE A MINOR) (Jonathan Westendorf)
      a. Exhibit A: 531.04 Failure to Supervise a Minor

   D. **ORDINANCE 2026-18** AN ORDINANCE DELINEATING OVERLAYS IN RELATION TO THE PROPOSED SHAKER MEADOWS INCENTIVE DISTRICTS #1 THROUGH #4, WITHIN THE CITY OF FRANKLIN, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE FRANKLIN CITY SCHOOL DISTRICT, THE WARREN COUNTY CAREER CENTER, AND THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS. (Karisa Steed)
      a. Exhibit A – Proposed Districts and Overlays
      b. Exhibit B – Economic Development Plan

8. NEW BUSINESS
   A. RESOLUTION 2026-53 AWARDING THE BID AND AUTHORIZING EXECUTION OF THE CONTRACT WITH INTEGRITY CONTRACTORS FOR THE 6TH STREET IMPROVEMENTS PROJECT (Eric Damian)

   B. RESOLUTION 2026-54 FINAL LEGISLATION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE RESURFACING OF S MAIN STREET FROM SIXTH STREET TO EIGHTH STREET (Eric Damian)

   C. RESOLUTION 2026-55 SELECTING VERDANTAS IN RESPONSE TO THE CITY OF FRANKLIN'S REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES FOR THE PREPARATION OF CONSTRUCTION CONTRACT PLANS FOR THE SECOND STREET SIGNAL UPGRADE PROJECT (ODOT PID: 119965) AND AUTHORIZING THE CITY'S ENTRY INTO AN AGREEMENT WITH VERDANTAS TO PROVIDE SUCH SERVICES (Eric Damian)
      a. Exhibit A: PID 119965 WAR-East Second Street Signal Upgrades Proposal

   D. RESOLUTION 2026-56 AUTHORIZING CONTRACT MODIFICATION NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BURGESS & NIPLE, INC. FOR THE PARK AVENUE/MIAMI AVENUE ROUNDABOUT PROJECT (ODOT PID 119967). (Eric Damian)
      a. Exhibit A: Scope/Price Proposal
      b. Exhibit B: Formal Proposal and Acceptance of Proposal
      c. Exhibit C: Cost Proposal for Professional Engineering

9. INTRODUCTION OF NEW LEGISLATION
   A. ORDINANCE 2026-19 AMENDING PART NINE, TITLE THREE TO CREATE CHAPTER 926 "PERMITS AND FEES" AND AMENDING "APPENDIX A" OF CHAPTER 1701 OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO TO INCLUDE FEES FOR SERVICE LINE PERMITS (Steve Inman)
      a. Exhibit A: Chapter 926 Permits and Fees
      b. Exhibit B: Chapter 1701, Appendix A, Rates and Fees

   B. ORDINANCE 2026-20 AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, OHIO (Jonathan Westendorf)
      a. Exhibit A: TABLE 1107.04-2: Nonresidential Districts Use Table
      b. Exhibit B: 1107.10 Industrial Use Standards

10. CITY MANAGER'S REPORT

11. COUNCIL COMMENTS

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

   B. 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).

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

13. ADJOURNMENT

CITY COUNCIL MEETING

Monday, August 03, 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, Mr. Damian, Mr. McQueen, Mr. Miller, Ms. Chibis, Chief Stitzel and Chief Colon.

There were six guests 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. July 20, 2026

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

5. RECEPTION OF VISITORS

Mayor Centers opened the Reception of Vistors at 5:31pm.

Ms. Robyn Donisi of 3800 Beal Road asked to be heard. She also owns vacant property on Anthony Lane. Ms. Donisi voiced concerns about the soil quality at Dehart Farm after hearing about a proposed development at the site.
Mayor Centers invited Ms. Donisi to attend the Public Hearing portion of a Planning Commission meeting, when the project is formally submitted and added to the agenda. She will be out of town next

month. Mayor Centers said the information provided will be included in the Planning Commission record as well.

Mayor Centers closed the Reception of Visitors at 5:46pm.

6. COMMITTEE REPORTS

Vice Mayor Hall gave a report of the Safety Committee meeting that was held on July 28, 2026.

The committee recommends the following legislation for Council consideration and passage:

- AMENDING PART FIVE, CHAPTER 505, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 505.20 (UNAUTHORIZED FEEDING OR ATTRACTING ANIMALS)
- AMENDING PART FIVE, CHAPTER 509, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 509.10 (CLIMBING UPON OR JUMPING OFF BRIDGES)
- AMENDING PART FIVE, CHAPTER 531, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 531.04 (FAILURE TO SUPERVISE A MINOR)

Chief Colon reviewed the local impact of Ohio Revised Code Chapter 955 regarding dangerous and vicious dogs, noting concerns about the potential responsibility placed on local jurisdictions to house animals pending court proceedings. He advised that a legislative remedy may be considered later this fall.

7. PUBLIC HEARING

A. ORDINANCE 2026-09 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF FRANKLIN, OHIO TO PROVIDE AMENDMENTS TO TRAFFIC FRANKLIN CITY CODE SECTIONS 301.01, 303.10, 303.11, 303.12, 311.01, 311.02, 311.10, 313.01, 313.02, 311.11, 311.12, 313.10, 313.11, 331.10, 331.11, 331.12, 331.13, 331.14, 333.01, 333.02, 333.03, 335.01, 335.04, 335.10, 335.11, 335.12, 335.13, 337.01, 337.221, 337.11, 337.12, 339.10, 339.11, 339.12, 339.13, 341.01, 341.061, 341.10, 351.01, 353.01, 353.02, 371.01, 371.02, 373.10; TO PROVIDE FOR PENALTIES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

CivicPlus has provided a legal review of the City's Traffic Code to make the local Traffic Code consistent with parallel traffic laws set forth in the Ohio Revised Code.

Mayor Centers opened and closed the Public Hearing at 5:52pm as none asked to be heard.

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

B. ORDINANCE 2026-10 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF FRANKLIN, OHIO TO PROVIDE AMENDMENTS TO GENERAL OFFENSES FRANKLIN CITY CODE SECTIONS 501.01, 513.01, 513.02, 513.03, 513.04, 513.05, 513.06, 513.07, 513.12, 513.13, 513.14, 517.01, 525.01, 525.02, 533.01, 533.02, 537.01, 537.10, 537.11, 545.01, 549.01; TO PROVIDE FOR PENALTIES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

CivicPlus has provided a legal review of the City's General Offenses Code to make the local Code consistent with parallel general offenses laws set forth in the Ohio Revised Code.

Mayor Centers opened and closed the Public Hearing at 5:53pm 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.

C. ORDINANCE 2026-11 APPROVING THE FINAL PLAT FOR SHAKER FARMS SECTION TWO MAJOR SUBDIVISION

The Shaker Farms Section Two Final Plat is a major subdivision containing approximately 15.4124 acres. The plat establishes forty-six (46) residential lots, two open space areas, associated easements, and 2.2983 acres of dedicated public right-of-way for Rustling Oaks Lane, Harvest Glen Road, Wheatfield Way, and additional right-of-way along Manchester Road. Open Space A is also dedicated as a drainage easement.
Forestar (USA) Real Estate Group Inc. filed this subdivision as the current property owner and developer.
Pursuant to Section 1115.06(f)(11) of the City's Unified Development Ordinance, approval of the Final Plat by the Council shall be deemed to constitute acceptance by the public of the dedication of every right-of-way and other proposed public easement or space shown on said Plat; however, improvements such as streets, sewer, water or other infrastructure shall not be accepted by the City until constructed and the construction plans for the same have been submitted and approved and the Developer/Subdivider has recorded said construction plans, as required by Section 1115.06(i).
Planning Commission voted to recommend approval (5-0) subject to the following condition being included in Council's approval:
The applicant shall submit all separate easement documents, exhibits, and legal descriptions for any sanitary sewer, storm sewer, water, drainage, access, emergency overflow/spillway, or other utility easements located outside of the Section Two plat boundary that are necessary to serve the lots or public improvements within Shaker Farms Section Two. Such easements shall be reviewed and found acceptable by the City Engineer. The easements shall be recorded prior to final infrastructure acceptance and prior to any release or reduction of the performance guarantee for the affected improvements, unless otherwise approved by the City Engineer.

Mayor Centers opened and closed the Public Hearing at 5:55pm as none asked to be heard.

Motion to approve with Planning Commission's recommendations made by Ruppert, Seconded by Vice Mayor Hall.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Lipps
Motion passed.

D. ORDINANCE 2026-12 APPROVING THE FINAL PLAT FOR SHAKER FARMS SECTION THREE MAJOR SUBDIVISION

The Shaker Farms Section Three Final Plat is a major subdivision containing approximately 6.1035 acres. The plat establishes thirty-six (36) residential lots, associated easements, and 1.0181 acres of dedicated public right-of-way for Richard Way and Wheatfield Way.
Forestar (USA) Real Estate Group Inc. filed this subdivision as the current property owner and developer.
Pursuant to Section 1115.06(f)(11) of the City's Unified Development Ordinance, approval of the Final Plat by the Council shall be deemed to constitute acceptance by the public of the dedication of every

right-of-way and other proposed public easement or space shown on said Plat; however, improvements such as streets, sewer, water or other infrastructure shall not be accepted by the City until constructed and the construction plans for the same have been submitted and approved and the Developer/Subdivider has recorded said construction plans, as required by Section 1115.06(i).
Planning Commission voted to recommend approval (5-0) subject to the following condition being included in Council's approval:
The applicant shall submit all separate easement documents, exhibits, and legal descriptions for any sanitary sewer, storm sewer, water, drainage, access, emergency overflow/spillway, or other utility easements located outside of the Section Three plat boundary that are necessary to serve the lots or public improvements within Shaker Farms Section Three. Such easements shall be reviewed and found acceptable by the City Engineer. The easements shall be recorded prior to final infrastructure acceptance and prior to any release or reduction of the performance guarantee for the affected improvements, unless otherwise approved by the City Engineer.

Mayor Centers opened and closed the Public Hearing at 5:56pm as none asked to be heard.

Motion to approve with Planning Commission's recommendations made by Aldridge, Seconded by Lipps.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Lipps
Motion passed.

E. ORDINANCE 2026-13 APPROVING THE FINAL PLAT FOR SHAKER MEADOWS SECTION THREE MAJOR SUBDIVISION

The Shaker Meadows Section Three Final Plat is a major subdivision containing approximately 3.3622 acres. The plat establishes sixteen (16) residential lots, associated easements, and 0.9701 acres of dedicated public right-of-way for Pleasant Hill Boulevard and Wright Way.
Henderson Development Company filed this subdivision as the current property owner and developer.
Pursuant to Section 1115.06(f)(11) of the City's Unified Development Ordinance, approval of the Final Plat by the Council shall be deemed to constitute acceptance by the public of the dedication of every right-of-way and other proposed public easement or space shown on said Plat; however, improvements such as streets, sewer, water or other infrastructure shall not be accepted by the City until constructed and the construction plans for the same have been submitted and approved and the Developer/Subdivider has recorded said construction plans, as required by Section 1115.06(i).
Planning Commission voted to recommend approval (5-0).

Mayor Centers opened and closed the Public Hearing at 5:57pm as none asked to be heard.

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

F. ORDINANCE 2026-14 APPROVING THE FINAL PLAT FOR SHAKER MEADOWS SECTION FOUR MAJOR SUBDIVISION

The Shaker Meadows Section Four Final Plat is a major subdivision containing approximately 13.9096 acres. The plat establishes twenty-two (22) residential lots, associated easements, and 1.1185 acres of dedicated public right-of-way for Troy Avenue and Wright Way.
Henderson Development Company filed this subdivision as the current property owner and developer.

Pursuant to Section 1115.06(f)(11) of the City's Unified Development Ordinance, approval of the Final Plat by the Council shall be deemed to constitute acceptance by the public of the dedication of every right-of-way and other proposed public easement or space shown on said Plat; however, improvements such as streets, sewer, water or other infrastructure shall not be accepted by the City until constructed and the construction plans for the same have been submitted and approved and the Developer/Subdivider has recorded said construction plans, as required by Section 1115.06(i). Planning Commission voted to recommend approval (5-0).

Mayor Centers opened and closed the Public Hearing at 5:58pm as none asked to be heard.

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

8. NEW BUSINESS

A. RESOLUTION 2026-52 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF FRANKLIN WITH PATRIOT ENGINEERING AND ENVIRONMENTAL

This resolution authorizes the City Manager to enter into an agreement with Patriot Engineering & Environmental, Inc. for as-needed Certified Professional and environmental engineering services related to the remediation and redevelopment of the former Franklin Boxboard property at 50 East 6th Street. Services will support implementation of the City's $1,000,000 Ohio Department of Development Brownfield Remediation Cleanup Grant and completion of activities necessary to obtain a Covenant-Not-to-Sue from the Ohio EPA. As these services are considered professional services, competitive bidding is not required.

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

9. INTRODUCTION OF NEW LEGISLATION

A. ORDINANCE 2026-15 AMENDING PART FIVE, CHAPTER 505, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 505.20 (UNAUTHORIZED FEEDING OR ATTRACTING ANIMALS)

a. Exhibit A: 505.20 Unauthorized Feeding or Attracting Animals

B. ORDINANCE 2026-16 AMENDING PART FIVE, CHAPTER 509, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 509.10 (Climbing Upon or Jumping Off Bridges)

a. Exhibit A: 509.10 Climbing Upon or Jumping Off Bridges

C. ORDINANCE 2026-17 AMENDING PART FIVE, CHAPTER 531, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 531.04 (FAILURE TO SUPERVISE A MINOR)

a. Exhibit A: 531.04 Failure to Supervise a Minor

D. ORDINANCE 2026-18 AN ORDINANCE DELINEATING OVERLAYS IN RELATION TO THE PROPOSED SHAKER MEADOWS INCENTIVE DISTRICTS #1 THROUGH #4, WITHIN THE CITY OF FRANKLIN, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE

TO THE FRANKLIN CITY SCHOOL DISTRICT, THE WARREN COUNTY CAREER CENTER, AND THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DISPENSING WITH THE REQUIREMENT THAT THIS ORDINANCE MUST BE READ ON THREE DIFFERENT DAYS PURSUANT TO SECTION 4.05 OF THE CITY CHARTER.

a. Exhibit A – Proposed Districts and Overlays
b. Exhibit B – Economic Development Plan

10. CITY MANAGER'S REPORT

Mr. Westendorf introduced the City's new Construction Inspector, Mr. McQueen, who recently joined the City after a long tenure with Butler County Water and Sewer. Mr. McQueen shared information about his background and experience. City Engineer Eric Damian noted that Mr. McQueen has already hit the ground running and has become an integral part of several ongoing infrastructure projects.

Staff recently met with representatives from Atlas Roofing regarding the proposed West Side Roundabout project. Teams from both facilities participated, and the meeting was productive. The discussion included reevaluating the project's approach and identifying potential funding opportunities to address long-term truck routing concerns. Staff expects to bring a proposal forward as additional information becomes available.

Mr. Westendorf reminded everyone that National Night Out will take place tomorrow evening at the park and encouraged the community to attend. He recognized Detective Myers, Chief Colon, and the entire Police Division for the work they put into making the event a success each year.

He also recognized Huhtamaki for its continued partnership with National Night Out. The company will once again provide and serve food for attendees under the large white tent. Because of its outstanding community partnership, the City nominated Huhtamaki for the Warren County Foundation's Outstanding Large Industrial Business of the Year award.

The next Movie in the Park will be held Saturday evening featuring National Treasure at dusk. The Ohio Valley Cruisers will also be participating in the event.

The most recent Fourth Friday event was well attended and another successful community gathering.

City staff met with Franklin City Schools administration last week as part of the City's annual coordination meeting before the start of the school year.
Staff provided an overview of the proposed Dehart Valley Farms development. Mr. Westendorf explained that, at this stage of the development process, information is typically only known by City staff. However, the City wanted to be proactive in informing school officials before the project enters the public hearing process. The official application is expected to be submitted Thursday evening, with a public hearing anticipated approximately one month later, likely at the September 9 Planning Commission meeting. As required, all property owners within 250 feet of the proposed development will receive formal notification. The City's goal is simply to communicate earlier and provide additional transparency to the community.
Staff also reviewed preparations for the upcoming school year, including:

- Installation of speed cushions on Fourth Street beginning tomorrow.

- Restriping crosswalks and refreshing school zone pavement markings.
- Installation of new water meters at school buildings before classes begin.
- Continuing the City's partnership with Keller Partners to provide school safety assistance at no cost to the school district.
- Ongoing coordination with Duke Energy regarding expanded street lighting near schools. While the project presents challenges due to overhead utilities and associated costs, improving pedestrian safety for students, parents, and school staff remains a priority.

Mr. Westendorf also noted that federal legislation is being considered that could eliminate Daylight Saving Time, which could impact future discussions regarding school-area lighting.

