

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
April 5, 2022**

(To be held in the Training Room on the 3rd Floor of the Municipal Building)

Urbana City Council meetings are now be streamed via Facebook Live. These live streams can be found by visiting the City Council of Urbana, Ohio Facebook page via clicking on the link on the City Council's website: <https://www.urbanaohio.com/city-council.html>

All comments must continue to be made in person. Due to this, the ability to comment on City Council Facebook streams will be disabled.

- **Call to Order**
- **Roll Call**
- **Pledge of Allegiance**
- **Approval of Minutes:**
Urbana City Council Regular Session Meeting Minutes of March 15, 2022 and Work Session Meeting Minutes of March 22, 2022.
- **Communications**
 1. Marcia Bailey TIRC update – 3/17/2022 (E-mailed 3/18/2022)
 2. Communication from the Ohio Division of Liquor Control dated March 11, 2022, regarding the new transfer application for the Southwest Bowling, LLC, 826 Scioto St. (See Attached)
 3. Communication from the Ohio Division of Liquor Control dated March 16, 2022, regarding the requirements for objections to renewals of liquor permits (See Attached)
 4. Oak Dale Cemetery Board Meeting Minutes dated January 21, 2022 (See Attached)
 5. Ohio Gas Association Letters (Available for pick-up or will be distributed at the meeting)
- **Board of Control:**
 1. The Board of Control recommends that City Council authorize the Director of Administration to enter into a multi-year contract with Rumpke of Ohio, Inc. to provide residential curbside recycling services, city facility solid waste collection and disposal, and subscription based curbside recycling for small businesses. This contract would run from September 1, 2022 to August 31, 2025 with an option to extend for two additional years (at a later date subject to council approval) under the same contract terms. The monthly cost per residential unit or small business customer would adjust from \$3.25 per month to \$4.50 per month under the new contract with the city billing for this service on the city utility bill and remitting the payment to Rumpke for providing these services. Based on the current number of active residential units (4,052), extra cart rentals (30), and voluntary small businesses participating (30), the yearly contract cost with Rumpke of Ohio, Inc. will be approximately \$221,508 per year. **VOTE: 3-0**

2. The Board of Control recommends Council authorize a purchase order to Public Entities Pool in the amount of \$194,142 for one year to cover the cost of property and casualty insurance. This is a 17% increase over the 2021 premium (see attached comparison). This expense will be charged to departmental insurance accounts and is in the 2022 budget at \$173,900.00. **VOTE: 2-0**

3. Subject to passage of the ordinance to proceed with the South and North Main Street Curb and Gutter Improvements, the Board of Control recommends Council authorize the Director of Administration to enter in a contract with D.L. Smith Concrete LLC in the amount of \$598,540.36, including a contingency of 10% over the original bid amount of \$544,127.60. This bid was the lowest and best bid of five bids received (see attached). The engineer's estimate for this project was \$713,000.00. **VOTE 2-0**

***Footnote - On March 8, 2022 the Parks & Recreation Board accepted the donation from Weidmann Group to replace the backstop fencing at Gwynne Street ballfield. A purchase order in the amount of \$12,465.99 was issued to Valley Fencing to remove/install backstop.

- **Citizen Comments:** (In Person Only; Must Sign-in)

- **Ordinances and Resolutions**

Old Business:

Third Reading:

Ordinance 4567-22: An ordinance determining to proceed with the improvement of South and North Main Street in the City of Urbana, County of Champaign, Ohio by constructing or repairing curbs, gutters, driveway approaches and appurtenances thereto on a section of South Main Street between State Route 55 and Market Street and on a section of North Main Street between Court Street and Washington Avenue/Gwynne Street, and declaring an emergency. (Three readings)

Second Reading: None

New Business:

First Reading:

Ordinance 4570-22: An ordinance to update the City of Urbana's Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the city of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022. (Three readings, public hearing required)

- **Committee/Department Liaison Updates:**

- **Miscellaneous Business:**
 1. Council
 2. Administration
 3. Council Clerk

- **Next Meeting:** Tuesday, April 19, 2022
 - **Adjourn**
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**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, MARCH 15, 2022**

President Hess called the City of Urbana Regular Session Meeting to order at 6:00 pm.

City Staff attending: Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, Mayor Bill Bean, City Engineer Tyler Bumbalough, Fire Chief Dean Ortleib, and Superintendent of Public Works Chad Hall

President Called Roll: Ms. Jumper, present; Mr. Scott, absent; Mr. Paul, absent; Mr. Thackery, present; Mrs. Collier, present; and Mrs. Bean, present.

President Hess spoke as to the scheduled Executive Session. Mr. Thackery moved to enter into Executive Session. Ms. Jumper seconded. Voice vote on approval: all ayes, nays none. Adjourned to Executive Session at 6:01 pm.

Mr. Thackery moved to reconvene the regular session. Mrs. Bean seconded. Voice vote on approval: all ayes, nays none. Regular meeting reconvened at 6:20 pm.

Minutes: Mr. Thackery moved to put the minutes of the regular meetings for January 4, 2022 and March 1, 2022 on the floor for discussion and possible approval. Ms. Jumper seconded. No comments/corrections noted. Voice vote on approval of minutes: all ayes; nays, none.

