

**FRANKLIN CITY COUNCIL
SEPTEMBER 19, 2016**

Members of the Franklin City Council met in regular session on Monday, September 19, 2016, 6:00 p.m. at the Franklin City Building, Mayor Denny Centers presiding.

Roll call showed:

Brent Centers	present
Paul Ruppert	present
Carl Bray	present
Denny Centers	present
Michael Aldridge	present
Debbie Fouts	present
Todd Hall	present

There were two members of the Press (Middletown Journal & Franklin Chronicle) and eight visitors at tonight's meeting. Also present: Mr. Steve Inman, Public Works Director; Mr. Russ Whitman, Police Chief; Mr. Jonathan Westendorf, Fire & EMS Chief; Mr. Ross Coulton, Assistant Safety Director; Mrs. Myra Haney, Administrative Assistant; Mrs. Karen Ervin, Finance Director; Ms. Donnette Fisher, Law Director; Mr. Sonny Lewis, City Manager and Mrs. Jane McGee, Clerk of Council.

The Pledge of Allegiance was led by Chief Westendorf.

Mr. Bray made the motion to approve the Clerk's Journal and accept the tapes as the Official Minutes of the August 15, 2016 regular meeting; seconded by Mr. B. Centers. The vote:

Mr. Ruppert	yes
Mr. Bray	yes
Mayor Centers	yes
Mr. Aldridge	yes
Mrs. Fouts	yes
Mr. Hall	yes
Mr. B. Centers	yes

Motion passed.

Mr. B. Centers introduced Ms. Halie Barger student at Miami University, who is here as part of a school assignment.

PRESENTATION - WARREN COUNTY ELDERLY SERVICES - TAX LEVY (BRIAN VANARSDALE)

Mr. VanArsdale stated the Senior Service Levy is a renewal of the tax for five years. The levy will be on the November ballot, 3rd time for the renewal with no increase in taxes. They currently serve about 270 residents from Franklin and 5,000 residents in the County. They provide services in the home and community, to allow senior residents to stay at home. Services provided are meals delivered to them, transportation, personal care, home care and electronic monitoring system. The levy funds 91% of the services provided and without the levy, the program would go away. There is an income restriction and these services help them to stay at home so they don't have to go into a Medicaid facility. Last year, they provided over 270,000 meals and 130,000 hours of home care assistance. Mr. VanArsdale handed out information on the program to Council.

Mayor Centers stated he's had family members use the program in the past and is a supporter of the program. Mr. Hall stated he did a good job and we are the third largest user of the program and it's a great benefit to our residents.

UNION INSTITUTE & UNIVERSITY - VETERANS & FAMILY PROGRAMS (GERI MAPLES)

Ms. Maples stated that Union Institute & University has been in Cincinnati for 52 years. Currently have 1500 students, 5 campuses across the country, with the home campus in Cincinnati and most of the classes are offered online. Ms. Maples stated last year they received a grant from an anonymous donor that allowed 15 veterans through their transition process out of the military, into school which would get them into work/careers. They are doing this program again this year and will fund 25 veterans; there is a need for the program and a lot of the veterans don't know what is available. She explained the programs that are available to the veterans & their families.

Mr. B. Centers stated he has a lot of friends that are veterans and it is a very difficult transition. These programs are very beneficial, a lot of veterans in our community and this is the first he has heard of this. He thanked Ms. Maples for attending tonight's meeting.

DEARDOFF SENIOR CENTER - TAX LEVY (JENNI LEMONS)

Jenni Lemons, Director at the Deardoff Senior Center, stated that Issue 8 is on the ballot for renewal of the Senior Center tax levy, and there will be no increase in taxes. The levy supports the senior bus that transports for free, senior & disabled citizens, and the Deardoff Senior Center. Ms. Lemons asked for Council to endorse the levy as they have in the past.

Mayor Centers stated that they all endorse the tax levy, as we have done in the past.

RECEPTION OF VISITORS

None tonight.