Mr. Westendorf discussed scheduling the next joint meeting between City Council and the Franklin City School Board. One of the primary topics identified by the School Board is school funding and how economic development decisions, including tax increment financing (TIF) districts, impact district revenues. Mr. Westendorf reiterated the City's commitment to utilizing only non-school TIFs.
The schools have proposed Monday, August 31, as a potential meeting date and asked Council members to provide their availability to Ms. Dunn.

11. COUNCIL COMMENTS

Mr. Lipps welcomed Mr. McQueen to the City team and said he was glad to have him on board.

Mrs. Fouts thanked Ms. Donisi for attending the meeting and sharing her perspective. She acknowledged Ms. Donisi's concerns and shared personal anecdotes related to the discussion. Mrs. Fouts also noted that Council members receive their meeting packets in advance and thoroughly review the materials prior to each meeting.

Mr. Aldridge stated that he had been contacted by several friends regarding the proposed Dehart Valley Farms development and noted that he had not previously seen the project images. He explained that the proposal had not yet been to Council in the review process.

Mr. Roberts welcomed Mr. McQueen to the City team.

Mr. Ruppert welcomed Mr. McQueen, stating that his assistance is both needed and appreciated.

Vice Mayor Hall welcomed Mr. McQueen to the City team and remarked that he would not be bored in his new role.
He also asked whether Duke Energy had responded to correspondence regarding the repeated power outages in the Harpland neighborhood. He noted that residents have experienced outages four times this year, each lasting more than 24 hours during storm events, and expressed concern that additional action is needed.

Mayor Centers welcomed Mr. McQueen to the City, noting that he brings a great deal of experience and will be a valuable addition to the team.
He also thanked Ms. Donisi for attending the meeting and presenting her report, stating that Council will carefully consider the matter and continue to ask questions throughout the review process.
Mayor Centers reported that City staff recently met with residents of the Gorsuch Road and Anthony Lane area to discuss requests for sanitary sewer service, street resurfacing, and stormwater

improvements. The Mayor and Vice Mayor attended the meeting because the proposed Dehart Valley Farms development may present opportunities to address some of these infrastructure needs.
He reminded the public that the proposed Planned Unit Development (PUD) will first be considered during a public hearing before the Planning Commission and will then come before City Council for its own public hearing. He noted that the PUD review process is intended to identify and address concerns raised by residents and stakeholders.

12. EXECUTIVE SESSION

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, Mayor Centers, Aldridge, Fouts, Lipps
Motion passed. Council entered into Executive Session at 6:32pm.

Motion to exit made by Vice Mayor Hall, Aldridge,
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Lipps
Motion passed. Council exited Executive Session at 6:46pm.

13. ADJOURNMENT

Motion made by Vice Mayor Hall, Seconded by Aldridge.
Voting Yea: Roberts, Ruppert, Vice Mayor Hall, Mayor Centers, Aldridge, Fouts, Lipps
Motion passed. Council adjourned at 6:46pm.

_____
Brent Centers, Mayor

_____
Khristi Dunn, Clerk of Council

LEGISLATIVE COVER MEMO

Introduction:	August 3, 2026
Public Hearing:	August 17, 2026
Effective Date:	September 16, 2026
Agenda Item:	**Ordinance 2026-15** AMENDING PART FIVE, CHAPTER 505, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 505.20 (UNAUTHORIZED FEEDING OR ATTRACTING ANIMALS)
Submitted by:	Jonathan Westendorf, City Manager
Scope/Description:	The proposed ordinance establishes regulations regarding the unauthorized feeding or attracting of animals on public and private property. The intent is to reduce public health and safety concerns, minimize nuisance conditions, and discourage the establishment and growth of unmanaged animal populations. The City of Franklin has partnered with the Warren County Humane Society to address the community's stray cat population through Trap-Neuter-Return (TNR) programs. These efforts are designed to humanely reduce and stabilize feral cat colonies over time. However, large-scale, open feeding of animals on public property undermines these efforts by attracting additional stray and feral animals into the area, increasing colony sizes beyond what the environment can sustain, and creating ongoing concerns related to sanitation, property maintenance, and public safety. This legislation is intended to support the City's ongoing animal management efforts by prohibiting the unauthorized placement of food, water, or shelter that sustains or attracts animals on public property. It also clarifies that feeding or attracting animals on private property may only occur with the authorization of the property owner. The ordinance does not prohibit authorized animal care activities but provides the City with a mechanism to address situations where unmanaged feeding contributes to nuisance conditions or negatively impacts the community.
Vote Required for Passage:	Per Section 4.03 of the City’s Charter, the passage of this Ordinance requires a majority vote of the members of Council who are present.
Exhibits	Exhibit A: 505.20 Unauthorized Feeding or Attracting Animals
Recommendation:	Approval

CITY OF FRANKLIN, OHIO
ORDINANCE 2026-15

AMENDING PART FIVE, CHAPTER 505, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 505.20 (UNAUTHORIZED FEEDING OR ATTRACTING ANIMALS)

WHEREAS, Franklin City Council is responsible for enacting laws to preserve the public health, safety and welfare of the citizens of the City of Franklin, Ohio;

WHEREAS, with the input of City Department heads and staff, Council has determined it is desirable and necessary to enact laws regarding the unauthorized feeding or attracting of animals;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. The City's Codified Ordinances are hereby amended to include a new Section 505.20, as set forth in Exhibit A, attached hereto.

Section 2. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 5. This Ordinance shall go into effect on September 16, 2026.

INTRODUCED: August 3, 2026

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-15 passed by that body on August 17, 2026.

_____
Khristi Dunn, Clerk of Council

APPROVED AS TO FORM:

_____
Ben Yoder, Law Director

505.20 Unauthorized Feeding or Attracting Animals

(a) Definitions: As used in this section:

(1) “Public property” shall mean any real property owned, leased, or controlled by the City of Franklin, including but not limited to public rights-of-way, sidewalks, parks, parking lots, and other public grounds.

(2) “Private property” shall mean any real property which is not owned, leased, or controlled by the City of Franklin.

(b) Prohibitions: No person shall:

(1) Leave or provide food, water, or shelter on any public property, in a manner that supports, sustains, or attracts any animal to the property, without the express authorization of the City of Franklin; and/or

(2) Leave or provide food, water, or shelter on any private property, in a manner that supports, sustains, or attracts any animal to the property, without the express authorization of the private property owner.

LEGISLATIVE COVER MEMO

Introduction: August 3, 2026

Public Hearing: August 17, 2026

Effective Date: September 16, 2026

Agenda Item: **Ordinance 2026-16**

AMENDING PART FIVE, CHAPTER 509, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 509.10 (CLIMBING UPON OR JUMPING OFF BRIDGES)

Submitted by: Jonathan Westendorf, City Manager

Scope/Description: The proposed ordinance establishes safety regulations prohibiting individuals from jumping, hanging, climbing, or otherwise occupying areas of bridges not intended for pedestrian or vehicular use within the City of Franklin.

The City has experienced ongoing issues involving both minors and adults jumping from bridges into the Great Miami River and other waterways. These activities often occur from significant heights into water of unknown or insufficient depth, creating an extreme risk of serious injury or death. In addition to the danger posed to those participating, these incidents frequently require responses from police, fire, and emergency medical personnel, placing first responders at unnecessary risk and diverting emergency resources from other public safety needs.

This legislation is intended to provide law enforcement with a clear enforcement mechanism to discourage these dangerous behaviors before injuries occur. By prohibiting jumping, hanging, climbing, and occupying structural areas of bridges outside those designed for normal travel, the ordinance reinforces the City's commitment to protecting public safety.

The ordinance is preventative in nature and is intended to reduce hazardous conduct, protect residents and visitors, and minimize the need for emergency rescue operations resulting from unsafe bridge activities.

Vote Required for Passage: Per Section 4.03 of the City's Charter, the passage of this Ordinance requires a majority vote of the members of Council who are present.

Exhibits Exhibit A: 509.10 Climbing Upon or Jumping Off Bridges

Recommendation: The Safety Committee voted to recommend passage to Council at their July 28, 2026 meeting.

CITY OF FRANKLIN, OHIO
ORDINANCE 2026-16

AMENDING PART FIVE, CHAPTER 509, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 509.10 (Climbing Upon or Jumping Off Bridges)

WHEREAS, Franklin City Council is responsible for enacting laws to preserve the public health, safety and welfare of the citizens of the City of Franklin, Ohio;

WHEREAS, with the input of City Department heads and staff, Council has determined it is desirable and necessary to enact laws regarding the unauthorized climbing upon or jumping off bridges;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. The City's Codified Ordinances are hereby amended to include a new Section 509.10, as set forth in Exhibit A, attached hereto.

Section 2. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 5. This Ordinance shall go into effect on September 16, 2026.

INTRODUCED: August 3, 2026

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-16 passed by that body on August 17, 2026.

_____
Khristi Dunn, Clerk of Council

APPROVED AS TO FORM:

_____
Ben Yoder, Law Director

509.10 Climbing Upon or Jumping Off Bridges

(a) Definition: As used in this section, "bridge" shall mean any public or private structure (including but not limited to the main deck and structural supports) erected over a depression or an obstruction (such as water or a highway, bikeway, or railway), which is designed, constructed, maintained, or used to carry vehicular or pedestrian traffic.

(b) Prohibitions: Unless otherwise expressly authorized by the City of Franklin, Ohio, it shall be unlawful for any person to commit any of the following actions with respect to any bridge in the City of Franklin, Ohio's corporate boundaries:

(1) Jumping from a bridge;

(2) Hanging from a bridge;

(3) Sitting or standing upon the edge of a bridge, or on any area of the bridge outside of the main bridge deck designed for pedestrian and vehicular traffic; and/or

(4) Climbing on any area of the bridge outside of the main bridge deck designed for pedestrian and vehicular traffic.

(c) Penalties: Whoever violates this section is guilty of a misdemeanor of the fourth degree.

LEGISLATIVE COVER MEMO

Introduction:	August 3, 2026
Public Hearing:	August 17, 2026
Effective Date:	September 16, 2026
Agenda Item:	**Ordinance 2026-17** AMENDING PART FIVE, CHAPTER 531, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 531.04 (FAILURE TO SUPERVISE A MINOR)
Submitted by:	Jonathan Westendorf, City Manager
Scope/Description:	The proposed ordinance establishes accountability for parents, guardians, or other responsible adults who fail to adequately supervise minors who repeatedly engage in unlawful or dangerous behavior. The legislation is intended to address ongoing incidents involving bridge jumping, vandalism, destruction of public property, and other criminal offenses committed by juveniles within the community. The ordinance provides for a written warning following a minor's first qualifying offense and creates a progressive enforcement process only when repeated violations occur. Its primary purpose is to encourage parental involvement, deter recurring misconduct, and protect public safety and City property while reducing the need for repeated law enforcement intervention.
Vote Required for Passage:	Per Section 4.03 of the City's Charter, the passage of this Ordinance requires a majority vote of the members of Council who are present.
Exhibits	Exhibit A: 531.04 Failure to Supervise a Minor
Recommendation:	The Safety Committee voted to recommend passage to Council at their July 28, 2026 meeting.

CITY OF FRANKLIN, OHIO
ORDINANCE 2026-17

AMENDING PART FIVE, CHAPTER 531, OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND CREATING CHAPTER 531.04 (FAILURE TO SUPERVISE A MINOR)

WHEREAS, Franklin City Council is responsible for enacting laws to preserve the public health, safety and welfare of the citizens of the City of Franklin, Ohio;

WHEREAS, with the input of City Department heads and staff, Council has determined it is desirable and necessary to enact laws regarding the Failure to Supervise a Minor;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. The City's Codified Ordinances are hereby amended to include a new Section 531.04, as set forth in Exhibit A, attached hereto.

Section 2. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 5. This Ordinance shall go into effect on September 16, 2026.

INTRODUCED: August 3, 2026

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-17 passed by that body on August 17, 2026.

_____
Khristi Dunn, Clerk of Council

APPROVED AS TO FORM:

_____
Ben Yoder, Law Director

531.04 Failure to Supervise a Minor

(a) Prohibitions: No person shall fail to adequately supervise a minor child under eighteen years of age when the person is the legal parent, legal guardian, or other adult authorized to exercise care and control over the child. A person shall be deemed to have failed to supervise a minor child under this section if the child commits two or more of the following acts within a one-year period:

(1) Any act that qualifies the child as a "delinquent child" under Ohio R.C. 2152.02;

(2) Any act that constitutes a crime under Ohio law; and/or

(3) Any act that constitutes a crime under the Franklin Municipal Code.

(b) Initial Warning: Upon a child's first commission of any act listed in the above subsection (a) within a two-year period, the City of Franklin Police Department shall issue a written warning to the legal parent, legal guardian, and/or other adult authorized to exercise care and control over the child. The warning shall notify the recipient of child's unauthorized act, and shall further state that the recipient of the warning will be charged with the offense of failure to supervise a minor if the child commits any subsequent act listed in subsection (a) within two years of the date of the first act.

(c) Penalties:

(1) Whoever violates this section is guilty of a minor misdemeanor, unless otherwise provided in this subsection (c).

(2) Whoever violates this section is guilty of a misdemeanor of the first degree if any act listed in subsection (a) and committed by the child created a risk of, or actually caused, substantial harm to any person.

(3) Whoever violates this section is guilty of a misdemeanor of the first degree if the person has been previously convicted of failure to supervise a minor at any time in the preceding two-year period.

(4) In addition to the misdemeanor penalties listed in this subsection (c), whoever violates this section may be ordered by the Franklin Municipal Court to complete court-approved parental education classes.

(d) Defenses: It shall be a defense to the charge of failure to supervise a minor under this section if the person charged:

(1) Is the victim of all acts under subsection (a) which were committed by the child;

(2) Reported to appropriate law enforcement authorities all acts under subsection (a) which were committed by the child; and/or

(3) Took reasonable steps to control the child's conduct at the time of the child's commission of the acts under subsection (a), as determined by final judgment entry of the Franklin Municipal Court.

LEGISLATIVE COVER MEMO

Introduction: August 3, 2026

Public Hearing: August 17, 2026

Agenda Item: **Ordinance 2026-18**
AN ORDINANCE DELINEATING OVERLAYS IN RELATION TO THE PROPOSED SHAKER MEADOWS INCENTIVE DISTRICTS #1 THROUGH #4, WITHIN THE CITY OF FRANKLIN, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE FRANKLIN CITY SCHOOL DISTRICT, THE WARREN COUNTY CAREER CENTER, AND THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS.

Submitted by: Karisa Steed, Assistant City Manager

Scope/Description: Approves statutory overlays and the Economic Development Plan for four proposed Shaker Meadows incentive districts encompassing portions of parcels 0836351005 and 0835102001; sets the public hearing; and authorizes required notices.

Exhibits: **Exhibit A** – Proposed Districts and Overlays
Exhibit B – Economic Development Plan

Budget Impact: No present appropriation; procedural action supporting future TIF consideration.

Recommendation: Approval

CITY OF FRANKLIN, OHIO
ORDINANCE 2026-18

AN ORDINANCE DELINEATING OVERLAYS IN RELATION TO THE PROPOSED SHAKER MEADOWS INCENTIVE DISTRICTS #1 THROUGH #4, WITHIN THE CITY OF FRANKLIN, OHIO; ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE FRANKLIN CITY SCHOOL DISTRICT, THE WARREN COUNTY CAREER CENTER, AND THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS.