Communications

1. Champaign Health District Annual Report for 2021 (See Attached)

Mr. Thackery moved to put the communication on the floor for further discussion and possible acceptance. Mrs. Bean seconded.

No comments/questions about the communication.

Voice vote on approval; all ayes, nays none.

Administrative Reports – Board of Control

1. Authorization of a purchase order to Insight Pipe Contracting LLC for the CIPP sanitary sewer lining in the amount of \$78,570.00. The sewer mains are located in Monument Square and one block in each direction. This expense will be charged to the Sewer Fund and is in the 2022 budget.

Mr. Thackery moved to put this request on the floor for further discussion and possible passage. Ms. Jumper seconded.

Mr. Hall indicated these sewer main projects would be done over the course of two days, solely at night. He does not anticipate any interruption in service. Mr. Thackery asked where the equipment would be parked during the course of this project. Mr. Hall indicated there would be a staging area, away from downtown.

Voice vote on approval; all ayes, nays none.

2. Authorization of a purchase order to the Champaign Family YMCA in the amount of \$89,800.00 for the management of the Wendell Stokes Municipal Pool for the 2022 season. This expense will be charged to the General Fund – Pool and is in the 2022 budget at \$70,000.00.

Mr. Thackery moved to put this request on the floor for further discussion and possible passage. Mrs. Collier seconded.

Mr. Brugger indicated this was the sixth year the City has contracted with the YMCA for the operation of the city pool. It works out on a cost perspective by contracting with an organization that already has experience running a pool. It never completely pays for itself. Mr. Brugger indicated it is considered more of a benefit to the city.

Ms. Jumper asked where residents could buy pool passes. Mr. Brugger stated around April 1st, people can go to the YMCA or to its website. Mr. Thackery asked if the patronage was increasing each year. Mr. Brugger stated last year was a bounce back year after the partial 2020 season due to the pandemic. Mainly it is weather driven, though. Mrs. Collier asked if the revenue from sales goes back to the City. Mr. Brugger answered affirmatively. Mr. Hess asked why the price had gone up from the estimate. Mrs. Boettcher indicated the City tried to get the estimate as close as it could. It really came down to the management fee. The City considers this a service to the community.

Voice vote on approval; all ayes, nays none.

Mr. Thackery asked about Goosebusters in the Board of Control footnotes. Mr. Brugger stated the City was changing companies from the past three years. The old company didn't want to come back. The new company is out of Dayton and the price is a little higher. This is something the City wanted to keep pushing for as its important to get rid of hundreds of eggs early in the season. Mr. Thackery asked if the city could find a Pigeonbusters.

Citizen Comments:

Becky Evans (200 Park Avenue)

Ms. Evans distributed a copy of here statement. She spoke as to the ordinances involving the Police Chief and Lieutenant. She alleged that these ordinances would cause a raise for both positions, and raises should be based on performance.

She stated there are multiple complaints filed with the Equal Employment Opportunity Commission. She stated that her daughter, former UPD Officer Casey Evans filed complaints to her Lieutenant regarding her treatment by a former Sergeant. She alleges the Lieutenant

mishandled those complaints. She believes that these investigations have been mishandled and costing the City money.

She stated her daughter holds the record for longest service at UPD by a female: six years. She asked Council to table the Police Chief and Lieutenant ordinances until after the investigations, or in the alternative, vote no.

ORDINANCES AND RESOLUTIONS

Third Reading:

Ordinance 4397-22: An ordinance establishing the salary and benefits for the Fire Chief for the City of Urbana (Three readings)

Mrs. Bean moved to put this Ordinance on the floor for discussion and possible passage. Ms. Jumper seconded.

Mr. Brugger informed Council that all of the next ordinances are approving the ranges, not for specific salaries. No one in Council's power is getting a range. The City is only shifting the ranges after the previous negotiations.

Mr. Thackery asked for clarification that this is only a range shift. Mr. Brugger confirmed.

President Hess called for a roll call for passage. Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; and Ms. Jumper, yes.

Ordinance passed 4-0.

Ordinance 4398-22: An ordinance establishing the salary and benefits for Assistant Fire Chief for the City of Urbana (Three readings)

Mr. Thackery moved to put this Ordinance on the floor for discussion and possible passage. Mrs. Collier seconded.

Mr. Brugger stated the City does not currently have an Assistant, but it's important to keep the ordinance current.

No questions/comments by Council.

President Hess called for a roll call for passage. Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; and Mr. Thackery, yes.

Ordinance passed 4-0.

Ordinance 4399-22: An ordinance establishing the salary and benefits for the Central Staff Employees of the City of Urbana (Three readings)

Mrs. Bean moved to put this Ordinance on the floor for discussion and possible passage. Mr. Thackery seconded.

Mr. Brugger stated this was the Central Staff ordinance, for those non-represented employees. The attachment shows all of the changes. A table of contents was also added to find things easier. This ordinance would be applied retroactively to January, 1, 2022.

No questions/comments by Council.

President Hess called for a roll call for passage. Mrs. Bean, yes; Ms. Jumper, yes; Mr. Thackery, yes; and Mrs. Collier, yes.

Ordinance passed 4-0.

Ordinance 4400-22: An ordinance establishing the salary and benefits for the Police Chief of the City of Urbana (Three readings)

Mr. Thackery moved to put this Ordinance on the floor for discussion and possible passage. Mrs. Bean seconded.