PUBLIC HEARING ORDINANCE 2016-11 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRANKLIN, OHIO, TO REZONE OUT LOT 774, LOCATED AT 972 S. MAIN STREET, FROM R-4, MULTI-FAMILY RESIDENTIAL DISTRICT, TO C-2, COMMUNITY COMMERCIAL DISTRICT

Ms. Fisher stated she is presenting this as Mr. Conway is out of town. This rezones the property at 972 S. Main Street from R-4, Multi-Family Residential District, to C-2, Community Commercial District, and noted the lot is paved. The property owners, Brenda and John Byford, applied for a conditional use permit for a vehicle dealer of classic cars. The sales are done on the internet and the cars will be kept in the garage.

Mr. Aldridge asked what the issue was at the Planning Commission meeting, was there any controversy (with the vote 6-1). Ms. Fisher stated there was no controversy, she thinks the issue was putting a commercial use in a residential area. Mayor Centers noted that there is currently commercial use in the area.

Mr. Ruppert stated that this lot has been used for commercial for many years. There was a lengthy discussion at the Planning Commission meeting and the vote was favorable at 6-1.

Discussion continued and it was noted that they don't see this lot ever being used for residential and don't want the lot turned into a used car lot. Mrs. Fouts asked what happens if they sell the lot (the current owners, Brenda & John Byford). Ms. Fisher explained that this is a conditional use permit only for the current owner and the new owner would have to come in and apply for a conditional use.

Mayor Centers opened the Public Hearing and asked for public comments. There being none, he closed the Public Hearing.

Mr. Hall made the motion to adopt Ordinance 2016-11; seconded by Mr. Aldridge. The vote:

Mr. Bray yes
Mayor Centers yes
Mr. Aldridge yes
Mrs. Fouts yes
Mr. Hall yes
Mr. B. Centers yes
Mr. Ruppert yes

Motion passed.

**RESOLUTION 2016-44 ACCEPTING THE AMOUNTS AND TAX RATES AS CERTIFIED
BY THE WARREN COUNTY BUDGET COMMISSION FOR 2017, AUTHORIZING THE
NECESSARY TAX LEVIES AND CERTIFYING THE TAX LEVIES TO THE WARREN COUNTY
AUDITOR**

Mrs. Ervin stated that this is the last step in the budget process. We have received from the Warren County Budget Commission what we will receive for the inside and outside property tax levies. The property tax revenue projection is \$450,000 (\$446,000 last year), local government receipts \$154,783 (\$142,870 last year) and the Fire & EMS Fund \$1,340,000 (\$1,333,000 last year).

Mr. Ruppert made the motion to adopt Resolution 2016-44; seconded by Mr. Bray. The vote:

Mayor Centers yes
Mr. Aldridge yes
Mrs. Fouts yes
Mr. Hall yes
Mr. B. Centers yes
Mr. Ruppert yes
Mr. Bray yes

Motion passed.

**RESOLUTION 2016-45 AUTHORIZING THE ADVERTISEMENT OF REQUEST FOR
PROPOSALS FOR THE SALE OF 6.4049 ACRES ALONG DEARDOFF ROAD FOR THE
CONSTRUCTION OF AN AGE-RESTRICTED RESIDENTIAL HOUSING DEVELOPMENT**

Mr. Lewis stated that this authorizes the request for proposals for the sale of the 6 acres on Deardoff Road for the elderly housing development. We have to post the property and advertise the RFP for 4 weeks. This is for the sale of the property and their plan for the proposed development. Council will approve the sale, by Ordinance, sometime in April or May 2017.