WHEREAS, this Council (the **"Council"**) of the City of Franklin, Ohio (the **"City"**) is contemplating the creation of four (4) "Incentive Districts" as defined in Division (A)(5) of Ohio Revised Code Section (**"R.C."**) 5709.40 for certain parcels in the City, as authorized under Division (C) of R.C. 5709.40, such Incentive Districts being numbered #1, #2, #3, and #4 (each a "Shaker Meadows Incentive District", and collectively, the "Shaker Meadows Incentive Districts"); and

WHEREAS, pursuant to Division (C)(2) of R.C. 5709.40, this Council must conduct a public hearing on an Ordinance proposed under R.C. 5709.40(C)(1) creating the Shaker Meadows Incentive Districts, which such public hearing must be preceded by sufficient notice to every real property owner whose property is located within the boundaries of the Shaker Meadows Incentive Districts, and such notice must include a map of the applicable Shaker Meadows Incentive District on which this Council must have delineated an overlay; and

WHEREAS, this Ordinance is a procedural ordinance delineating overlays and adopting a written economic development plan such that this Council may, in the future, consider an ordinance proposed under R.C. 5709.40(C)(1) establishing the Shaker Meadows Incentive Districts (the **"Proposed Shaker Meadows Incentive Districts TIF Ordinance"**); and

WHEREAS, such overlays must satisfy Division (A)(6) of R.C. 5709.40, namely each overlay must cover an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and

WHEREAS, the overlays depicted in **EXHIBIT A** attached hereto and incorporated herein by reference (each, an "Overlay") are drawn in accordance with the foregoing; and

WHEREAS, pursuant to Division (A)(5)(f) of R.C. 5709.40, one of the distress characteristics of an Incentive District requires certification by the engineer for the City (the **"City Engineer"**) that the public infrastructure serving such Incentive District is inadequate to meet the development needs of the Incentive District as evidenced by a written economic development plan for the Incentive District; and

WHEREAS, in order to make the necessary certification for the Shaker Meadows Incentive Districts, the City Engineer is required to consider a written economic development plan for the Shaker Meadows Incentive Districts adopted by this Council for such purposes; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interests of the City to adopt a written economic development plan for the Shaker Meadows Incentive Districts, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the **"Economic Development Plan"**); and

WHEREAS, in order to consider the Proposed Shaker Meadows Incentive Districts TIF Ordinance, the City must comply with the public hearing and notice provisions of R.C. 5709.40(C) and 5709.40(D) and the City intends to (i) set a time and place for a public hearing to occur not later than thirty (30) days prior to adopting

the Proposed Shaker Meadows Incentive Districts TIF Ordinance, (ii) authorize the City's transmittal of notice of the public hearing and the Proposed Shaker Meadows Incentive Districts TIF Ordinance to every real property owner whose property is located within the boundaries of the proposed Shaker Meadows Incentive Districts, and (iii) authorize the City to transmit notice to the Board of County Commissioners of Warren County, the Board of Education for the Franklin City School District, and the Board of Education for the Warren County Career Center of the City's intention to adopt the Proposed Shaker Meadows Incentive Districts TIF Ordinance; and

WHEREAS, this Council has determined to approve this Ordinance and dispense with the rule that this Ordinance shall be read on three (3) different days pursuant to Section 4.05 of the City Charter.

NOW, THEREFORE, the City of Franklin hereby ordains:

SECTION 1. Pursuant to Division (A)(6) of R.C. 5709.40, this Council hereby delineates the Overlays as they relate to and serve to further describe the proposed Shaker Meadows Incentive Districts.

SECTION 2. Under Division (A)(5)(f) of R.C. 5709.40, this Council hereby adopts the Economic Development Plan in furtherance of its contemplation of the Shaker Meadows Incentive Districts.

SECTION 3. This Council hereby provides the following authorizations pursuant to the requirements of R.C. 5709.40, each required in order to establish the Shaker Meadows Incentive Districts pursuant to the Proposed Shaker Meadows Incentive Districts TIF Ordinance, as follows:

(i) This Council hereby authorizes the City Engineer to conduct a review of the Economic Development Plan, and upon such review, certify the results to this Council pursuant to R.C. 5709.40(A)(5)(f).

(ii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby determines that a public hearing with respect to this Council's formal adoption of the Proposed Shaker Meadows Incentive Districts TIF Ordinance shall occur on October 19, 2026, at a regularly scheduled meeting of this Council at 5:30 p.m. in the Council Chambers of the Franklin Municipal Building, located at 1 Benjamin Franklin Way, Franklin, Ohio 45005, which such public hearing shall occur not later than thirty (30) days prior to this Council's formal adoption of the Proposed Shaker Meadows Incentive Districts TIF Ordinance.

(iii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby authorizes the City Manager, the Clerk of this Council, and their designees, to send proper and timely notice, by first class mail, to every real property owner whose property is located within the boundaries of the Shaker Meadows Incentive Districts subject of the Proposed Shaker Meadows Incentive Districts TIF Ordinance, which such notice being delivered not later than thirty (30) days prior to the public hearing set by this Ordinance in Section 3(i) above.

(iv) Pursuant to R.C. 5709.40(D), this Council hereby authorizes the City Manager, the Clerk of this Council, and their designees, to send proper and timely notice to the Franklin City School District Board of Education of this Council's intention to formally adopt the Proposed Shaker Meadows Incentive Districts TIF Ordinance following all required notice periods.

(v) Pursuant to R.C. 5709.83, this Council hereby authorizes the City Manager, the Clerk of this Council, and their designees, to send proper and timely notice to the Warren County Career Center Board of Education of this Council's intention to formally adopt the Proposed Shaker Meadows Incentive Districts TIF Ordinance following all required notice periods.

(vi) Pursuant to R.C. 5709.40(E), this Council hereby authorizes the City Manager, the Clerk of this Council, and their designees, to send proper and timely notice to the Board of County Commissioners of Warren County, Ohio of this Council's intention to formally adopt the Proposed Shaker Meadows Incentive Districts TIF Ordinance.

SECTION 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any decision-making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with Ohio's Sunshine Laws, including R.C. 121.22.

SECTION 5. This Ordinance shall take effect and be in force at the earliest date permitted by law.

INTRODUCED: August 3, 2026

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-18 passed by that body on August 17, 2026.

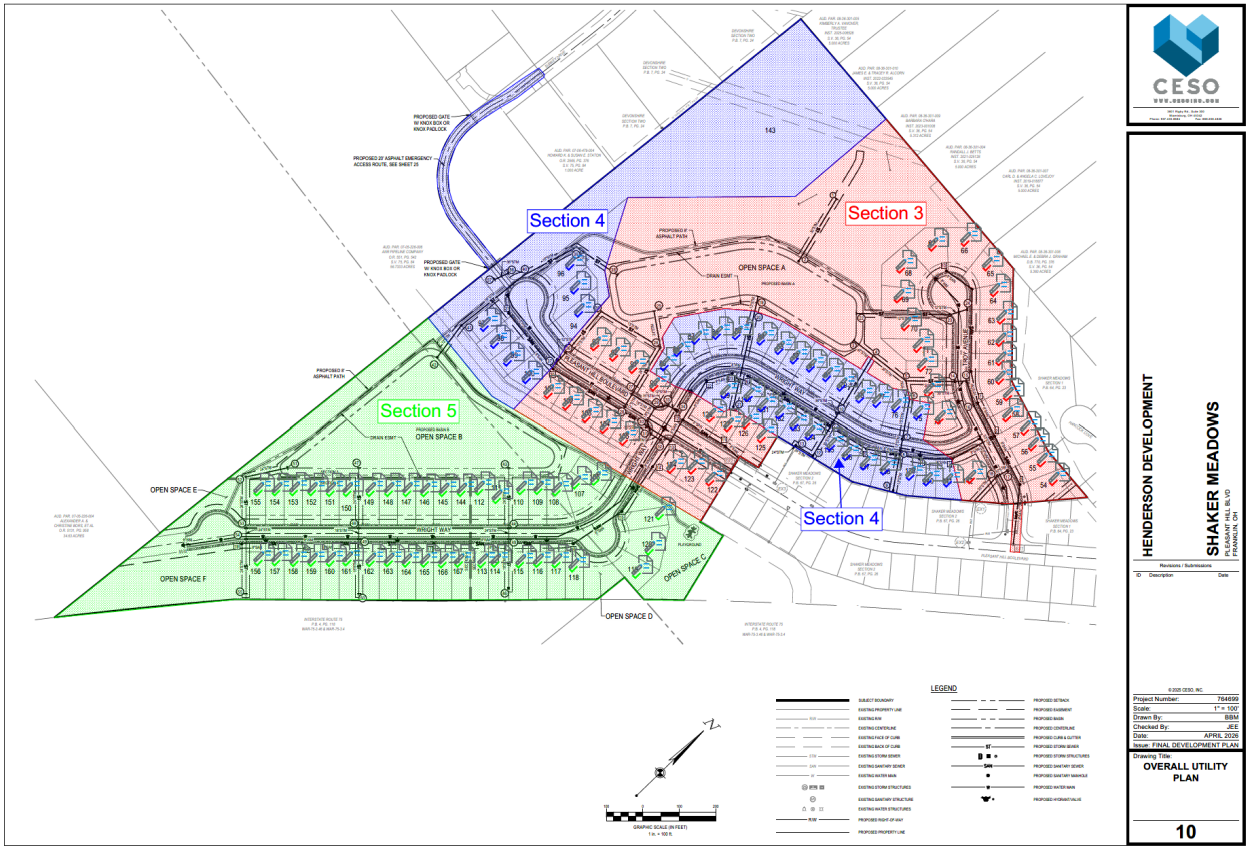
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Khristi Dunn, Clerk of Council

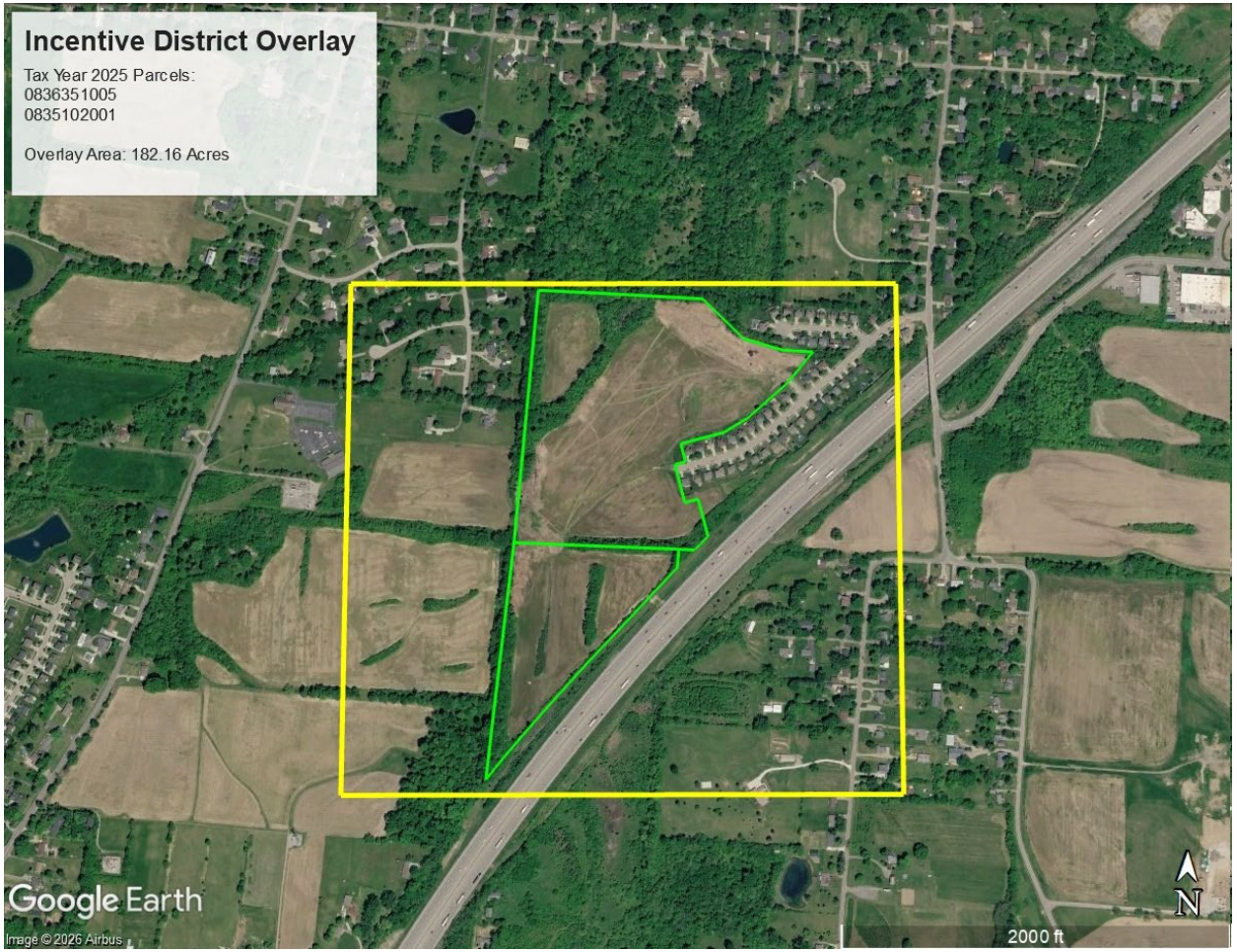
APPROVED AS TO FORM:

_____
Ben Yoder, Law Director

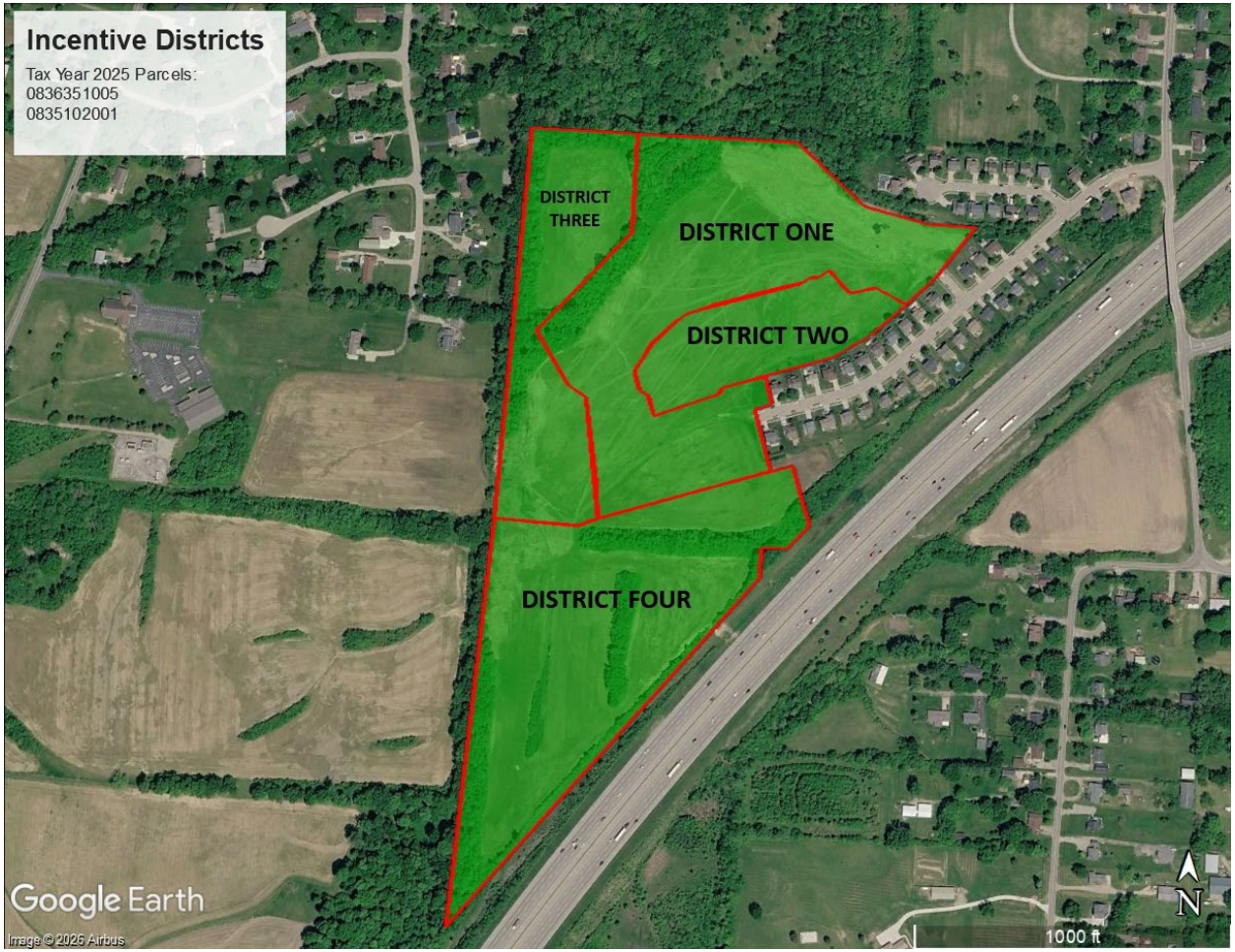
EXHIBIT A
PROPOSED SHAKER MEADOWS INCENTIVE DISTRICTS AND OVERLAYS

The proposed Shaker Meadows Incentive Districts encompass portions of Warren County Auditor parcel numbers 0836351005 and 0835102001, including any subsequent combinations or subdivisions. The following maps depict the proposed district boundaries and statutory overlay applicable to the proposed Incentive Districts.