Mr. Brugger informed Council that this ordinance shifts the range for the Police Chief. It also added to the uniform allowance to the mirror the FOP contract.

Mr. Thackery asked again for clarification that it was only the range, not an actual raise. Mr. Brugger confirmed.

President Hess called for a roll call for passage. Ms. Jumper, yes; Mr. Thackery, yes; Mrs. Collier, yes; and Mrs. Bean, yes.

Ordinance passed 4-0.

Ordinance 4401-22: An ordinance establishing the salary and benefits for the Police Lieutenant of the City of Urbana (Three readings)

Mrs. Bean moved to put this Ordinance on the floor for discussion and possible passage. Mrs. Collier seconded.

Mr. Brugger stated this is the same ordinance, but for the Lieutenant.

Mr. Thackery asked again for clarification that it was only the range, not an actual raise. Mr. Brugger confirmed.

President Hess called for a roll call for passage. Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; and Ms. Jumper, yes.

Ordinance passed 4-0.

Ordinance 4405-22: An ordinance fixing salary and other benefits for the Director of Administration (Three readings)

Mrs. Collier moved to put this Ordinance on the floor for discussion and possible passage. Mrs. Bean seconded.

Mr. Brugger stated the next three ordinances are for the City Directors. These only shift the salary ranges. Individual contracts go through the mayor.

No questions/comments by Council.

President Hess called for a roll call for passage. Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; and Mr. Thackery, yes.

Ordinance passed 4-0.

Ordinance 4406-22: An ordinance fixing salary and other benefits for the Director of Finance (Three readings)

Mr. Thackery moved to put this Ordinance on the floor for discussion and possible passage. Mrs. Bean seconded.

Mr. Brugger stated this changes the pay range for the Director of Finance.

President Hess called for a roll call for passage. Mrs. Bean, yes; Ms. Jumper, yes; Mr. Thackery, yes; and Mrs. Collier, yes.

Ordinance passed 4-0.

Ordinance 4407-22: An ordinance fixing salary and other benefits for the Director of Law (Three readings)

Mr. Thackery moved to put this Ordinance on the floor for discussion and possible passage. Mrs. Collier seconded.

Mr. Brugger stated this is for the pay range of the Director of Law. The City left the “Whereas” language in place for tracking purposes in regards to the City audit.

No questions/comments by Council.

President Hess called for a roll call for passage. Ms. Jumper, yes; Mr. Thackery, yes; Mrs. Collier, yes; and Mrs. Bean, yes.

Ordinance passed 4-0.

Second Reading:

Ordinance 4567-22: An ordinance determining to proceed with the improvement of South and North Main Street in the City of Urbana, County of Champaign, Ohio by constructing or repairing curbs, gutters, driveway approaches and appurtenances thereto on a section of South Main Street between State Route 55 and Market Street and on a section of North Main Street between Court Street and Washington Avenue/Gwynne Street, and declaring an emergency. (Three readings)

Mr. Thackery moved to put this Ordinance on the floor for discussion. Mrs. Collier seconded.

Mr. Bumbalough passed out the bids for the project. They had been due March 3rd. The Engineer's estimate was \$713,000. The estimate from DL Smith concrete came in at \$544, 127.60. The City received five bids. DL Smith had previously done work on Oakland Street and subcontractor work on Crescent Drive.

Mr. Thackery was glad the City was comfortable with the company's work and loves saving the taxpayers money.

President Hess declared this ordinance to have had its first reading.

New Business:

First Reading:

Resolution 2629-22: A resolution to authorize preliminary approval between the City of Urbana, Champaign County, Ohio and Ohio Department of Transportation for pavement planing and resurfacing of United States Route 36 from the Western Corporation Limits (SLM 14.04) to Walnut Street (SLM 14.88), Reference PID No: 108875, County/Route/Section: CHP US 36 14.04, and declaring it an emergency. (Passage on 1st Reading)

Mrs. Bean moved to put this resolution on the floor for discussion and possible passage. Mr. Thackery seconded.

Mr. Bumbalough stated this was the preliminary approval for ODOT resurfacing for Miami street. It spans from the westward corporation limit to Walnut Street. The City already did this process in January for US 68. This paving would happen later in 2023.

Mr. Thackery stated the City was going to look really nice with all of the roads resurfaced.

President Hess called for a roll call for passage. Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; and Ms. Jumper, yes.

Resolution passed 4-0.

Resolution 2630-22: A ceremonial resolution in support of the Champaign Aviation Museum's efforts to expand their museum and to obtain additional grant funding from the State of Ohio Capital Budget through the State's Cultural Facilities Grant Program.

Mr. Thackery moved to put this resolution on the floor for discussion and possible passage. Ms. Jumper seconded.

Mr. Brugger stated that this ordinance was a natural follow up from Dave Shiffer's presentation from the Aviation Museum. This ordinance would be the official weigh-in of Council's support. Friday, March 18, 2022 is the deadline for support of grant agreements in the State of Ohio.

Mr. Thackery thought this was a good project and good for tourism for the City of Urbana.

President Hess called for a roll call for passage. Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; and Mr. Thackery.

Resolution passed 4-0.