The proposed timeline is:

09/19/16	Council Authorization to Advertise
09/23/, 09/30, 10/07 & 10/14/16	RFP Advertised
10/11/16 @ 1:00 p.m. EDT	Mandatory Pre-Submission Meeting
10/11/16 @ 5:00 p.m. EDT	Deadline to Submit Questions or Inquiries
10/17/16	Deadline for Issuance of Answers
10/21/16 @ 5:00 p.m. EDT	Proposal Submittal Deadline
November - December 2016	Selection Committee Review of Proposals
December 2016 - January 2017	Oral Presentations by Invited Respondents
February 2017	Committee Selection of Proposal(s)
March 2017	City Council Consideration & Selection of Proposal
April 2017	Conditional Use Permit Application to Planning Commission
April - May 2017	City Council Approval of Sale & Authorization of Agreement
May - June 2017	Negotiation of Property Sale & Development Agreement

The minimum price per acre is \$40,000. Also, Henkle Schueler may be adding 4 acres in back of this property to the project.

Mayor Centers stated that the Economic Development Council Committee has discussed and reviewed the proposal.

Mr. Aldridge asked if it will require aesthetics, etc. Ms. Fisher stated yes, and she can email the proposal to him if he'd like to see it. Ms. Fisher explained the proposal details is what we want to see.

Mayor Centers stated there are no specifics for buildings, etc. as we are asking to see what they propose.

Mr. Aldridge questioned condominium housing. Ms. Fisher explained that condominium does not refer to the style of housing, but it is a type of property ownership. Mr. Aldridge asked if it will be built in phases and if the company is responsible for marketing. Ms. Fisher stated yes, we put in the RFP's that we want to have the infrastructure in place in a year, can build the units as they sell them, three years to complete and we have the right to intervene if nothing is done.

Mr. Aldridge questioned if the proposals can be adjusted as it might not be what we want. Mayor Centers stated we don't have to award it if isn't what we want.

Mr. Lewis explained the process that will be used in reviewing the proposals; types of units; have been contacted by several developers and it will be an asset for the City. Council will vote to either approve or reject the proposal.

Mr. Hall made the motion to adopt Resolution 2016-45; seconded by Mr. B. Centers. The vote:

Mr. Aldridge	yes
Mrs. Fouts	yes
Mr. Hall	yes
Mr. B. Centers	yes
Mr. Ruppert	yes
Mr. Bray	yes
Mayor Centers	yes

Motion passed.

RESOLUTION 2016-46 ACCEPTING THE RESIGNATION OF KELLY KRAMER FROM
THE CITY OF FRANKLIN CIVIL SERVICE COMMISSION AND APPOINTING MATTHEW
WILCHER TO FILL THE VACANCY

Mr. Lewis stated that this appoints Mr. Matt Wilcher to fill the remainder of Kelly Kramer’s six year term, who has resigned. Mr. Wilcher has agreed to serve. The Civil Service Commission is still short one member.

Mr. B. Centers made the motion to adopt Resolution 2016-46; seconded by Mr. Bray. The vote:

Mrs. Fouts yes
Mr. Hall yes
Mr. B. Centers yes
Mr. Ruppert yes
Mr. Bray yes
Mayor Centers yes
Mr. Aldridge yes

Motion passed.

RESOLUTION 2016-47 REMOVING MARY DUNN AND KELLY KRAMER, AND
APPOINTING TABITHA ROBERTS TO THE CITY OF FRANKLIN SPECIAL EVENTS
COMMITTEE

Chief Westendorf stated that this appoints Tabitha Roberts to the Special Events Committee and that Mary Dunn and Kelly Kramer have resigned from the Committee.

Mr. Bray made the motion to adopt Resolution 2016-47; seconded by Mr. Aldridge. The vote:

Mr. Hall yes
Mr. B. Centers yes
Mr. Ruppert yes
Mr. Bray yes
Mayor Centers yes
Mr. Aldridge yes
Mrs. Fouts yes

Motion passed.

INTRODUCTION OF NEW LEGISLATION

Mayor Centers introduced the following legislation:

Ordinance 2016-12 Establishing a One-Year Moratorium on the Establishment or Commencement of
Medical Marijuana Cultivators, Processors and/or Retail Dispensaries within the City of Franklin

Ordinance 2016-13 Amending Section 131.04 of the Codified Ordinances of the City of Franklin,
Ohio, titled “Requirements for Original Appointments”

Public Hearings on Ordinance 2016-12 & Ordinance 2016-13 will be held October 3, 2016.