Incentive District Overlay
Tax Year 2025 Parcels:
0836351005
0835102001
Overlay Area: 182.16 Acres
Google Earth
Image © 2026 Airbus
2000 ft
N

A-2


Incentive Districts
Tax Year 2025 Parcels:
0836351005
0835102001
DISTRICT THREE
DISTRICT ONE
DISTRICT TWO
DISTRICT FOUR
Google Earth
Image © 2026 Airbus
1000 ft
N

A-3

EXHIBIT B

City of Franklin, Ohio

Economic Development Plan for the "Shaker Meadows Incentive Districts" Development Area

August ___, 2026

OVERVIEW OF PROPOSED DEVELOPMENT

HDC III, LLC (the **"Property Owner"**) owns and controls approximately 47.38 acres of real property generally situated to the northeast of Interstate 75 and to the south and west of Pleasant Hills Boulevard within the City of Franklin, Ohio. It is currently anticipated that Henderson Construction, Inc., doing business as Henderson Development Company (the **"Developer"**), will undertake horizontal site development and that one or more home builders will construct approximately 113 single-family homes within Sections 3, 4 and 5 of the "Shaker Meadows Project," an interconnected neighborhood to be known as "Shaker Meadows." Such homes are expected to be conveyed by the applicable home builders to future owners in fee simple. Sections 3, 4, and 5 of the Shaker Meadows Project are expected to occur upon 2026 Warren County Auditor's Permanent Parcel Identification Numbers: 0836351005 and 0835102001, (including any subsequent combinations or subdivisions) as identified in the records of the Warren County Auditor from time to time. Currently the mix of proposed development in each of Shaker Meadows Incentive Districts '1' through '4' are as follows:

Incentive District No. 1 – Approximately 38 Single Family Lots
Incentive District No. 2 – Approximately 28 Single Family Lots
Incentive District No. 3 – Approximately 7 Single Family Lots
Incentive District No. 4 – Approximately 40 Single Family Lots

LAND USE CONTROLS

As currently described by the 2026 Warren County Auditor's Permanent Parcel Identification Numbers: 0836351005 and 0835102001, such real property is zoned, according to the Zoning Ordinance of the City of Franklin, Ohio pursuant to Ordinance 2009-11 effective July 6, 2011, as may be amended from time to time, as an R-1B Suburban Residential District and R-1A Suburban Estate District, respectively. Pursuant to Section 1107.01(b)(3)(a) of the Codified Ordinances of the City of Franklin, Ohio, the purpose of the R-1 One-Family Residential District zoning designation is based on plans for development submitted to the City's Planning Commission to provide space in the City for low-density, single-family residential uses, and to provide for additional uses that serve the residential neighborhood as conditional uses. Pursuant to Section 1107.01(b)(3)(a)(i), the intent of the R-1A Estate Residential District is to provide space for the lowest density, single-family residential uses, and to provide density of three dwelling units or less for every one acre of land; the intent of the R-1B Suburban Residential District is to provide space for low density, single-family residential uses, with an average density of four dwelling units or less for every one acre of land. To meet such demands, the City intends to preserve and enhance the health, safety, and general welfare of City residents, while considering unique natural features, contemporary land use concepts, and a balanced residential environment.

This Economic Development Plan does not amend, supersede, or replace applicable zoning, subdivision, building, engineering, or other regulatory requirements of the City.

DEVELOPMENT MIX

Constructed in one or more phases, the entire Shaker Meadows Project is presently anticipated to consist of approximately 162 single-family homes (which total includes the 113 single-family homes comprising sections 3, 4, and 5 of the Shaker Meadows Project described above), the development of public infrastructure improvements needed to service the Development, and necessary appurtenances thereto. Specifically, the City of Franklin and the Developer currently anticipate that roadway improvements extending Pleasant Hill Boulevard, Troy Avenue, creating Wright Way, and connecting Pleasant Hill Boulevard to Surrey Drive via a twenty foot asphalt emergency access route, as well as other to be identified public infrastructure improvements, will directly benefit the Shaker Meadows Project as well as provide an overall benefit to the City, its residents, and future development patterns. Additionally, sanitary sewer, storm sewer, and water extensions may include off-site and on-site sewer oversizing, as approved by the City.

ANALYSIS AND ASSESSMENT

To promote the variety of flexibility of residential land development that is necessary to meet the demands of increased urbanization, population growth, and the demand for well-organized residential areas within the City of Franklin, Ohio, the proposed Development is intended to be designed using smart-growth principles fostering a human scale, pedestrian-friendly community, with the volume of single-family housing types necessary to serve multi-generational needs.

With multiple access points from adjacent roadways to the internal roadway system of the City, the Shaker Meadows Project is intended to be designed to encourage walkability within the City of Franklin, Ohio. Road networks within Shaker Meadows are intended to be designed around gently curving roads, houses are arranged on walkable blocks, with anticipated connections to Shaker Road to the northeast, fostering a more integrated transportation and development pattern within the City of Franklin, Ohio. Roads within Shaker Meadows are anticipated to include sidewalks or trails and thereby encourage pedestrian mobility.

While the Development of the site may occur in phases, visual unity is anticipated to be achieved for the overall Development. Landscape elements in view of public rights-of-way, entry features, project identity signage, street trees, other landscaping, and pedestrian-friendly connectivity, are anticipated features of the Development intended to operate in a cohesive manner complementary to the surrounding areas of the City of Franklin, Ohio.

CONCLUSION

It is the conclusion of the City of Franklin, Ohio and its staff that it is in the interests of the City of Franklin, Ohio to proceed with the approval of an "Engineer's Certificate" and this Economic Development Plan so as to provide for the further approval, by the City Council of the City of Franklin, Ohio, of the Shaker Meadows Incentive Districts pursuant to Ohio Revised Code Section 5709.40(C).

LEGISLATIVE COVER MEMO

Introduction: August 17, 2026

Agenda Item: **Resolution 2026-53**

AWARDING THE BID AND AUTHORIZING EXECUTION OF THE CONTRACT WITH INTEGRITY CONTRACTORS FOR THE 6TH STREET IMPROVEMENTS PROJECT.

Submitted by: Eric Damian, City Engineer

Scope/Description: The base bid included installing curb and gutter, storm sewer, catch basins, concrete sidewalk matching the Revitalized Downtown Main Street improvements, street lighting, and utility work along Sixth Street, as well as reconstructing a portion of the alley between Riley Boulevard and Main Street.

Alternate 1 included resurfacing Sixth Street with spot pavement repairs.

Alternate 2 included the full-depth reconstruction of Sixth Street.

On August 12, 2026, the City opened bids for the project:

	Base Bid	Alt. 1	Alt. 2	Base + Alt. 1	Base + Alt. 2
Engineer's Estimate	*$428,400.00*	*$112,700.00*	*$551,000.00*	*$541,100.00*	*$979,400.00*
Integrity Contractors	$383,584.07	$181,264.35	$289,488.83	**$564,848.42**	$673,072.90
Barrett Paving Materials, Inc.	$426,353.50	$192,284.00	$382,566.50	$618,637.50	$808,920.00

Budget Impact: The project will be partially funded by a $200,000.00 grant from the Community Development Block Grant administered by Warren County. The remaining funds will be paid out of funds from the County Motor Vehicle Tax Fund ($203,000.00) and the Stormwater Replacement Fund ($203,000.00). Total budget $606,000.00.

As of November 21, 2025, there was $327,560.79 available in the County Motor Vehicle Tax Fund.

Recommendation: Staff recommends awarding the base bid and Alternate 1 to Integrity Contractors for a total contract amount of $564,848.42.

CITY OF FRANKLIN, OHIO
RESOLUTION 2026-53

AWARDING THE BID AND AUTHORIZING EXECUTION OF THE CONTRACT WITH INTEGRITY CONTRACTORS FOR THE 6TH STREET IMPROVEMENTS PROJECT.

WHEREAS, bids for the 6th Street Improvements Project were opened on August 12, 2026, in accordance with the Notice to Bidders; and

WHEREAS, it is determined by Council that the bid submitted by Integrity Contractors for the Base Bid and Alternate 1 is the lowest and best bid; and

WHEREAS, this Council will authorize the expenditure of funds for said contract through the appropriation of funds in the City's operating budget,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of the members present concurring, that:

Section 1. The bid for the 6th Street Improvements Project is hereby awarded to Integrity Contractors for the Base Bid and Alternate 1 in the total amount of $564,848.42, all in accordance with the Notice to Bidders, Instructions to Bidders, General Conditions, Specifications, Plans, and other documents contained in the bid packet.

Section 2. The City Manager is hereby directed to execute a contract with Integrity Contractors for the 6th Street Improvements Project, in accordance with the Notice to Bidders, Instructions to Bidders, General Conditions, Specifications, Plans, and other documents contained in the bid packet upon which the bid was received. The costs of the contract shall be paid out of grant funds awarded through the Community Development Block Grant Program and funds appropriated for it in the City's operating budget.

Section 3. It is hereby found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Resolution shall become effective immediately upon its passage.

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on August 17, 2026.

_____
Khristi Dunn, Clerk of Council

LEGISLATIVE COVER MEMO

Meeting Date: August 17, 2026

Agenda Item: **Resolution 2026-54**

FINAL LEGISLATION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE RESURFACING OF S MAIN STREET FROM SIXTH STREET TO EIGHTH STREET.

Submitted by: Eric Damian, City Engineer

Scope/Description: This Resolution is the final legislation required by ODOT for the resurfacing of S Main Street from Sixth Street to Eighth Street. The project will also replace curb, ADA ramps, sidewalks and storm sewer.

This Project is scheduled to be awarded in October 2026 with construction beginning in spring/summer of 2027.

Preliminary legislation was passed July 6, 2026.

Budget Impact: The total cost for this Project is currently:
Engineering/Design: $72,300.00 (100% Local; already paid)
Federal funds: $713,754.96
OPWC funds: $172,607.85 (currently applied; $194,640.00 available)
City/local funds: $17,124.48
Total: $975,787.29

CITY OF FRANKLIN, OHIO
RESOLUTION 2026-54

FINAL LEGISLATION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE RESURFACING OF S MAIN STREET FROM SIXTH STREET TO EIGHTH STREET.

The following Final Resolution enacted by the City of Franklin, Ohio, hereinafter referred to as the Legislative Authority/Local Public Agency or "LPA", in the matter of the stated described project.

WHEREAS, on the 6th day of July 2026, the LPA enacted legislation proposing cooperation with the Director of Transportation for the described project:

> The project consists of resurfacing improvements to S. Main Street (S.R. 73) from Sixth Street to Eighth Street, including pavement repair, pavement planing, asphalt concrete resurfacing, curb replacement, ADA curb ramps, sidewalk replacement, storm sewer system replacement, and pavement markings, lying within the City of Franklin; and

WHEREAS, the LPA shall cooperate with the Director of Transportation in the above described project as follows:

> The City agrees to assume and bear one hundred percent (100%) of the entire cost of the improvement within the city limits, less the amount of Federal-Aid funds set aside by the Director of Transportation for the financing of this improvement from funds allocated by the Federal Highway Administration, U. S. Department of Transportation.

The share of the cost of the LPA is now estimated in the amount of One Hundred Eighty-Nine Thousand Seven Hundred Thirty-Two and - - - 33/100 Dollars, ($189,732.33) LESS OPWC in the amount of One Hundred Seventy-Two Thousand Six Hundred Seven and - - - 85/100 Dollars, ($172,607.85) leaving a balance of Seventeen Thousand One Hundred Twenty-Four and - - - - 48/100 Dollars, ($17,124.48), but said estimated amount is to be adjusted in order that the LPA's ultimate share of said improvement shall correspond with said percentages of actual costs when said actual costs are determined; and

WHEREAS, The Director of Transportation has approved said legislation proposing cooperation and has caused to be made plans and specifications and an estimate of cost and expense for improving the above described highway and has transmitted copies of the same to this legislative authority; and

WHEREAS, The LPA desires the Director of Transportation to proceed with the aforesaid highway improvement.

NOW THEREFORE, be it resolved by the Council of the City of Franklin, of Warren County, Ohio, a majority of Council members present concurring, that:

> Section 1. That the estimated sum, of One Hundred Eighty-Nine Thousand Seven Hundred Thirty-Two and - - - 33/100 Dollars, ($189,732.33) LESS OPWC in the amount of One Hundred Seventy-Two Thousand Six Hundred Seven and - - - 85/100 Dollars, ($172,607.85) leaving a balance of Seventeen Thousand One Hundred Twenty-Four and - - - - 48/100 Dollars, ($17,124.48) is hereby appropriated for the improvement described above and the fiscal officer is hereby authorized and directed to issue an order on the treasurer for said sum upon

the requisition of the Director of Transportation to pay the cost and expense of said improvement. We hereby agree to assume in the first instance, the share of the cost and expense over and above the amount to be paid from Federal funds.

Section 2. That the LPA hereby requests the Director of Transportation to proceed with the aforesaid highway improvement.

Section 3. That the LPA enter into a contract with the State, and that the City Manager be, and is hereby authorized to execute said contract, providing for the payment of the LPA the sum of money set forth herein above for improving the described project.

Section 4. That the LPA transmit to the Director of Transportation a fully executed copy of this Resolution.

Section 5. It is hereby found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 6. This Resolution shall become effective immediately upon its passage.

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on August 17, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable, this _____ day of _____ 2_____.

SEAL

_____
Khristi Dunn, Clerk of Council

LEGISLATIVE COVER MEMO

Introduction: August 17, 2026

Agenda Item: **Resolution 2026-55**

SELECTING VERDANTAS IN RESPONSE TO THE CITY OF FRANKLIN'S REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES FOR THE PREPARATION OF CONSTRUCTION CONTRACT PLANS FOR THE SECOND STREET SIGNAL UPGRADE PROJECT (ODOT PID: 119965) AND AUTHORIZING THE CITY'S ENTRY INTO AN AGREEMENT WITH VERDANTAS TO PROVIDE SUCH SERVICES.

Submitted by: Eric Damian, City Engineer

Scope/Description: The City posted a Request for Qualifications (RFQ) for the preparation of construction contract plans for upgrading existing traffic signals with new mast arm poles, signal heads and traffic control equipment to be networked with the City's centrally controlled system. Fiber optic infrastructure will be extended along E Second street between Riley Blvd and I-75. All 7 intersections will be upgraded and integrated into the City's existing ATMS signal system and expanded for future technology.

The City reviewed all submitted letters of interest based on the criteria set forth in the RFQ and recommends that Verdantas be selected to provide such services. City Staff have coordinated with Verdantas and ODOT to define the scope of the project and received a proposal agreement for such services from Verdantas for the following:

Total Lump Sum – Basic Services	$308,050.00
Total If-Authorized Services	$53,000.00
Total Contract Amount	$361,050.00

Budget Impact: The base contract amount is $308,050.00, with up to $53,000.00 for if-authorized services, resulting in a total contract amount of $361,050.00. A total of $331,000.00 is included in the 2026 Fund 401 budget, with the remaining $30,050.00 to be included in the Fund 401 budget for 2027.

Exhibits: Exhibit A: PID 119965 WAR-East Second Street Signal Upgrades Proposal

CITY OF FRANKLIN, OHIO
RESOLUTION 2026-55

SELECTING VERDANTAS IN RESPONSE TO THE CITY OF FRANKLIN'S REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES FOR THE PREPARATION OF CONSTRUCTION CONTRACT PLANS FOR THE SECOND STREET SIGNAL UPGRADE PROJECT (ODOT PID: 119965) AND AUTHORIZING THE CITY'S ENTRY INTO AN AGREEMENT WITH VERDANTAS TO PROVIDE SUCH SERVICES.

WHEREAS, on June 8, 2026, the City of Franklin issued a Request for Qualifications for the Second Street Signal Upgrade Project (ODOT PID 119965), seeking letters of interest from qualified firms for such services in accordance with the requirements set forth in the RFQ;

WHEREAS, the City received multiple letters of interest from various firms in response to the RFQ; and

WHEREAS, The City reviewed all submitted letters of interest based on the criteria set forth in the RFQ, and determined Verdantas to be the most qualified to provide the required professional engineering services, pursuant to its submitted letter of interest; and

WHEREAS, Verdantas has submitted a proposal for such services, attached hereto as Exhibit A and incorporated herein by reference, which includes a lump-sum amount of $308,050.00 for Base Services and additional If-Authorized Services at the rates set forth in the proposal, with the If-Authorized Services limited to a combined amount not to exceed $53,000.00, resulting in a total contract amount not to exceed $361,050.00; and

WHEREAS, the City desires to enter into a professional services agreement with Verdantas for the preparation of construction contract plans for the Second Street Signal Upgrade Project, identified as ODOT PID: 119965;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of the members present concurring, that:

Section 1. Council hereby selects Verdantas as the most qualified professional engineering firm to provide services outlined in the City's June 8, 2026 Request for Qualifications for the preparation of construction contract plans for the Second Street Signal Upgrade Project (ODOT PID: 119965).

Section 2. Council hereby authorizes the City Manager to execute an agreement with Verdantas, substantially in accordance with the agreed upon terms set forth in Exhibit A, for a total amount not to exceed $361,050.00, consisting of $308,050.00 for Base Services and up to $53,000.00 for If-Authorized Services.

Section 3. It is hereby found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Resolution shall become effective immediately upon its passage.

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on August 17, 2026.