Walk-In Legislation

Resolution 2576-22: A resolution accepting the report of the City of Urbana Tax Incentive Review Council (TIRC) on the status of the enterprise zone and community reinvestment area agreements, to accept recommendations of the TIRC concerning those agreements.

Council Clerk Roger Steffan passed out copies of the legislation to Council members.

Mr. Thackery moved to put this resolution on the floor for discussion and possible passage. Ms. Jumper seconded.

Marcia Bailey spoke as to the recommendations after the TIRC meeting on March 9th. All recommendations are to continue with the tax abatements. Companies have been creating more jobs than they had previously agreed upon.

Mr. Thackery stated it appeared the abatements have been working. Mrs. Bean stated she attended the meeting with other TIRC representatives. She said it was efficiently ran by Ms. Bailey.

President Hess called for a roll call for passage. Mrs. Bean, yes; Ms. Jumper, yes; Mr. Thackery; and Mrs. Collier, yes.

Resolution passed 4-0.

Committee/Department Liaison Reports:

Mrs. Collier stated the Safety Committee meeting will be on March 23rd at 5 pm in the training room.

Mrs. Bean stated the Planning Commission meeting will be on March 28th.

Ms. Jumper announced the Cemetery Board meeting will be held March 18th at 2:30 pm.

Miscellaneous Business

Mrs. Bean informed Council she attended the OML training for new officials. It was well worth her time.

Mr. Bumbalough stated the cracked seal project went out to bid and paving out to bid. He expects to have those in a few weeks.

Chief Ortleib stated 26 people are signed up for the G402 meeting. There is great County representation. He is also pleased that the Council went to the liaison format. The medic is currently out to bid. He has also been working with Ohio Fire chiefs for fireworks legislation.

Mr. Hall informed that the compost center opens Saturday. It will be self-serve until seasonal help arrives. Hours will be same – M-F 7-4, Saturday 9-3. The street sweeper is starting to go out when time allows. If anyone sees workers at the street signs, they're working on the GPS program. The winter weather annual report will be coming soon.

Mr. Brugger thanked Mr. Hall for the compost facility. People often call asking where to take sticks. Bids come in soon for curbside recycling program. 12,000 lbs of patch for potholes have gone out as of March 3rd. There are also grants for revitalization for properties that will be awarded for each county. 15 applicants came from Champaign County. 14 of those 15 got submitted to the State. Awards are granted around May.

Mr. Feinstein stated he has been working on the new proposed fireworks legislations with the chiefs. The question is whether to follow the new state laws or to opt out.

Mr. Bean informed that there will no longer be a weekly COVID update from the Health District. Only once a month. Ohio appears to be getting past the pandemic. He thanked the health district for getting through this. Also, TIRC review is important to know what is going on in our community. He also thanked those committee members.

Mr. Steffan asked Council if they were still desiring the Work Session on March 22nd they had previously discussed. Mr. Thackery asked if administration would we be prepared for next week. Mr. Bean stated it wouldn't be a long meeting but it would be important to hear about.

Mr. Thackery motioned to hold a work session on March 22nd @ 6:00 pm. Mrs. Bean seconded. Voice vote on holding the meeting: all ayes, nays none. So ordered.

Mr. Hess asked if the compost facility will have grinding. Mr. Hall stated that should be coming in the next sixty days. Mr. Hess also asked if there were any frozen pipes this winter. Mr. Hall stated there were breaks, but nothing frozen.

Ms. Jumper moved to adjourn. Mr. Thackery seconded. Voice vote on approval: all ayes, nays none. Motion passes 4-0.

ADJOURNED AT 7:17 p.m.

NEXT SCHEDULED MEETING
Work Session - March 22, 2021, at 6:00 p.m.

Council Clerk

Council President

**URBANA CITY COUNCIL
WORK SESSION MINUTES
TUESDAY, MARCH 22, 2022**

President Hess called the City of Urbana Work Session to order at 6:00 pm.

City Staff attending: Community Development Manager Doug Crabill, Superintendent of Public Works Chad Hall, Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Fire Chief Dean Ortleib

City Council: President Hess, present; Ms. Jumper, present; Mr. Scott, present; Mr. Paul, present; Mr. Thackery, present; Ms. Collier, absent; and Ms. Bean, present.

Future Capital Projects Overview

Mr. Brugger passed out an outline with a summary of the capital projects proposed through 2026. That outline is attached to these minutes as Exhibit A.

Mr. Brugger stated that in early February of this year, the departments sat down to get a snapshot of what was planned for the City this year and in the future for the next five years. The City then put together this consolidated list of those future projects. The idea is to give Council an idea of what is coming and what we will have to start planning.

Street Reconstruction/Paving

Mr. Brugger stated that after speaking with City Engineer Tyler Bumbalough, the City has the streets on the list in mind for paving in the next five years. The City will also come to Council with the additional pavement requests of Tanglewood and Lippencott. The curbs and gutters legislation typically comes before Council prior to the repaving. It's important for the City to stay ahead of the game on these projects. The City will more than likely come to Council later this year to ask for an additional appropriation of \$400,000.

Mr. Thackery asked if the section on future reconstruction projects would come after 2026. Mr. Crabill stated the process would be similar to High Street. A study would be completed before hand. This sets the way for federal grants through ODOT. The grant process typically takes four to five years from start to finish. Mr. Brugger added these aren't necessarily set in stone; it's just the direction the City foresees itself going.