CITY MANAGER'S REPORT

Mr. Lewis reported on the following:

- Posted 3 properties for clean-up and we tried to work with them - Franklin Boxboard, Pilot's vacant lot and Swifty
- Staff working on the collection boxes (located in parking lots) for clothes, etc., it has gotten out of hand and will be bringing legislation to you
- Summer Street paving project is complete, it looks good
- Beam/Moore Streets – curb & gutter almost completed. Mr. Hall stated it looks great, his concern is the older sections (grass growing up, etc.) will that have to be replaced. Mr. Lewis stated it is a concern but we will have it cleaned up

LAW DIRECTOR'S REPORT

Ms. Fisher stated that the last Farmer Market is Saturday, 9/24/16

FINANCE DIRECTOR'S REPORT

Mrs. Ervin stated she had no report.

COUNCIL COMMENTS

Mr. Hall stated we will be having a Community Pool Study Committee meeting, probably on a Thursday; also need to check the website, Mr. Ruppert has been listed on the Planning Commission, but Mr. Faulkner's info is still there and it says he serves at the pleasure of Council. Mayor Centers stated he found some information previously that was wrong and asked who is responsible for it. Mr. Lewis stated it should be him and he'll get it updated. Mr. Hall stated he's glad to see the salt dome repaired.

Mrs. Fouts asked if any permits have been taken out on the old Marsh Building. Mr. Lewis stated he has talked with Paul Music, who has bought it, and no permits have been taken out. Mrs. Fouts stated that when there are events at JD Legends, cars park on both sides of Millard Drive – is a hazard and need to look at it. Mr. Lewis stated that parking is allowed on both sides of Millard Drive, will look at the code about blocking driveways. Mrs. Fouts added that she knows of other places that have “no parking” signs for events and appreciate the work on the building across the street.

Mr. Aldridge thanked the three presenters at tonight's meeting, need to support them and need to get the information out about the veteran program at the Union Institute & University. Glad to see the speed sign at Schenck School and questioned the location of the sign. Chief Whitman stated that they are trying to get the cars coming up over the crest of the hill. Glad to see Mr. Faulkner here to tonight and asked him why he is taping the meeting. Mr. Faulkner stated he's working on a community project.

Mr. Brent Centers thanked the presenters for being here tonight; welcome to Tabitha to Special Events and Matt Wilcher to Civil Service Commission, know both of you will do a good job. Every year Miami University does an Ohio Public Leader Scholarship, is very competitive for the students & the sponsors, and applied for the fellowship for the City of Franklin. Sonny and I worked on this, will be for three weeks with the students during the winter break, and he also did a phone interview. We have been notified that we have received the fellowship for the City. Mayor Centers asked how will this work. Mr. B. Centers stated it is up to us to decide what we want them to do. Sonny and I are still working on this and let us know if you have any suggestions. Mr. B. Centers did ask that he would like for each Council member to take the person to lunch. Also, congrats to Chief Whitman on his new grandson.

Mr. Ruppert thanked the Police and Fire & EMS Departments on all their efforts on responding to the addiction problem.

Mr. Bray thanked Mr. Lewis and staff on getting the cars moved at Franklin Boxboard and the football team is ranked in the State and needs our support.

Mayor Centers welcomed Quinn Centers (granddaughter) to her first Council meeting; and thanks to Mr. Inman and the guys on keeping the Interstate cleaned up.

Mr. Hall made the motion to adjourn; seconded by Mr. Aldridge. The vote:

Mr. B. Centers	yes
Mr. Ruppert	yes
Mr. Bray	yes
Mayor Centers	yes
Mr. Aldridge	yes
Mrs. Fouts	yes
Mr. Hall	yes

Motion passed.

Mayor Centers adjourned the meeting 6:57 p.m.

Mayor

City Clerk