_____Khristi Dunn, Clerk of Council

4420 Cooper Road, S
Blue Ash, O
+1 513-791-1700

August 13, 2026

Mr. Eric Damian, PE, City Engineer
City of Franklin
1 Benjamin Franklin Way
Franklin, OH 45005
EDamian@FranklinOhio.org

PID 119965 WAR-East Second Street Signal Upgrades Proposal P32210

Dear Eric:

Verdantas LLC (Verdantas) is pleased to submit this proposal to the City of Franklin to provide Professional Surveying and Traffic Engineering Services for the design of the WAR-East Second Street Signal Upgrades LPA project.

Project Understanding

This project includes the design for replacement of existing span wire traffic installations at three signalized intersections along Second Street, in addition to design of underground fiber optic interconnect from the intersection of Second Street at Riley Boulevard to the intersection of Second Street at Commerce Center Boulevard and integrating the signalized intersections along Second Street with the City's existing ATMS signal system. The intersections of Second Street at Charles Street/Victory Lane, Second Street at Millard Dr and Second Street at Deardoff Road will be designed with new black mast arm installations with upgraded control equipment, CCTV and connection to the fiber optic network for communications with the City's ATMS signal system.

We will continue to work closely with the City of Franklin regarding the design and improvements. The scope and services are detailed in this proposal as follows:

Scope Of Services

I. Field Survey and Base mapping

Task 1 - Preliminary survey within the project limits with curb and utility data for preliminary project design and retracement survey of Second Street:

- Topography shall include all existing:
  - Back of Curb Locations
  - Visible utilities within the Project Area
  - Complete an Ohio811 call and locate all marked utilities within the corridor.

- Basemap to include utilities per field data and utility records

- Retracement Survey of Second Street:
  - Verdantas will perform a retracement survey of the right of way for the following Second Street and the 21 cross streets that intersect Second Street within the project limits.
  - Gather the necessary record information and field data to establish recorded and/or platted right of way within project limits in general accordance with the Minimum Standards for Boundary Surveys, as described in Chapter 4733 of the Ohio Administrative Code (OAC) and the requirements of Warren County.
  - Abstract deeds and plats relevant to the subject Right-of-Way
  - Perform a field survey to take measurements and to locate limited amount of property corners and road monumentation to determine the position of the subject Right-of-Way of Second street and 21 intersecting streets between South Riley Street and Commerce Center Drive.
  - Verdantas will not be retracing all the individual property lines or setting any property corners or road monumentation within the project limits, but will use public records available and the Warren County GIS parcel lines to graphically show the individual property lines
  - QA/QC Review by Professional Surveyor

Task 2 - Topographic survey within the project limits:

- Topography shall include all existing:
  - Verdantas will collect field data using conventional surveying methods to produce a topographic map with 1-foot contours of one (1) side of the Second Street tree lawn (as determined by the Project Manager) from the back of curb to the existing right of way.
  - The proposed limits are shown on the attached exhibit map. It is our understanding we need to survey a corridor approximately 8,000-feet in length with a variable Right-of-Way.
  - Verdantas will locate the existing sanitary and storm sewer manholes and collect the inverts and pipe sizes within the project area as directed by Traffic Engineer.
  - Locations of trees that are 12” or larger or if a wooded area, the wood line will be identified.
  - Charles Avenue and Victory Lane Intersection Detail
    - 100 feet north of Charles Avenue curb return
    - 75 feet south of Victory Lane curb return
    - 100 feet east and west of Second Street curb return
  - Millard Drive Intersection Detail
    - 100 feet south of Millard Drive curb return
    - 100 feet east and west of Second Street curb return
  - Deardoff Road Detail
    - 100 north of Deardoff Road curb return
    - 100 feet east and west of Second Street curb return
- Create final topographic basemap using ODOT standards
- Elevations will be referenced to the North American Vertical Datum of 1988 (NAVD88)

- Coordinates will be referenced on the Ohio County Coordinate System -Warren County
- QA/QC Review by Professional Surveyor
- Survey field crews will set eight (8) benchmarks and horizontal control for construction purposes.

Schedule:

- Field crew will be scheduled to start the field work within 2 weeks following the signed contract with the client
- The total time to complete survey services will be approximately 8-12 weeks once the field work begins.
- Base mapping for Task 1 will take approximately 2 weeks once Verdantas receives all utility information, right-of-way resolution and existing conditions.

Deliverables:

- Verdantas will prepare the base mapping following ODOT Surveying and Mapping Design Standards and all data will be collected and prepared using ODOT's templates. Please note Verdantas will prepare the control drawing with the right-of-way retraced and the existing property lines from Warren Co. GIS parcel linework. Verdantas will retrace the R/W for Second Street and the 21 intersecting streets.

Disclaimers:

- Verdantas will require uninhibited access to the outside of the Property during the performance of the above Scope of Work.
- The survey scope of work does not include Verdantas preparing any easements or researching any easements.
- Verdantas will try to obtain invert elevations for all structures, however if said structures are unable to be opened by typical industry equipment and methods, have a watertight seal, or if the structure(s) are not free of debris or obstructions the client will be notified and other arrangements can be made for additional fees.
- If R/W dedication is necessary, a separate fee will be provided for preparation of said documents.

II. Traffic Signal Design and Engineering

The Verdantas Traffic Team will develop traffic signal plans and general notes for the installation of new Mast Arm traffic signal installations at the following intersections:

1. Second Street at Charles Street/Victory Lane
2. Second Street at Millard Drive
3. Second Street at Deardoff Road

The traffic signal and fiber optic design components shall include the following:

- Signal design will include standard black powder coated mast arm supports. Each intersection will be evaluated to determine if dual mast arm configurations are feasible to help minimize costs and clutter.

- Stop bar radar vehicle detection will be designed for local intersection operation. High speed dilemma zone/advance detection will be designed to accommodate the higher speeds along Second Street.
- Twelve hour turning movement counts will be completed at the seven intersections where proposed fiber optic and/or radio interconnect is being installed for communications. Signal warrants will be completed for each intersection and submitted for ODOT for approval. At the three locations where new signal installations are being constructed, the phasing operation will be evaluated to determine the phasing operation for optimal efficiency and safety.
- Design of Sound based Emergency vehicle preemption will be included.
- All conduits under the roadway surface are assumed to be jacked or drilled with the construction of the signal if possible.
- Accessible pedestrian pushbuttons will be designed for each crosswalk to comply with PROWAG requirements.
- The signal supports will be designed to incorporate illuminated street name signs and will include combination street lighting where overhead utilities will allow.
- The traffic signal design will incorporate maintaining operation of the existing span wire installation during construction of the new traffic signal.
- The design will include uninterruptible power supply (UPS) integrated into the auxiliary cabinet compartment and utilize same controller cabinets used in the recently reconstructed downtown signalized intersections.
- Fiber optic interconnect design will include extending the existing fiber optic trunk line underground from the intersection of Second Street at Riley Boulevard east to the intersection of Second Street at Commerce Center Boulevard. The design will include details for installation of conduit routing, fiber optic pull boxes routing of fiber into the new and existing intersections. Where possible, existing conduits along Second Street will be utilized for routing the proposed fiber optic trunk cable and undersized pull boxes will be removed and replaced with new larger pull boxes.
- Fiber optic design for the existing signalized intersections, not being reconstructed at Second Street at Eastlawn Drive and Second Street at will include plans and specifications and details for incorporating fiber optic termination panel, fiber optic drop cable, fiber optic media converter, fiber optic patch cords and controller unit for establishing communications with the City’s existing ATMS signal system.
- Fiber optic design will include splice diagrams for each splice detailing which fibers are to be spliced for communications on the network.
- Fiber optic design will include design of slack installations to provide sufficient slack in the system for pulling cable into a splice trailer to perform fusion splicing and future maintenance.

- Communication design at the intersections of Second Street at I-75 SB and NB Ramps will include new 2070 controller with EPAC software and high speed ethernet radio networking. High speed radio interconnect will be designed at the intersections of Second Street at Commerce Center Boulevard, I-75 SB Ramp and I-75 NB Ramp for establishing/bridging Ethernet communications at the two I-75 Ramps back to Commerce Center Boulevard and back to the ATMS central system over the fiber optic cable.
- General Notes for non-ODOT standard traffic signal and fiber optic communication items will be created and included within the plan set.
- Opinion of construction cost will be provided at all three ODOT stage submissions. Stage II and Stage III submissions will include calculation of Quantities with the opinion of Construction Cost.
- Final plans and specifications will be provided to ODOT to advertise and award for construction.

III. Subsurface Utility Location (SUL) Services – IF AUTHORIZED

PROJECT OVERVIEW

SAM proposes to provide excavation services to Verdantas (Client) in an attempt to clear proposed structures of conflicts within areas where new traffic signal installations are being designed and within the areas where the proposed conduit is being installed

SCOPE OF SERVICES

Excavation Scope Item 1 – Traffic Signal Foundations

Excavation services will include performing an estimated (10) test holes to clear proposed foundation locations for Traffic Signal Mast Arms at the intersections of E 2nd St and Victory Lane, Millard Dr., and Deardoff Rd. These locations are to be determined by the project owner and will be dug to a depth of up to 10’. SAM will use minimally intrusive excavation techniques that protect lines that may be encountered. The test hole will be excavated using air and/or water assisted vacuum excavation equipment intended for this purpose.

The excavation procedure will include:

- In paved areas, neatly cutting and removing existing pavement. Cut shall not exceed 225 square inches unless otherwise approved.
- Excavating the Test Hole utilizing the above-described equipment. The nominal diameter will not exceed 15 inches unless otherwise approved. Care will be taken to avoid damaging lines, wrappings, coatings, cathodic protection or other

protective coverings and features. Hand digging will be conducted to the extent necessary to supplement the vacuum excavation process.

- Storing excavated material for re-use or disposal at an approved location near the project, as appropriate.
- Data collected from the Test Hole will be recorded on a standard SAM, LLC Test Hole Data Sheet that will be dated. The location will be shown on the drawing. Data will include only the depth of the excavation and its location based off the survey marker set. In the event a utility is discovered, the test hole data will include:
- Utility owner (if known)
- Top and/or bottom elevation of the utility relative to an above ground mark to a vertical accuracy of +/- 0.05 feet.
- Field sketch showing horizontal location referenced to a minimum of two physical structures existing in the field.
- Approximate centerline bearing of utility.
- Outside diameter of pipe, width of duct bank, and configuration of multi-conduit systems.
- Utility structure material composition, when reasonably ascertainable.
- Other pertinent information.

Site restoration will include:

- Replacing bedding material around exposed utility lines.
- Backfilling and compacting the excavation using a steel tamper bar in one-foot lifts.
- As applicable, providing permanent pavement restoration within the limits of the original cut using materials, compaction, and pavement thickness similar or equal to that found.
- For excavations in unpaved areas, restoring disturbed area, to the extent practical, to reflect pre-existing conditions.
- Furnishing and installing permanent surface marker (e.g., P.K. nail, peg, steel pin, or hub) directly above the centerline of the utility.
- Surveying the test hole marker.

Excavation Scope Item 2 – Conduit Route Clearance

Excavation services will include performing an estimated (10) test holes to clear the conduit route for the install of a new fiber line that will service the new traffic signals to be installed in Scope Item 1. Excavations may be proposed at possible locations for future structures, foundations, and/or possible utility conflicts along the conduit route

along E Second St from Victory Lane to Commerce Center Dr. These locations are to be determined by the project owner. SAM will use the same techniques for Excavation as described in Scope Item 1.

DELIVERABLES

SAM will provide the following project deliverables:

- CAD Deliverable Depicting Test Hole Locations
- Test Hole Forms

SUL PROJECT SCHEDULE

Based on a written agreement and notice to proceed, we will mobilize within 21 days and complete the work in a safe and efficient manner working 7:00 a.m. to 5:30 p.m. Monday - Friday pending no weather delays or conditions beyond our control. SAM, LLC will submit the deliverable drawings and CAD file within 7 days upon the final collection of field data. Weather will be paramount to the success of a geophysical investigation and

changing weather conditions may elongate the schedule of services. The project manager for SAM will keep the client apprised of the progress and any delays that occur.

ASSUMPTIONS

- The City will provide complete access for SAM staff, equipment, and company vehicles, to the project site between the hours of 7:00 a.m. and 5:30 p.m. This does not state SAM staff will be on site during this time period. This is inclusive of sidewalks in front of businesses and private residences and curbside parking on either side of the road.
- The City will notify local property owners of the work activities and schedule.
- The City will facilitate coordination with the site owners to the extent required.
- Client will provide copies of available records for existing facilities and improvements prior to commencement of work.
- Client will provide CAD file of existing survey information including previously found utilities, topographic features and survey control prior to the commencement of work.
- Client will facilitate work; excavation permits and entry forms to the extent required by the project.
- Traffic control requiring lane closures, traffic detouring, flag persons, police, etc., is considered special traffic control and is not included in this scope of services. If special traffic control is required, SAM, LLC can provide this service, at additional costs, utilizing a specialty subcontractor.

- SAM assumes a production rate of 2 test holes performed each day for Scope Item 1.
- SAM assumes a production rate of 3 test holes performed each day for Scope Item 2.
- SAM assumes all proposed excavations will be selected and performed within a single mobilization, concurrently.
- SAM assumes a minimum of 6 excavations from Scope Item 1, and a minimum of 3 excavations for Scope Item 2 to be selected.
- SAM's ability to excavate down to the proposed depths are dependent on the conditions found in the field. Ground water, rocks, debris, and dense vegetation may limit the abilities of the crew and any limiting factors will be documented and communicated.

IV. Traffic Signal Coordination Timing Plans – IF AUTHORIZED

Traffic signal coordination timing plans will be developed for the traffic signals along Second Street from Charles St. east to the I-75 Northbound Ramps, if authorized by the City of Franklin.

This work would consist of utilizing the traffic counts taken at the seven signalized intersections to develop updated coordination timing plans for the following intersections:

1. Second Street at Charles St./Victory Ln
2. Second Street at Millard St
3. Second Street at Deardoff Rd
4. Second Street at Wellsbridge/Eastlawn Dr
5. Second Street at Commerce Center Blvd/Conover Dr
6. Second Street at I-75 Southbound Ramp
7. Second Street at I-75 Northbound Ramp

This work will consist of developing four (4) timing plans for the seven intersections along the east Second Street corridor which will optimize timings at each intersection while maintaining progressive traffic flow along the corridor. The timing plans developed will operate during the AM Peak, Noon Peak, PM Peak and Off-Peak periods. Coordination timings will be provided in the plans for the contractor to install with the installation of the traffic signals and equipment.

Assumptions And Exceptions

Effective communication is essential for the successful completion of every project. Therefore, we are establishing the following assumptions concerning the scope of work to be undertaken:

1. We will use Bentley Open Roads Designer software for producing and delivering CAD drawings/files.

2. Our scope of services does not include design revisions related to Value Engineering or unforeseen site conditions during construction. If design revisions are required, we can complete the necessary design work on an hourly basis
3. Our scope of services does not include modifying documents resulting from significant changes in general scope, extent or character of the project, including but not limited to changes in size, complexity, schedule and revising previously accepted studies, reports, design documents or contract documents when such revisions are required by changes in laws, regulations, codes or orders enacted subsequent to the preparation of such, or are due to any other causes beyond Verdantas' control.
4. The following work items are not included within the scope of work detailed herein:
    - Project Bidding.
    - ALTA/Tree Survey.
    - Easement Documents.
    - Resetting property or lease corner monuments.
    - Supplemental Survey or Construction Staking.
    - Geotechnical Borings.
    - Phase 1 ESA.
    - Ecological studies, Surface Water Delineation or Wetland Permitting.
    - Floodplain Modeling, Mitigation, or Permitting.
    - Archaeological Study or Endangered Species Assessment.
    - Plans, reports or applications associated with moving, disposing or treating hazardous material located on site or generated from work.
    - Stormwater Detention & Quality.
    - Traffic Impact Study (TIS) /Traffic Access Study (TAS).
    - Gas, electric, cable, telephone design.
    - Color rendered site or landscaping plan.
    - Any other work not specifically detailed within this proposal.

Should the Client request Verdantas to perform any or all of the above items, a separate proposal can be delivered.

Deliverables

Verdantas will provide the City of Franklin and ODOT with a complete set traffic signal plans, fiber optic signal plans, quantities, general notes and opinion of construction cost for review and comment for Stages I, Stage II, Stage III and Final plan submissions. It is understood that the ODOT will develop front-end bid documents and bidding services and is therefore not included with this proposal. All plan submissions will be provided in PDF format.

Professional Fees

Based upon the scope of services outlined herein and our understanding of the work requested, we propose completing the work per the fees outlined below.