Mr. Paul asked how much more the City needs to allocate for paving. Ms. Boettcher stated that the City added an additional \$400,000 last year to the original \$200,000. That's what the City will probably do again this year. Mr. Hall stated that even with last years \$600,000, it still looked like it would take 18 years to pave everything. Mr. Paul was concerned the City might not get to all of its needs. Mr. Crabill added that the City is starting to crack seal. It wasn't glamorous, but it goes a long way.

Mr. Brugger also stated that the City added 91 manholes. It was a good investment in the equipment to do the process ourselves.

Street, Traffic & Intersection Improvement/Development

Mr. Crabill stated it may be possible for a grant to pay for a large part of the N. Main St. corridor study. Burton Planning will look into how developments may tie into future developments. Mr. Crabill passed out and went over the preliminary plan for the Dugan Place development behind Walmart, including single family homes, patio homes, townhomes, and multi-family homes.

Mrs. Bean asked if Highland acts as a realtor. Mr. Crabill explained that they go out in front of developers and get everything in place, such as zoning and title. They then hand the project off to builders, but they stay involved to make sure the plan is followed. Mr. Crabill also stated that each type of property would have a homeowner's association that would all funnel into a master association.

Mr. Paul asked if there were estimates on the number of people that could live in the development. Mr. Crabill stated that the plan calls for 513 dwellings, but it was hard to know how many people would live in each dwelling.

Mr. Hall stated this new development was good to go on water availability.

Mr. Paul also asked about the timeframe of the project. Mr. Crabill stated there were still milestones to work through, but construction would probably start some time in 2023.

Mr. Crabill stated that City is waiting on the finalization of the Phoenix Ag annexation to proceed with the expansion. The acceptance will probably appear in front of Council in April, making an effective date in June.

Mr. Hall stated the City has undergone its annual evaluation for traffic control system. He is starting to notice an issue with backing plates in traffic controllers. These are a wiring nightmare. There are six to seven different traffic control boxes with racks going bad. When this happens, the box moves onto the next rack. Traffic control boxes at Walmart and Fence Street are on their fourth rack. These will need to be rebuilt. It also costs approximately \$25,000 per intersection for radar to trigger intersection lights.

Mr. Brugger stated it was time for getting into the heart of the Gwynne Street bridge to get in front of the decomposition. Eventually, the City also wants to evaluate what to do about the intersection of State Routes 68 & 55. Finally, the city will eventually need to deal with the salt barn on Taft Avenue. It was built in 1994 and the salt is starting to deteriorate the structure. Mr. Hall added that it would cost approximately \$250,000 for a new barn. A new roof alone would have cost \$73,000. Mr. Hall stated that knowing there are structural issues, it doesn't make sense to keep putting money into it.

Mr. Paul asked if the street department was doing anything about graffiti. Mr. Hall stated that all graffiti in the City was painted over last year. When the weather breaks, the department will go after the new graffiti.

Mr. Paul also stated that he would like the City to ponder what to do about parking issues restricting vision at some stop signs throughout the City. Ms. Jumper added that when High Street gets finished, she would like something to prevent people parking all the way up to the stop sign. Mr. Crabill explained that all intersections will be different, with each one being rebuilt. Some bump outs will be added to prevent the parking.

Water

Mr. Hall stated that the City was out to bid on water loop and booster station for just the piping. This project would be broken into two phases. The City is trying to get ahead of the paving on Dellinger Road. The booster station reduces high pressure zone and helps with redundancy if pumps go down.

Mr. Brugger explained that the contract was going to resolve on the GAC on Old Troy Pike here shortly. After this, the City will hold ownership and it will cost approximately \$100,000 a year to operate.

Mr. Hall also explained that Eichelberger Drive was a challenge. He passed around photos to show the water/sewer hook. The City would have to bring the sewer around to the front of the house.

Sewer

Mr. Hall stated that sewer lines need to increase along N. Oakland Street from 8" to 12". Trutec has asked for increased capacity. He said it was necessary to get the sewer taken care of before the paving.

The Boyce Street project has been pushed back to about 2024 to see impact from Scioto street. This project will be about nine feet deep.

The Dugan Place sewer line will tie into East Court street, which is the interceptor line.

Stormwater

Mr. Hall stated that 12" pipe is currently \$25 per foot. It costs \$40,000 for just material and fuel. He also stated there had been issues with drainage and street conditions on W. Ward Street.

Mr. Crabill stated the Court Street bridge did get a grant from ODOT.

Economic/Community Development

Mr. Crabill stated the Q3 Covenant not to sue for West side was just delivered to OEPA. The City already has the covenant for the East side.

Also, he stated curb ramps will go out for bid 2nd or 3rd quarter of this year.

Airport (Align with FAA ACIP & Local Funding)

Mr. Brugger stated there were potential for additional grants that aren't typically granted from the FAA as long as it's for public use. The FAA won't fund anything unless asphalt work up to date. Currently, the last inspection from ODOT is 2013. ODOT can't find data, and almost all of the asphalt is showing green. As long as all data is green from ODOT, but may find data or re-update their records.

Mr. Brugger also stated the issue with expansion of the runway is trying to prove that extra length would be used.

Fire

Chief Ortleib explained that bids for the new medic will be received April 1st. The City is hoping the price will be under \$325,000. He also explained the earliest delivery would be 400 days while it could be up to two years out. Ford is having a lot of production problems currently. He also explained the City will potentially look into a new aerial. The magic number is 25 years. The vehicle becomes eligible in November. He stated the basic model would be 1.4 to 1.7 million dollars, and the City is looking into appropriate grants.

Park

Mr. Brugger stated the tennis courts will be resurfaced. This comes after negotiating a deal with the original installer.

Mr. Crabill also stated the Natureworks grant will resurface the drive between pool and playground. The parking lot by tennis court will also be completely asphalt. Finally, the grant will allow for the creation of three new pickleball courts.

Mr. Hall stated the City is working on paving in front of maintenance area and also repairing spots by soccer fields.

Mr. Paul asked if the Everybody Plays playground is done. Mr. Brugger stated the first phase has been completed. There are two more phases in the plan, but the City's involvement was only with the first phase.

Mr. Bean wanted this meeting to show the vision that the City has. He felt it was important for Council to see everything that is going on.

Mr. Thackery thought it would be nice to have a work session like this during the first quarter of every year.

WORK SESSION COMPLETED AT 7:25 p.m.

NEXT SCHEDULED MEETING

April 5, 2022, at 6:00 p.m.

Council Clerk

Council President

Urbana City Council Work Session – 3/22/2022Future Capital Projects Overview

***Note: The information below is for discussion purposes only. Dates and directional scopes are subject to change.**

- **Street Reconstruction/Paving:**

- S. Main St. paving (Washington Ave. to Pearce Place) – 2022
 - ODOT Urban Resurfacing Program (City shares in cost)
 - *Additional paving for '22
- Miami St. paving (Walnut St. to Edgewood Ave.) – 2023
 - ODOT Urban Resurfacing Program (City shares in cost)
 - *Curb, Gutter, etc. ahead of project
- S. High St. (Miami to Rte. 55) Reconstruction – 2023 into 2024
 - Combination of grants and local funding
- N. Main St. paving (Washington Ave. to Corp. Limits) -- 2025
 - ODOT Urban Resurfacing Program (City shares in cost)
 - * Curb, Gutter, etc. ahead of project
- N. Oakland St. paving (Miami St. to North Corp. Limits) – 2026
 - ODOT Urban Resurfacing Program (City shares in cost)
 - May include some sewer work (see below)
- Future Reconstruction projects for scope & timing
 - Listed in no particular order
 - W. Light St. upgrade (N. Main St. to Oakland St.)
 - N. Main St./*Grimes Circle & Grimes Ave.
*To be tied to water main project
 - Bloomfield Ave. (N. Main St. to E. Lawn Ave.)
- Other/Misc.

- **Street, Traffic & Intersection Improvement/Development:**

- N. Main St. Corridor Study (Proposal in-hand)
- Burton Planning Services – Northeast Area Concepts Proposal (2022)
- Tie-in to the West with Highland's Dugan Place development?
- Phoenix Ag. Expansion (Norwood Ave.)
 - Awaiting finalization of annexation
- Trail Crossing at N. Main St./Fyffe St./Laurel Oak and Miami St./Depot
 - Awaiting grant notification
- Traffic Control
 - Evaluate replacing signal pre-emption system (Opticom failing)
 - Evaluate against outdated (22 yrs. old) traffic control system (in-process)
 - Evaluate radar vs. optical vs. in-ground loop system (re-use pedestal heads, signal heads)
- Refurbish Gwynne St. bridge (Rocker bearings, re-coat structural steel, etc.)
- Intersection at U.S. Rte. 68/Ste. Rte. 55
- Other/Misc.

- **Water:**

- Water loop & booster station -- 2022
 - 12" water from Dellinger Rd. to tie-in w/ high pressure on east side
 - New booster station @ Children's Home Rd.
 - Replace booster station @ Finch & Water St.

Water (cont'd)

- New water tower siting on east side – TBD
- Old Troy Pike (assume ownership of GAC) -- 2024/2025
 - Media change-out is approx. \$75K
 - Operational impact of approx. \$100K/yr.)
- Phase 3 Water (Approx. North of Dellinger Rd.)
 - Scope includes Grimes Circle & Grimes Ave. (Target date TBD)
 - Tie-in with Paving project
- Phase 4 Water (Approx. Taft Ave. north to Twain Ave.)(Scope & date TBD)
- Future Phase to include Eichelberger Dr. (including sewer)
- Other/Misc.

● **Sewer:**

- Upsize N. Oakland St. sanitary sewer (Miami St. to North Corp. Limits)(from 8" to 12")
- Boyce St. expansion/replacement (E. Lawn to Jefferson)
- Future Phase to include Eichelberger Dr. (including water)
- Other/Misc.

● **Stormwater:**

- Nova Dr. connection between Eastview Dr. & New Haven Dr. – 2022
- W. Ward St. connection between Oakland St. and Rohrer St.
- Railroad St. extension -- Target for 2023 (Applying for CDBG Critical Infrastructure Grant)
 - Ph I: Union Alley north to Pindar St. (West side of RR)
 - Ph II: Pindar St. north to W. Light St. (East side of RR)
- W. Court St. Bridge (Target 2025)
- Other/Misc.