TASK	BASE SERVICES (LUMP SUM)	ALLOWANCE SERVICES (ESTIMATED TIME & MATERIALS)
I. Field Survey & Base Mapping	$95,055	
II. Traffic Signal Design & Engineering	$212,995	
PROJECT FEE TOTAL	**$308,050**	

TASK	IF AUTHORIZED SERVICES	
III. Subsurface Utility Location (SUL) Service – IF AUTHORIZED		
Excavation Scope Item 1 – Traffic Signal Foundations[1]	$2,550 per test hole excavation	
Excavation Scope Item 2 - Conduit Route Clearance[1]	$1,750 per test hole excavation	
IV. Traffic Signal Coordination Timing Plans – IF AUTHORIZED		
Coordination Timing Plans	$10,000 (Lump Sum)	

[1]Subsurface Utility Location Services can be performed as needed and only upon authorization by the City, on a per test hole excavation basis. The test hole excavation fees are based on assumptions that minimum of 6 excavations from Scope Item 1, and a minimum of 3 excavations for Scope Item 2 are to be selected

Project Schedule

Verdantas intends to follow the ODOT Ellis Project schedule milestones. The original schedule indicates authorizing design consultant by 7/1/2026 with a Stage I plan submission date of 10/16/2026 which provided 90+ days for development of Stage I plans. Based on the estimated date of authorization by the City and amount of time needed for survey, there will be less than 45 days available. Therefore, we anticipate the need to request a milestone change with ODOT for the Stage I plan submission and possibly the Stage II plan submission while maintaining the Final Tracings plan submission date of 12/15/2027. The dates for the Stage I

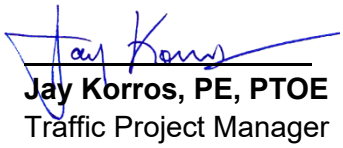
and Stage II plan submissions will be negotiated with ODOT once Verdantas is authorized by the City.

Agreement

If acceptable, you may signify acceptance by signing and dating the designated locations below and returning a signed copy. Note that work will be completed under the Terms & Conditions of our existing Master Services Agreement. Your signature will be our written authorization to proceed with the project.

Verdantas appreciates the opportunity to provide this proposal and looks forward to serving you. Please do not hesitate to contact me if you have any questions, require clarifications pertaining to the specifics of this proposal, or would like additional information.

Sincerely,
Verdantas



Jay Korros, PE, PTOE
Traffic Project Manager
Jkorros@verdantas.com
513-792-8409

We accept, on this_____ day of _____, _____, the above Proposal for Professional Engineering and/or Land Surveying Services.

_____

Signature

_____

Printed Name Title

LEGISLATIVE COVER MEMO

Introduction: August 17, 2026

Agenda Item: **Resolution 2026-56**

AUTHORIZING CONTRACT MODIFICATION NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BURGESS & NIPLE, INC. FOR THE PARK AVENUE/MIAMI AVENUE ROUNDABOUT PROJECT (ODOT PID 119967).

Submitted by: Eric Damian, City Engineer

Scope/Description: The City previously entered into a professional services agreement with Burgess & Niple, Inc. for the preparation of construction contract plans for the Park Avenue/Miami Avenue Roundabout Project. As the design has progressed, additional services are needed for right-of-way acquisition and the relocation of the existing water main.

Contract Modification No. 1 includes $45,475.00 for right-of-way acquisition services to be performed by O.R. Colan Associates as a sub-consultant to Burgess & Niple and $52,300.00 for water-main relocation design services to be performed by Burgess & Niple. The total amount of the modification is $97,775.00.

Budget Impact: The original contract was budgeted in Fund 401 (ODOT Program Fund) in the amount of $482,091.00, consisting of $374,318.00 for Basic Services and $107,773.00 for If-Authorized Parts. Contract Modification No. 1 will increase the contract by $97,775.00, resulting in a revised total contract amount of $579,866.00.

The $45,475.00 for right-of-way acquisition services was also previously budgeted in Fund 401. The City will be eligible for reimbursement through ODOT for 67% of this cost, or $30,468.25, using the federal CMAQ funding awarded to the Project. The remaining $15,006.75 will be the City's local share.

For the water-main relocation design, $50,000.00 was appropriated in May 2026 in anticipation of this work. The remaining $2,300.00 will be paid from funds already budgeted for the Project.

Exhibits: Exhibit A: Scope/Price Proposal
Exhibit B: Formal Proposal and Acceptance of Proposal
Exhibit C: Cost Proposal for Professional Engineering

CITY OF FRANKLIN, OHIO
RESOLUTION 2026-56

AUTHORIZING CONTRACT MODIFICATION NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BURGESS & NIPLE, INC. FOR THE PARK AVENUE/MIAMI AVENUE ROUNDABOUT PROJECT (ODOT PID 119967).

WHEREAS, the City previously selected Burgess & Niple as the most qualified professional engineering firm to prepare construction contract plans for the Park Avenue/Miami Avenue Roundabout Project (ODOT PID 119967) and authorized a professional services agreement in a total amount of $482,091.00; and

WHEREAS, as the design has progressed, the City has determined that additional professional services are necessary for right-of-way acquisition and relocation of the existing water main; and

WHEREAS, Burgess & Niple has submitted Contract Modification No. 1, attached hereto as Exhibit A and incorporated herein by reference, which includes $45,475.00 for right-of-way acquisition services to be performed by O.R. Colan Associates as a sub-consultant to Burgess & Niple and $52,300.00 for water-main relocation design services to be performed by Burgess & Niple, Inc.; and

WHEREAS, the original agreement consisted of $374,318.00 for Basic Services and $107,773.00 for If-Authorized Parts, for a total contract amount of $482,091.00, and Contract Modification No. 1 will increase the agreement by $97,775.00, resulting in a revised total contract amount of $579,866.00; and

WHEREAS, Council has determined that these additional services are necessary to complete the design and right-of-way acquisition for the Project;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of the members present concurring, that:

Section 1. Council hereby approves Contract Modification No. 1 to the professional services agreement with Burgess & Niple, Inc. for the Park Avenue/Miami Avenue Roundabout Project (ODOT PID 119967), substantially in the form attached hereto as Exhibit A.

Section 2. Council hereby authorizes the City Manager to execute Contract Modification No. 1 and any related documents necessary to carry out the intent of this Resolution. The original agreement consisted of $374,318.00 for Basic Services and $107,773.00 for If-Authorized Parts, for a total contract amount of $482,091.00. Contract Modification No. 1 will increase the agreement by $97,775.00, resulting in a revised total contract amount of $579,866.00.

Section 3. It is hereby found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Resolution shall become effective immediately upon its passage.

ADOPTED: August 17, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on August 17, 2026.

_____Khristi Dunn, Clerk of Council

BURGESS & NIPLE

525 Vine Street | Suite 1300 | Cincinnati, OH 45202 | 513.579.0042

Mr. Eric Damian, P.E., ENV SP
City Engineer
City of Franklin, Ohio
1 Benjamin Franklin Way
Franklin, Ohio 45005

Re: WAR Park Ave/Miami Ave Roundabout
PID No. 119967
Contract Modification #1

August 12, 2026

Dear Mr. Damian:

Thank you for giving the Burgess & Niple (B&N) team the opportunity to work with you and your staff to develop the proposed roundabout at the intersection of Park Avenue and Miami Avenue. At the request of the City, Burgess & Niple, Inc. (B&N) was asked to submit a proposal for O.R. Colan Associates (ORC) to perform Right-of-Way Acquisition Services and for B&N to perform Watermain Relocation services related to the WAR Park Ave/Miami Ave Roundabout project.

The attached scope/price proposal from ORC has been revised to conform to the current design with respect to the current anticipated right-of-way impacts and the right-of-way plans that have been submitted by Berding Surveying. ORC's proposal is for $45,475.

The Watermain Relocation proposal is attached as part of this Contract Modification but under a sperate cover letter due to the expediate nature of the design work needed. B&N will perform this work with in-house staff as part of design scope of work related to the overall project. The Watermain Relocation proposal is for $52,300

Task	Firm	Total Fee
Right-of-Way Acquisition Services	ORC	$45,475
Watermain Relocation	B&N	$52,300
TOTAL OF PARTS		**$97,775**

Thank you for the opportunity to submit our request for additional compensation for ORC's right-of-way acquisition and the Watermain Relocation services in support of the City WAR Park Ave/Miami Ave Roundabout project.

Sincerely,

BURGESS & NIPLE, INC.	*CLIENT NAME*
Duane F. Phelps	
Printed Name Project Manager	Client Printed Name
Signature Project Manager	Client Signature
Signature Vice President	Date

REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

O.R. Colan Associates
Phone: (330) 936-2812
Email: tjones@orcolan.com
Date: ~~March 19, 2026 Rev April 9, 2026~~ Rev. June 22, 2026

Client Name: Duane Phelps, PE
Client Title: Senior Project Manager
Client Organization: Burgess & Niple, Inc.
Address: 525 Vine Street, Suite 1300, Cincinnati, OH 45202

Subject: Proposal and Work Authorization for Right-of-Way Services – WAR Park Ave./Miami Ave. Roundabout, PID: 119967

Dear Mr. Phelps:

Thank you for the opportunity to support the City of Franklin ("Agency") and Burgess & Niple, Inc. on the WAR Park Ave./Miami Ave. Roundabout, PID:119967. This letter serves as both a formal proposal and acceptance of proposal for O.R. Colan Associates ("ORC") to provide the requested right-of-way services and work authorization.

1. Scope of Work

ORC will provide professional right-of-way services in support of the WAR Park Ave./Miami Ave. Roundabout, PID:119967.

The scope includes:

- Project Management of the below right of way tasks.
- All completed tasks for appraisal, title, negotiations and closings on six (6) parcels will follow the Ohio Department of Transportation's (ODOT) Policies and Procedures and will be uploaded to ODOT RealOS Database if required by the Agency.
- Valuation will be completed in the Value Analysis format for all six (6) parcels by a sub consultant under ORC's contract.
- Title research and verification utilizing ODOT's format for full 42-year searches as shown on the attached R/W Acquisition Services Cost Proposal Document for six (6) parcels.
- ORC will negotiate up to six (6) parcels with a combination of warranty deeds and temporary easements along with one temporary easement parcel.
    - Conducting good faith negotiations to acquire identified property interests through a combination of methods: in-person, phone calls, letters, email, etc.
    - ORC will maintain entries of negotiations notes and communications with landowners.
    - ORC will attempt a minimum of five (5) contact attempts with a maximum of ten (10) contact attempts.
    - ORC will submit electronic appropriation packages to Burgess & Niple, Inc. or the Agency if agreements cannot be reached with the landowners.
- ORC will be completing four (4) formal and two (2) informal closing per ODOT's policy for negotiated parcels.
- At the completion of the project ORC will provide Burgess & Niple, Inc. or the Agency with electronic file packages.

- The certified mail cost, recording fees and conveyance fees for the warranty deeds/temporary easements and other documents are included as pass-through reimbursable cost and will be invoiced as such.
- The attached pricing table reflects the expected quantities and scope variations among ROW tasks, such as appraisals versus value analysis reports, full 42-year title reports versus title updates, and similar task types.

2. Schedule

Per Ellis, the R/W authorized is scheduled to begin around 9/14/2026 and R/W is anticipated to be completed by 8/15/2027 with the District R/W Certification date of 9/17/2027.

Estimated Milestone targets:

- Notice to Proceed: 9/14/2026
- Kickoff Meeting: 9/14/2026 - 10/15/2026, if needed
- Titles: 9/30/2026 - 11/17/2026
- Appraisals/FMVE: 9/30/2026 - 11/30/2026
- Negotiation Offers: 10/23/2026 - 12/28/2026
- Negotiations: 12/28/2026 - 6/28/2027
- Closings: 2/28/2027 - 7/28/2027
- Appropriations Submit: 6/15/2027
- R/W Complete Date: 8/15/2027
- Certification Date: 9/17/2027

3. Cost and Billing Terms

ORC proposes to do this work on a Unit Rate basis.

Financials:

- Estimated Total Unit Rate: $45,475, see Attachment – A (R/W Acquisition Services Cost Proposal)
- Invoicing: Milestone Payments
- Reimbursable Expenses: Pre-approved expenses per contract terms

Task Milestone Payments: Consultant shall invoice the Client monthly for milestones achieved. Invoices shall include the Project Status Report (unless provided separately). Acquisition and project management fees shall be invoiced based on milestone completion for each activity for each unit as assigned.

Milestone payments shall be invoiced in the following manner:

- 100% of the Initial Title Work per unit fee, upon completion of the title report,
- 100% of the Appraisal Report per unit fee, upon submission of an appraisal to client for review,
- 50% of the total Negotiation per unit fee, once an offer package has been provided to the owner or representative either in-person or by mail,
- 50% of the total Negotiation per unit fee, once the parcel has been billed or submitted for appropriation to the client,
- 100% of the total Closing per unit fee, once the parcel is closed,
- 100% of title update for appropriation upon completion of the update report,
- 100% of Reimbursables fees will be invoiced as they are incurred.

If ORC begins work on any activity, and the activity is removed from ORC's scope, then ORC is entitled to receive payment for work completed to that point. A request for payment will be supported with appropriate documentation.

4. Assumptions and Dependencies

- ORC will rely on timely access to project documents, parcel data, and third-party contacts.
- Legal descriptions and survey data are to be provided by the client.
- Due to federal funding, this project will be conducted in conformance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), Ohio Revised Code and ODOT Policy and Procedures.
- Our pricing is based on current market conditions and is valid for a period of 12 months from the date of this proposal. If award or notice to proceed occurs after this period, ORC reserves the right to adjust pricing to reflect changes in labor rates, subcontractor costs, or other market-driven factors.
- If delays outside of ORC's control occur (e.g., environmental approvals, design deliverables, permitting, or right-of-entry issues) that materially impact the schedule or staff assignments, ORC reserves the right to renegotiate pricing or adjust staffing plans to reflect the revised project timeline.
- Tasks that include appraisal review are not included in this proposal or part of the scope. If the Client requires this work as part of the project, this is typically scoped and contracted separately from ORC's contract due to conflicts of interest.
- Appraisal Scoping Checklists (ASC), if required, are not included in this proposal as they are typically completed by either the Local Public Agency, or the Review Appraiser.
- This proposal is based on final right of way plans dated 6/15/2026 and provided on by B & N on 6/17/2026. Should any scope changes occur or unforeseen issues during the life of the project, ORC has the right to request a contract modification. Any changes to scope, parcel count, or timeline, a revised proposal will be provided to reflect the changes and approved in writing before implementation.

5. Acceptance

By signing below, this proposal letter is accepted, including any fees and scope described herein, inclusive of any attachments. Parties agree to negotiate in good faith and execute a project agreement prior to O.R. Colan Associates beginning any work on the described project.

If you have any questions or need further details, don't hesitate to reach out directly. We look forward to continuing our partnership and delivering exceptional results on this project.