● **Economic/Community Development:**

- Q3 West – Covenant Not to Sue (CNS) awaiting final OEPA approval
- New curb ramps in 1st & 2nd Ward (S. Walnut St. & Reynolds St. area)
 - 73 curb ramps (CDBG \$118K)
- Siemens Property

● **Airport: (Align with FAA ACIP & Local funding)**

- Taxi-lane re-surfacing (2022/2023)
- Grimes Hangar renovation -- TBD
- Terminal Upgrade – TBD
- Runway extension to 5,000 ft. -- TBD
- Other/Misc.

● **Fire:**

- Training Tower Demolition
- Replace concrete apron @ E. Market St.
 - Incorporate drainage control
- New medic (replacing Medic #2) -- 2022/2023
- New Aerial (Grant 90/10 split) -- 2024/2025
- Other/Misc.

NOTICE TO LEGISLATIVE
AUTHORITY

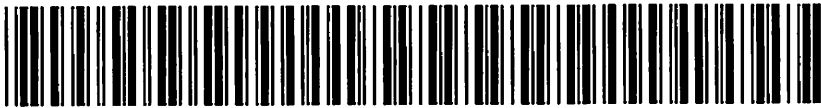
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

8400826		TRFO	SOUTHWEST BOWLING LLC	
PERMIT NUMBER		TYPE	DBA SOUTHWEST BOWLING	
06	01	2021	826 SCIOTO ST	
ISSUE DATE		URBANA OHIO 43078		
03	08	2022		
FILING DATE				
D5				
PERMIT CLASSES				
11	066	A	F27204	
TAX DISTRICT			RECEIPT NO.	

FROM 03/11/2022

8395970			SOUTHWEST BOWLING CENTER INC	
PERMIT NUMBER		TYPE	DBA SOUTHWEST BOWLING CENTER	
06	01	2021	826 SCIOTO ST	
ISSUE DATE		URBANA OHIO 43078		
03	08	2022		
FILING DATE				
D5				
PERMIT CLASSES				
11	066			
TAX DISTRICT			RECEIPT NO.	



MAILED 03/11/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN. 04/11/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

A TRFO 8400826

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF URBANA CITY COUNCIL
205 S MAIN ST
URBANA OHIO 43078**



**Department
of Commerce**

Division of Liquor Control

Mike DeWine, Governor
Sheryl Maxfield, Director

**NOTICE TO LEGISLATIVE AUTHORITIES
Objections to Renewal of a Liquor Permit**

11-066

MARCH 16, 2022

CLERK OF URBANA CITY COUNCIL
205 S MAIN ST
URBANA OHIO 43078

Dear Clerk of Legislative Authority:

All Class C and D permits to sell alcoholic beverages at retail in your political subdivision will expire on **June 1, 2022**. In order to maintain permit privileges, every permit holder must file a renewal application with the Division.

Ohio Revised Code Section 4303.271(B) provides the legislative authority with the right to object to the renewal of a permit and to request a hearing. The hearing may be held in the county seat of the county in which the permit premises is located if that request is made in writing. This will be your only opportunity to object to the renewal of a liquor permit premises which might be a problem in your community.

In order to register a valid objection with the Division of Liquor Control and request a hearing, the legislative authority must pass a resolution that specifies the problems at the liquor permit premises and the legal grounds for the objection as set forth in Ohio Revised Code Section 4303.292(A). It is suggested that a separate resolution be passed for each permit premises. The Chief Legal Officer of your political subdivision must also submit a statement with the resolution that, in the Chief Legal Officer's opinion, the objection is based upon substantial legal grounds within the meaning and intent of Ohio Revised Code Section 4303.292(A). The resolution and Chief Legal Officer's statement must be addressed to the Division of Liquor Control, Attn: Legal Section, 6606 Tussing Road, P.O. Box 4005, Reynoldsburg, Ohio 43068-9005 and postmarked no later than May 2, 2022.

For your convenience, our website, www.com.ohio.gov/liqr, under "Local Government Resources" contains information on the objection process and other tools for dealing with problem permit locations.

You may wish to contact the law enforcement agency for your jurisdiction to determine if it has any information which will aid in your decision whether or not to object and request a hearing. For your convenience you may obtain a list of issued permit holders in your jurisdiction from our website under "What are you looking for" and clicking on "Searchable Liquor Control Information" Click on "find information on Liquor Permit Holders". Select type and statuses and enter the search criteria for your county / city / township to bring up the issued permits in your location.

If you determine that there are no permit premises within your jurisdiction that you wish to object to, you do not need to take any action. The renewal applications for those premises will be submitted by the permit holders and will be processed by the Division and issued as appropriate.

If you have any questions, please contact the Legal Section at liquorlegal@com.state.oh.us.

Sincerely,

Licensing Section

Oak Dale Cemetery Board
Meeting Minutes Friday, January 21, 2022

COPY

Board Members Present: Patsy Thackery, Tonya Barrett and Stephanie Truelove
Others Present: Kerry Brugger

Tonya Barrett called the meeting to order at 2:30 PM.

Minutes were reviewed from the November 19, 2022 meeting. Tonya Barrett made a motion to approve the minutes, seconded by Patsy Thackery. Motion unanimously approved.