Sincerely,

Tracy Jones
Divisional Director
O.R. Colan Associates

Acceptance of Proposal

Burgess & Niple Authorized Representative	ORC Authorized Representative
Name: _____	Name: Tracy Jones
Title: _____	Title: Divisional Director
Signature: _____	Signature: _____
Date: _____	Date: 6/22/26

Attachments:

- A: R/W Acquisition Services Cost Proposal

RW ACQUISITION SERVICES COST PROPOSAL

Company Name: O. R. Colan Associates, LLC

District: 8 **Date:** ~~3/19/26 R 4/9/26~~ R 6/22/2026

PID NO.: 119967 **Task No.:** 4

Project CRS: WAR Park Ave./Miami Ave. Roundabout

	Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
1.	**Project Management - when not addressed elsewhere**	parcel			
2.	**Appraisal**				
a.	RE 95 Preparation	parcel	1	$475.00	$475.00
b.	R/W Appraisal Report (RE 25-17)	parcel			$0.00
c.	Limited Scope R/W Appraisal Report (RE 25-17)	parcel			$0.00
d.	Value Finding (RE 90)	parcel			$0.00
e.	Value Analysis	parcel	6	$1,000.00	$6,000.00
f.	Value Analysis (Miami Conservancy District)	parcel			$0.00
g.	Project Data Book	parcel			$0.00
h.	Project Management	parcel	6	$375.00	$2,250.00
	SECTION SUBTOTAL				**$8,725.00**
3.	**Appraisal Review**				
a.	R/W Appraisal Report(RE 25-16)	parcel			$0.00
b.	Limited Scope R/W Appraisal Report (RE 25-16)	parcel			$0.00
c.	Value Finding (RE 25-14)	parcel			$0.00
d.	Value Analysis (RE 25-13)	parcel			$0.00
e.	USPAP Review (RE 25-12)	parcel			$0.00
f.	Parcel Impact Note	parcel			$0.00
g.	Appraisal Problem Analysis	parcel			$0.00
h.	Project Management	parcel			$0.00
	SECTION SUBTOTAL				**$0.00**
4.	**Title Researches**				
a.	Abbreviated Titles	parcel			$0.00

b. Full Title (42 year)	parcel	6	$1,025.00	[illegible]
c. Title Update	parcel	1	$350.00	$350.00
d. Project Management	parcel	6	$375.00	$2,250.00
SECTION SUBTOTAL				**$8,750.00**
SECTION TOTAL				**$17,475.00**

Table split for Federal Authorization for Right of Way Acquisition

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
5. Negotiation				
a. Negotiation (includes letters, packets, negotiations, billings, document preparation, plan revision coordination, etc.)	parcel	6	$1,375.00	$8,250.00
b. Negotiation-package submission	parcel	6	$1,375.00	$8,250.00
c. Bill of Sale Negotiation	Per BS Parcel			$0.00
d. Negotiation Trainee	parcel			$0.00
e. Project Management	parcel	6	$375.00	$2,250.00
SECTION SUBTOTAL				**$18,750.00**
6. Closings				
a. Mail Out	parcel	2	$575.00	$1,150.00
b. Formal (includes forms RE 30, 31, 44, 45 & 57 and etc.)	parcel	4	$900.00	$3,600.00
c. Formal - structure parcels	parcel			$0.00
d. Title Update for Appropriation	parcel	3	$350.00	$1,050.00
e. Lien Release	per release			$0.00
f. Project Management	parcel	6	$375.00	$2,250.00
SECTION SUBTOTAL				**$8,050.00**
7. Relocation Assistance Services				
a. Residential offer made	parcel			$0.00
b. Residential final billing	parcel			$0.00
c. Commercial Offer made	parcel			$0.00
d. Commercial final billing	parcel			$0.00
e. Personal Property final billing	parcel			$0.00
f. Pre-Acquisition Survey/Interview	parcel			$0.00
g Pre-Acquisition Report	parcel			$0.00

h Project Management for Relocation/Relocation Review	parcel			$0.00
SECTION SUBTOTAL				**$0.00**
8 Relocation Review				
a. Residential Review	parcel			$0.00
b. Commercial Review	parcel			$0.00
c. Personal Property Review	parcel			$0.00
d. Project Management	parcel			$0.00
SECTION SUBTOTAL				**$0.00**

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
9. Asbestos				
a. Collection/Reporting	parcel			$0.00
b. Testing	parcel			$0.00
SECTION SUBTOTAL				**$0.00**
10. Miscellaneous				
a. Red Books	parcel			$0.00
b. Meetings and Testimony for appropriations	parcel			$0.00
c. Property Management	parcel			$0.00
d. Specialty Appraisal Studies (Parking, Rent, Architectural etc.)	parcel			$0.00
e. Copies and Recording fees (reimbursable based on actual cost for Titles and Closings - receipts necessary)	parcel	6	$150.00	$900.00
f. R/W Cost Estimate (RE-101)	parcel			$0.00
g. Relocation Conceptual Study	parcel			$0.00
h. Certified Mailings (actual costs)	parcel	6	$50.00	$300.00
SECTION SUBTOTAL				**$1,200.00**
SECTION TOTAL				**$28,000.00**
GRAND TOTAL				**$45,475.00**

BURGESS & NIPLE

525 Vine Street | Suite 1300 | Cincinnati, OH 45202 | 513.579.0042

Eric Damian, PE
City Engineer
City of Franklin
1 Benjamin Franklin Way
Franklin, OH 45005

Re: Letter Proposal
Miami Ave and Park Ave
Watermain Relocation

May 26, 2026

Dear Mr. Damian,

Burgess & Niple, Inc. (B&N) is pleased to submit this cost proposal for professional engineering services to the City of Franklin. The purpose of this proposal is to assist the City of Franklin with developing design drawings for the Miami Avenue and Park Avenue Watermain Relocation project. A detailed estimate of hours and fee for each task is provided in Attachment B.

SCOPE OF SERVICES:

0. Project Management
   - This task will consist of general administrative tasks required for managing the project. These tasks include coordination between the project team and the City, scheduling meetings and furnishing meeting minutes, monitoring of project activities and financials, invoicing, etc.

1. Information Review and Kickoff
   - Review of the record drawings and existing conditions
   - Review of the City's typical details and water main standards
   - Conduct a design kickoff meeting as necessary

2. Plan-Production
   - This task will consist of preparation of plan sheets to serve as contract documents for the scope of this project. References to standard details and standard specifications will be added to the plan sheets. We anticipate the contract documents for this scope of work will consist of the following plan sheets:
     - TITLE SHEET
     - GENERAL NOTES SHEET
     - OVERALL SITE PLAN
     - PLAN/PROFILE SHEET (1 OF 3)
     - PLAN/PROFILE SHEET (1 OF 3)
     - PLAN/PROFILE SHEET (1 OF 3)
     - DETAILS SHEET (1 OF 2)
     - DETAILS SHEET (2 OF 2)
     - MOT SHEET

- This task item also includes quality assurance and quality control (QA/QC) of the design deliverables
- Plan-Production will include plan submission and review meetings at 60% and 90% completion

3. Cost Estimating
   - Develop an Opinion of Probable Construction Costs based on quantity takeoffs and current market conditions, up to our budgeted hours limit.

4. ODOT/OEPA Permitting
   - Coordination with ODOT and Ohio EPA on necessary permit applications. Permit applications can be completed by B&N, up to our budgeted hours limit, and submitted by either B&N or the City.

5. Bidding Assistance
   - Assist the City throughout the bidding process. This includes input on bidder questions and issuing of Addenda, up to our budgeted hours limit.

6. Services During Construction
   - Assist the City throughout the construction of the water main. This includes reviews of shop drawing submittals, RFIs, and other assistance during construction as requested by the City of Franklin, up to our budgeted hours limit.

OWNER'S RESPONSIBILITIES:

- Provide B&N with record drawings and any other relevant information regarding the existing waterline and surrounding utilities (existing survey, potholing data, etc.)
- Provide B&N with the City's typical details and water main standards

ASSUMPTIONS:

1. Tasks 3-6 above can be completed if authorized by the Owner as an Owner's Allowance.
2. This design will be completed in AutoCAD Civil 3D
3. The City will provide front end documents and advertise the project for bidding
4. The City will provide standard details, general notes, and specifications to be shown on the drawings
5. Any unique standard details, general notes, and specifications not provided by the City will be developed by B&N
6. The survey accurately shows both existing and proposed grades, as well as all other existing utilities
7. The City will provide data on depths of existing utilities that may conflict with the waterline.
8. The project will not require ODOT standards
9. As this is a relocation, it will not require any OEPA submittals/permits. The City will pay all permit application fees.
10. The relocated main will tie into existing underground prior to crossing the bridge over the river. The pipe hung from the bridge will not be affected by this design.
11. The new main will tie into existing curb and meter boxes, which will remain in service prior to tie in.

12. To minimize service outages, the new line will be installed prior to abandoning the existing 6” line with service connections.

PROJECT SCHEDULE:

B&N has the availability to begin immediately after receiving notice-to-proceed and provide final deliverables within 120 days.

COMPENSATION FOR SERVICES:

All work completed will be invoiced monthly, on an hourly basis not to exceed the cost of $52,300, as shown in ***Attachment B***. Payment to B&N is due upon receipt of invoice. Additional services above this limit and not described above can be completed following written approval by the City of Franklin.

PROPOSAL VALIDITY

This proposal is valid provided we receive your authorization to proceed with 60 days from the date of this proposal.

TERMS AND CONDITIONS

Terms and Conditions are given in ***Attachment A***, which shall be incorporated into this proposal as if written herein and will become part of this Proposal when fully executed. If you are in agreement with the above stated terms, please sign below and return an electronic copy which will serve as our notice-to-proceed.

Thank you for the opportunity to respond to your engineering needs. If you have any questions, please do not hesitate to contact us.

Sincerely,

BURGESS & NIPLE, INC.

Matt Hyatt, PE
Project Manager

Jeff Eilers, PE
Vice President

May 26, 2026
Date

CITY OF FRANKLIN

Printed Name

Signature

Date

ATTACHMENT A
TERMS AND CONDITIONS

1. These Terms and Conditions are attached to and are part of this Proposal and are considered to be the Agreement between the Client and Burgess & Niple, Inc. (B&N) upon signature by both parties.
2. Changes to Agreement. Services beyond those stated herein can be provided by B&N upon written authorization of an addition fee and associated scope of additional services.
3. Independent Contractor. It is expressly understood and agreed that in the performance of their services under this Agreement, B&N shall not be considered an agent, i.e., an employee of the Client, but shall be considered an independent contractor.
4. Standard of Care. The standard of care for all professional and related services performed or furnished by B&N under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Other than as expressly set forth in this Agreement, B&N makes no warranties, express or implied, in connection with any services performed or furnished by B&N.
5. Insurance. B&N will maintain insurance coverage for workers compensation, employer's liability, general liability, automobile liability, and professional liability, with industry-standard coverage limits that are reasonably satisfactory to the Client, throughout the time of this agreement. Certificates of insurance will be provided to Client prior to Client's execution of the Agreement.
6. Indemnification. To the fullest extent permitted by law, B&N agrees to indemnify Client and Client's officers, directors, employees, and representatives, from and against all losses, damages, and judgements arising from claims by third parties, including reasonable attorney's fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of B&N or any of B&N's officers, directors, members, partners, agents, employees, or subconsultants in the performance of services under this agreement. To the fullest extent permitted by law, Client agrees to waive as against B&N and B&N's officers, directors, employees, and representatives, any and all losses, damages, and judgements arising from claims by third parties, including reasonable attorney's fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of Client or any of Client's officers, directors, members, partners, agents, employees, or subconsultants. If claims, losses, damages, and judgements are found to be caused by the joint or concurrent negligence of Client and B&N, they shall be borne by each party in proportion to its negligence, if required by applicable law and without waiving any potential defenses or immunities available to either party.
7. Limitation of Liability. To the fullest extent permitted by laws and regulations, and not withstanding any other provision of this Agreement, Client agrees that the total liability, in the aggregate, of B&N and B&N's officers, directors, members, partners, agents, employees, and subconsultants, to the Client, its subsidiary and/or affiliated companies and their respective officers, directors, employees, agents, and anyone claiming by, through, or under Client for any and all injuries, claims, losses, expenses, damages whatsoever arising out of, resulting from or in any way relating to B&N's services, this Agreement or any Addenda, from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied of B&N or B&N's officers, directors, members, partners, agents, employees, or subconsultants, shall be limited to the greater of either $50,000, or the full cost of the construction project .
8. Ownership of Documents. All documents prepared or furnished by B&N pursuant to this Agreement and specifically for Client's use shall be the sole property of Client; provided, B&N may retain copies of such documents with Client's written permission. B&N grants Client a license to use instruments of B&N's professional service for the purpose of constructing, occupying and maintaining the Project. B&N understands and agrees that any documents provided to Client in connection with this Agreement may be considered a public record, subject to Ohio's public records laws and Client's records retention schedule, as the same may be amended from time to time. Reuse or modification of any such documents by Client, without B&N's written permission, shall be at Client's sole risk, and Client agrees to waive as against B&N all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.
9. Opinions of Cost. When included in B&N's scope of services, opinions or estimates of probable construction cost are prepared on the basis of B&N's experience and qualifications and represent B&N's judgment as a professional generally familiar with the industry. However, since B&N has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, B&N cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from B&N's opinions or estimates of probable construction cost.
10. Suspension of Services. If Client fails to make any payment due to B&N for services and/or expenses within 60 days after receipt of B&N's invoice, B&N may, after giving seven days written notice to Client, suspend services under this Agreement until B&N has been paid in full all amounts due for services, expenses, and other related charges; provided, Client shall have the opportunity to dispute B&N's entitlement to any invoiced amounts within 60 days of Client's receipt of the invoice on which such disputed amounts appear, and B&N shall not suspend services as a result of nonpayment of properly disputed amounts. Client and B&N shall cooperate with one another in good faith to resolve any payment disputes, and Client shall timely pay all undisputed invoiced amounts in full when due. Owner waives any and all claims against B&N for any proper suspension carried out in accordance with this provision.
11. Force Majeure. Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.
12. Termination. Client may terminate this Agreement with seven (7) days' prior written notice to B&N for convenience or cause. B&N may terminate this Agreement for cause with seven (7) days' prior written notice to Client. Failure of Client to make undisputed payments when due shall be cause for termination or, at the option of B&N, suspension of services under this Agreement until B&N has been paid all amounts due. The terminating party may set the effective date of termination at a time up to 30 days later than otherwise provided to allow B&N to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files. In the event of any termination, B&N will be entitled to invoice Client and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

ATTACHMENT B
Estimate of Hours and Fee

TASK	DESCRIPTION	PROJECT MANAGER	PROJECT ENGINEER	PROJECT ENGINEER/ DESIGNER	QA/QC REVIEWER	QA/QC REVIEWER	CONSTRUCTION ADMINISTRATOR	TASK HOURS	TASK COST
0	**Project Management**	**24**						**24**	**$ 4,357**
	Invoicing, General Coordination, Meeting Minutes, etc.	24						24	$ 4,357
1	**Information Review and Kickoff**		**6**	**10**		**2**		**18**	**$ 2,971**
	Kickoff Meeting		2	2		**1**		5	$ 894
	Review City's Waterline Standards		4	8		**1**		13	$ 2,077
2	**Plan Production**	**12**	**53**	**101**	**2**	**22**		**190**	**$ 31,884**
	TITLE SHEET			8				8	$ 1,106
	GENERAL NOTES SHEET		2	6				8	$ 1,183
	OVERALL SITE PLAN SHEET	4	3	8		1		12	$ 2,626
	PLAN/PROFILE SHEET (1 of 3)								
	Finalize Alignment Based on Roadway Plans		4	8		4		16	$ 2,868
	Develop Profile		4	12				16	$ 2,366
	Utility Coordination and Conflict Resolution		4	3		1		8	$ 1,386
	PLAN/PROFILE SHEET (2 of 3)								
	Finalize Alignment Based on Roadway Plans		4	8		4		16	$ 2,868
	Develop Profile		4	12				16	$ 2,366
	Utility Coordination and Conflict Resolution		4	3		1		8	$ 1,386
	PLAN/PROFILE SHEET (3 of 3)								
	Finalize Alignment Based on Roadway Plans		4	8		4		16	$ 2,868
	Develop Profile		4	12				16	$ 2,366
	Utility Coordination and Conflict Resolution		4	3		1		8	$ 1,386
	DETAILS SHEET (1 OF 2)		4	4				8	$ 1,260
	DETAILS SHEET (2 OF 2)		4	4				8	$ 1,260
	MOT SHEET	8			2			2	$ 2,023
	Plan Sheet QA/QC					4		4	$ 1,055
	60% Review Meeting		2	1		1		4	$ 756
	90% Review Meeting		2	1		1		4	$ 756
3	**Cost Estimate**		**8**	**12**		**4**		**24**	**$ 4,128**
4	**ODOT/OEPA Permitting**		**4**	**8**		**1**		**13**	**$ 2,077**
5	**Bidding Assistance (RFIs, Addenda)**		**4**	**4**		**1**	**3**	**12**	**$ 2,069**
6	**Services During Construction (RFIs, Submittal Review, Up to 2 Addenda)**						**24**	**24**	**$ 4,357**
	Total Hours	**36**	**75**	**135**	**2**	**30**	**27**	**305**	**$ 51,844**
	Expenses								$ 500
	Hours and Fee Total	**$ 6,536**	**$ 13,256**	**$ 18,664**	**$ 571**	**$ 7,915**	**$ 4,902**	**305**	**$ 52,3**

LEGISLATIVE COVER MEMO

Introduction: August 17, 2026

Public Hearing: September 21, 2026

Effective Date: October 21, 2026

Agenda Item: **Ordinance 2026-19**

AMENDING PART NINE, TITLE THREE TO CREATE CHAPTER 926 “PERMITS AND FEES” AND "APPENDIX A" OF CHAPTER 1701 OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO AND TO INCLUDE FEES FOR SERVICE LINE PERMITS

Submitted by: Steve Inman, Public Works Director

Scope/Description: The proposed legislation creates Chapter 926 titled “Permits and Fees,” to establish permitting requirements and associated fees for water, sanitary sewer lateral, and storm sewer lateral service line installation, replacement, and alteration. It requires that a permit be obtained for each service line prior to commencement of work and establishes application and re-inspection fees. The legislation further requires all applicable work to conform to the City of Franklin’s specifications and clarifies that the new permit and fee requirements are in addition to any other applicable City permitting requirements. The applicable fees will be established within Chapter 1701, Appendix A as follows:

- Service Line Permit Fee: $50.00
- Re-Inspection Fee: $50.00

The proposed requirements are intended to provide a consistent permitting process, ensure proper inspection and documentation of service line work, and support compliance with City specifications and standards.

Vote Required for Passage: Per Section 4.03 of the City’s Charter, the passage of this Ordinance requires a majority vote of the members of Council who are present.

Exhibits Exhibit A: Chapter 926 Permits and Fees

Exhibit B: Chapter 1701, Appendix A, Rates and Fees

Recommendation: Approval

CITY OF FRANKLIN, OHIO
ORDINANCE 2026-19

AMENDING PART NINE, TITLE THREE TO CREATE CHAPTER 926 “PERMITS AND FEES” AND AMENDING "APPENDIX A" OF CHAPTER 1701 OF THE CODIFIED ORDINANCES OF THE CITY OF FRANKLIN, OHIO TO INCLUDE FEES FOR SERVICE LINE PERMITS

WHEREAS, the City of Franklin desires to establish clear and consistent permitting requirements for the installation, replacement, and alteration of water, sanitary sewer lateral, and storm sewer lateral service lines within the City limits; and

WHEREAS, the City Council finds that requiring permits prior to commencement of service line work will assist the City in ensuring that such work is properly documented, inspected, and performed in accordance with applicable City standards and specifications; and

WHEREAS, the City desires to establish applicable permit application and re-inspection fees associated with service line work through the creation of Chapter 926, “Permits and Fees,” of the Codified Ordinances of the City of Franklin, Ohio, which new fees shall be designed and used to offset the City’s increased administrative and inspection costs associated with implemented the new permitting requirements; and

WHEREAS, for ease of reference between related sections of the City's Codified Ordinances, the City further wishes to include a reference to Appendix A of Chapter 1701 in certain provisions of the City of Franklin's Chapter 926 Permits and Fees

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FRANKLIN, WARREN COUNTY, OHIO THAT:

Section 1. The City's Codified Ordinances are hereby amended to include a new Chapter 926, as set forth in Exhibit A, attached hereto.

Section 2. Chapter 1701, Appendix A, is hereby amended as set forth in Exhibit B, attached hereto.

Section 3. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 5. This Ordinance shall go into effect on October 21, 2026.

INTRODUCED: August 17, 2026

ADOPTED: September 21, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-19 passed by that body on September 21, 2026.

_____
Khristi Dunn, Clerk of Council

APPROVED AS TO FORM:

_____
Ben Yoder, Law Director

Chapter 926 Permits and Fees

926.01 Service Line Installation Permitting Requirements

(a) Proper permits must be obtained from the City of Franklin Public Works Department prior to commencing any work to install, replace, or otherwise alter any water, sanitary sewer lateral, or storm sewer lateral service line in the City limits. Separate permits shall be required for each service line laid.

(b) Applications for permits under this section shall be filed with the Public Works Director, or his or her designee, on a form approved and furnished by the Public Works Director. Every permit application shall be accompanied by payment of the applicable fee, as set forth in Chapter 1701.03 Appendix A.

(c) In the event the City is required to complete a re-inspection of work performed due to initially incomplete or faulty work, a re-inspection fee shall be charged to the applicant in accordance with the fees set forth in Chapter 1701.03 Appendix A. The re-inspection fee shall be paid to the City, in full, within 30 days of the re-inspection date.

(d) Permit applications and fees required under this Chapter shall be in addition to any other permitting and fee requirements applicable to the involved service line work pursuant to any other provision of the City of Franklin's Codified Ordinances.

(e) All service line installation, replacement, and alteration work performed in the City limits shall strictly conform to the City of Franklin's specifications for the applicable service line, as determined and promulgated by the Public Works Director.

926.02 Service Line Permit Fees

Fees to be charged for Service Line Permits and Re-inspections shall be included in Section 1701.03, Appendix A, Fee Schedule.

926.99 Penalties

Whoever violates any provision of this Chapter may be charged with a misdemeanor offense of the first degree. Each day during which the violation continues shall constitute a separate offense.

SECTION 1: **AMENDMENT** "APPENDIX A - Rates And Fees" of the City of Franklin Municipal Code is hereby *amended* as follows:

AMENDMENT

APPENDIX A - Rates And Fees

All of the rates and fees set forth below shall be subject to an annual increase equal to the percentage obtained by averaging the national inflation rate from the United States Labor Department, Bureau of Labor Statistics for the previous three years. This increase shall be referred to as the Cost of Living Adjustment (COLA). The new flat rate is established by adding the COLA to the then existing flat rate. When the yearly COLA is applied, all fees/licenses less than $50 shall be rounded up to the nearest $.25 and all fees/licenses greater than $50 shall be rounded to the nearest dollar, and all charges/rates based on volume shall be rounded to the nearest penny. This increase shall be implemented by the City Management no later than March 1st of each year.

FEE OR PERMIT NAME	***FLAT RATE OR FEE***
BUSINESS REGULATIONS – PART SEVEN, FRANKLIN CODIFIED ORDINANCE	
Carnivals and circus, per day	$84.00
Junk Yard/Recycling Center/Recycling Plant Renewal	$45.50 $45.50
Mechanical Amusement Device License Jukebox Mechanical amusement device	 $45.50 $45.50
Motor Vehicle Salvage Dealers License or Salvage Motor Vehicle Auction License or Salvage Motor Vehicle Pool License Renewal for each	$84.00 each $84.00
Taxi Cabs Certificate of Public Convenience Vehicles	 $84.00 $45.50 each
Rooming House–Per Ordinance 2009-23, passed 10/5/09, effective 11/4/09 License for New Owner of Existing Rooming House	 $145.00 $145.00

License Renewal Duplicate/Replacement License	$75.00
TRAFFIC CODE – PART THREE, FRANKLIN CODIFIED ORDINANCE	
Commercial and Heavy Vehicle Permit Police Officer, first hour & fraction thereof	$11.25 $18.25

STREETS, UTILITIES & PUBLIC SERVICES – PART NINE, FRANKLIN CODIFIED ORDINANCE		
Waste Collector's License		$178.00
Curbings, Curbs, Gutters, Driveway Approaches Constructing, Repairing or Replacing		$45.25 each
Excavation Permit		$1.25 per sq. yard $45.25 minimum
Water, Sanitary Sewer Lateral, or Storm Sewer Lateral Service Line Permit		$50.00 per Service Line
Service Line Re-inspection Fee		$50.00
Water		$17.47 per 333 cu. ft., or fraction thereof, per month
Bulk Water		$4.75 per 1,000 gallons
Water Tap-in Fees		
Line Size	Tap-in fee	Installation Fee Water Utilization Fee
3/4" line	$3,674.00	$2,794.00 $873.00
1"	$4,140.00	$2,971.00 $873.00
1-1/2"	$4,595.00	$3,495.00 $873.00
2"	$5,057.00	$4,017.00 $873.00
3"	$6,430.00	$873.00
4"	$8,270.00	$873.00
6"	$12,871.00	$873.00
8"	$27,568.00	$873.00
10"	$33,086.00	$873.00
12"	$40,440.00	$873.00
Multi Family Units		
		water tap-in fee + utilization

2 or more families	fee for each unit
Sewer	
Sewer Rate	$22.51 per 333 cu. ft. or fraction thereof, per month.
Sewer Tap-in Fees (based on water line size)	
Line size:	Fee:
3/4" line	$3,674.00
1"	$4,140.00
1-1'2"	$4,595.00
2"	$5,057.00
3"	$6,430.00
4"	$8,270.00
6"	$12,871.00
8"	$27,568.00
10"	$33,086.00
12"	$40,440.00
Multi Family Units	2 or more families sewer tap-in fee + rate adjustment fee (915.041 CO) Flow Assisted by Pump Station sewer tap-in fee + $$873.00
Standard Solid Surcharge*	additional charge of $793.00 Per ton for all suspended solid in excess of two hundred twenty-five milligrams (225mg) per liter
Chemical Oxygen Demand Charge*	additional charge of $200.00 per ton in excess of six hundred milligrams (600 mg) per liter
Stormwater Management	Stormwater User Fee $7.00 per ERU Curb and Gutter Surcharge $3.25 per month

Solid Waste, Recycling and Yard Waste Collection	Administration Fee $5.00 per month

PROPERTY MAINTENANCE CODE – PART THIRTEEN, FRANKLIN CODIFIED ORDINANCE (Ord. 2019-07, emergency, passed 8-5-19 and Ord. 2019-10, passed 9-19-19)	
Abatement of Violation, Inspection & Administration	$320.00
Emergency Repair Administration	$320.00
Administration	$320.00
Furniture Administration	$320.00
Rubbish or Garbage Administration	$320.00
Appeal Application	$1284.00
Pre-sale Inspection and Certificate of Occupancy (Required for new owners and tenants)	$74.00

FIRE PREVENTION - PART FIFTEEN, FRANKLIN CODIFIED ORDINANCE	
Safety Occupancy Permit	$114.00

(Ord. 2004-46. Passed 12-20-04; Ord. 2005-22. Passed 7-18-05; Ord. 2005-40. Passed 10-3-05; Ord. 2005-41. Passed 10-17-05; Ord. 2008-23. Passed 8-18-08; Ord. 2009-06. Passed 3-16-09; Ord. 2018-01, passed 3-19-18; Ord. 2018-10, passed 6-4-18; Ord. 2019-07, (emergency) passed 8-5-19; Ord. 2019-10, passed 8-19-19; Ord. 2020-13, (emergency) passed 10-19-2020; Ord. 2020-14, passed 12-07-2020)

LEGISLATIVE COVER MEMO

Introduction: August 17, 2026

Public Hearing: September 21, 2026

Effective Date: October 21, 2026

Agenda Item: **Ordinance 2026-20**

AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, OHIO

Submitted by: Jonathan Westendorf, City Manager

Scope/Description: The Ordinance proposes various amendments Table 1107.04-2: Nonresidential Districts Use Table and Section 1107.10 Industrial Use Standards.

The text amendments to the City's Municipal Code are aimed at updating the use permissions for "Information Technology/Data Center" and modifying the use specific standards for the use "Fulfillment Center."

Planning Commission recommended approval of the text amendments to Council during its August 12, 2026, meeting.

Exhibits: Exhibit A: TABLE 1107.04-2: Nonresidential Districts Use Table

Exhibit B: 1107.10 Industrial Use Standards

CITY OF FRANKLIN, OHIO
ORDINANCE 2026-20

AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, OHIO

WHEREAS, pursuant to Section 1115.04 of the City of Franklin UNIFIED DEVELOPMENT ORDINANCE (the "UDO"), the City of Franklin Planning Commission moved to initiate certain zoning text amendments to Chapter 1107 of the UDO during a public meeting of Planning Commission held on August 12, 2026;

WHEREAS, Planning Commission reviewed the proposed amendments during its August 12, 2026, meeting and recommended that City Council approve the text amendments in substantially the same form attached as Exhibit A and Exhibit B to this Ordinance; and

WHEREAS, City Council finds the amendments are in the best interests of the City of Franklin and its residents and, therefore, the recommendation from Planning Commission to approve the Amendments is well-taken and shall be adopted by Council pursuant to this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. Council hereby adopts Planning Commission's recommendation to amend Chapter 1107of the City's Codified Ordinances, and said Chapters are hereby amended as set forth in the attached Exhibit A and Exhibit B.

Section 2. All City ordinances, or parts thereof, that conflict with this Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Chapter 121 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Ordinance shall go into effect on October 21, 2026.

INTRODUCED: August 17, 2026

ADOPTED: September 21, 2026

ATTEST: _____ APPROVED: _____
Khristi Dunn, Clerk of Council Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2026-20 passed by City Council on September 21, 2026.

_____
Khristi Dunn, Clerk of Council

APPROVED AS TO FORM: _____
Ben Yoder, Law Director

TABLE 1107.04-2: Nonresidential Districts Use Table

Commercial Uses	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-1	O-RP	O-S	I-1	I-2	REF
Alcohol Production and Sales, Large	PS	CS												1107.09(a)
Alcohol Production and Sales, Small	PS	PS	PS	PS	PS									1107.09(a)
Artist Studio and Gallery	P	P	P	P	P			P						
Assisted Living and Skilled Nursing Care	PS	PS					CS							1107.09(b)
Automobile Fueling/ Charging Stations	CS												CS	1107.09(c)
Automobile Sales/Rental	CS													1107.09(d)
Automobile Service/Repair, Heavy													CS	1107.09(e)
Automobile Service/Repair, Light	CS													1107.09(f)
Automobile Washing Facility	C													
Bar, Lounge, Tavern	PS		PS	PS	PS			PS						1107.09(g)
Bed and Breakfast		CS	CS		CS		CS	CS						1107.09(h)
Business Retail	PS	PS							CS	CS	PS			1107.09(u)
Business Service	CS	CS										PS	PS	1107.09(i)
Clubs, Private or Membership	P	P												
Commercial Entertainment	PS	CS	CS	CS	CS			CS						1107.09(j)
Commercial Recreation/ Fitness, Indoor	CS	CS	CS	CS	CS							CS		1107.09(k)
Commercial Recreation/ Fitness, Outdoor	CS	CS	CS	CS	CS									1107.09(k)
Commercial Training	P	P		C		C			C					

Commercial Uses	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-1	O-RP	O-S	I-1	I-2	
Day Care Center	CS	CS				CS	CS	CS	CS	CS	CS			1107.09(l)
Event Venue, Indoor or Outdoor	CS			CS	CS									1107.09(m)
Financial Institution, General	P	P												
Food Service/Catering	P	P												
Hospitals	P													
Hotels	PS		CS	CS			CS	CS	CS	CS	PS			1107.09(n)
Information Technology/Data Center										CP		CP		
Makerspace	P	C	P	P	P	P		P						
Medical Center/Clinic	PS	PS		CS					CS	CS	PS			1107.09(p)
Medical Office	P	P	C	P	C	C	C	C						
Mixed Use	PS	PS	PS	PS	PS	PS		PS						1107.09(q)
Office	P	P	P	P	P	P	C	C	P	P	P			
Office, Campus	P								C	P	P			
Office, Co-Working	P		C	P	C	C								
Personal Service	PS	PS						CS	CS		PS			1107.09(r)
Restaurant, Quick Service	PS	CS												1107.09(s)
Restaurant, Standard	PS	PS	PS	PS	PS			PS			PS			1107.09(t)
Retail, Convenience	PS	CS												1107.09(u)
Retail, Food/Beverage Related	PS	PS	PS	PS	PS			PS						1107.09(u)
Retail, General	PS	PS	PS	PS	PS			PS						1107.09(u)
Retail, Large Format	CS													
Retail, Services	C											P		
Sexually Oriented Businesses													CS	1107.09(w)
Veterinary Services	CS	CS												1107.09(x)

1107.10 Industrial Use Standards

(a) General I-1 Industrial Use Requirements: The following regulations shall apply to all uses within the I-1 zoning district.

(1) **Lighting:** Exterior lighting shall be shaded wherever necessary to avoid casting direct light off-site.

(2) **Noise:** Industrial uses shall not produce either continuous or intermittent noise at a level, at the property line, which causes harm or annoyance to adjacent property owners.

(3) **Odor:** Industrial uses shall not emit odors or odor-causing substances that can be detected at the property line.

(4) **Vibrations:** Industrial uses shall not produce vibrations that can be detected at the property line.

(5) **Air Pollution, Smoke and Dust:** Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental Protection Agency, and shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.

(6) **Heat and Glare:** Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.

(7) **Toxic Material:** Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.

(8) **Explosive Material:** Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.

(b) General I-2 Industrial Use Requirements: The following regulations shall apply to all uses within the I-2 zoning district.

(1) **Lighting:** Exterior lighting shall be shaded wherever necessary to avoid casting direct light off-site.

(2) **Air Pollution, Smoke and Dust:** Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental

Protection Agency, and shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.

(3) **Heat and Glare:** Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.

(4) **Toxic Material:** Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.

(5) **Explosive Material:** Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.

(c) Distribution Center: Distribution centers shall be subject to the following regulations. Distribution centers that require conditional use approval shall also be subject to the review standards in Section 1113.01:

(1) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(2) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.

(3) Fleet vehicle parking areas shall be screened by landscaping and or fencing along all sides visible from the public right of way and from adjoining residential property.

(4) No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.

(5) No outdoor storage of any material or waste shall be permitted on site.

(d) Fulfillment Center: Fulfillment centers shall be subject to the following regulations:

~~(1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.~~

~~(2)~~(1) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

~~(3)~~(2) No outdoor storage of any material or waste shall be permitted on site.

(e) Large Equipment Retail, Rental, and Repair: Large equipment and truck retail, rental, and repair shall be subject to the following regulations:

(1) The minimum lot size for a large equipment retail, rental, and repair use shall be 15 acres.

(2) Large equipment retail, rental, and repair shall only permitted on previously undeveloped property.

(3) All repair activities shall be performed entirely within a building.

(4) The outdoor storage of parts, inoperable vehicles, or junk is prohibited.

(f) Warehousing, Primary Use: Warehousing as a primary use shall be subject to the following regulations in addition to the review standards in Section 1113.01:

(1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.

(2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(3) No outdoor storage of any material or waste shall be permitted on site.

(g) Warehousing, Secondary Use: Warehousing as a secondary use shall be subject to the following regulations:

(1) Warehousing0is allowed as a secondary use to retail, manufacturing, or industrial uses on the same property.

(2) Secondary warehousing shall not exceed 35 percent of the total building area, unless specifically approved by the Planning Commission.

(3) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be used on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.