Old Business:

- Open Board Positions: Kerry advised the Board Bill Edwards is now an Alternate Member as well as Kevin Easton.

New Business:

Annual Reorganization:

- Kerry discussed current board member terms. Bill Edwards has moved to Alternate Member. Wayne Smith, Patsy Thackery and Tonya Barrett terms expire 12/31/2022. John Bry and Stephanie Truelove terms expire 12/31/2024.
- Wayne Smith was nominated by Tonya Barrett to serve as Chair, seconded by Patsy Thackery. Motion unanimously approved.
- Tonya Barrett was nominated by Patsy Thackery to serve as Secretary, seconded by Stephanie Truelove. Motion unanimously approved.
- 2022 Meeting dates: March 18, May 21, July 16, September 17 and November 19. Meeting times will be 2:30pm. Meeting location may vary.

Updates from Bob Jumper:

- Burials YTD 110
- New carpet installed was installed in the Shepard Mausoleum.
- Landscaping improvements and flag pole installation completed at Cemetery Entrance.
-

Kerry Brugger updates:

- Advised the Board Korean War Veteran Charles Hiltibran's remains have been released by North Korea. There will be a funeral service on Memorial Day. Looking at possibility of burial in Soldiers Mound.
- Discussed updating tri-fold.
- Admin Regs will be emailed to Board members once approved.

Next meeting will be March 21, 2022 at the City Building Training Room.

Patsy Thackery made a motion to adjourn, seconded by Stephanie Truelove.
Motion unanimously approved.

Respectfully submitted,



Tonya Barrett



March 17, 2022

RE: Background, Bid Process, & Program Highlights
Residential Recycling Services and City Facility Solid Waste Collection and Disposal

Administration and Council,

The City of Urbana's curbside recycling program was started back in 2008 pursuant to the passage and implementation of Chapter 947 of the Codified Ordinances of the City of Urbana. This chapter established curbside residential recycling as a city utility with the city billing for this service for all residential units (all single family dwellings and duplexes) through the city's monthly utility bill and contracting with a vendor to provide this service for these residential units.

From 2008-2012, Waste Management was the city's contractor for the curbside recycling program, and sixteen gallon recycling tubs that were furnished by the North Central Ohio Solid Waste District were utilized for recyclables. In 2012, the contract was publicly bid again, and Waste Management was awarded a contract for the curbside recycling program that concluded in 2017. During that contract, Waste Management offered 64 gallon wheeled carts to customers who requested them. Furthermore, Waste Management started to offer a voluntary, subscription option for curbside recycling for small businesses through the city's program.

In September of 2017, the City of Urbana started a contract with Rumpke of Ohio, Inc. to provide residential recycling services to all residential units (single family dwellings and duplexes only) within the City of Urbana. At that time, the 16 gallon tubs were discontinued and Rumpke provided 65 gallon wheeled carts to every curbside recycling customer and continued to offer the voluntary, subscription option for small businesses. By switching to the carts entirely, Rumpke adjusted the program to automated collection in which most locations are serviced from the collection truck without the driver exiting the vehicle. This contract with Rumpke was originally a two day per week program with the city being serviced on different days by splitting the city in half. However, Rumpke later requested that the city allow for a four day per week schedule in order to provide better service to the community, and this program has operated by quadrants on Tuesday, Wednesday, Thursday, and Friday since that change was implemented. In addition, with approval of Urbana City Council, Rumpke's contract was extended to run from September 1, 2020 to August 31, 2022.

With the city's current contract set to expire in 2022, the city issued an invitation to bid/advertisement for bids on February 16, 2022. This bid was advertised in the *Urbana Daily Citizen* on February 16, 2022 and February 23, 2022. In addition, the bid documents were provided to the appropriate contacts by email for the following vendors: Rumpke of Ohio, Inc.; Waste Management; and Republic Services. Waste Management submitted a formal 'no bid' response. Republic Services expressed interest, but they did not submit a bid.

On March 16, 2022, bids were accepted, and Rumpke of Ohio, Inc. submitted a bid to continue the recycling program to operate as it currently operates. Under the new contract which would start on September 1, 2022, the monthly rate for curbside recycling service with cart furnished by Rumpke would adjust from \$3.25 per month to \$4.50 per month. Otherwise, all aspects of the program would remain the same.

The City of Urbana's recycling program has proven to be successful with an average of nearly 700 tons of recyclables being collected and processed through the program on a yearly basis. In addition, Rumpke has continued to improve upon its recycling program by allowing for the acceptance of plastic tubs, yogurt cups, fruit cups, paper cups, plastic cups, and aluminum cups.

BID FORM

TO THE CITY OF URBANA, OHIO FOR FURNISHING COLLECTION, TRANSPORTATION, AND DELIVERY FOR PROCESSING OF RESIDENTIAL RECYCLABLE MATERIALS GENERATED WITHIN THE CITY AND COLLECTION AND DISPOSAL OF SOLID WASTE GENERATED AT CITY FACILITIES AS SPECIFIED IN THE BID DOCUMENTS ATTACHED HERETO:

The bidder declares that: the only persons, company, or parties interested in this bid as principals are identified below; the bidder has carefully examined the attached Bid Documents, including the Agreement; the bidder has thoroughly investigated and familiarized itself with the character and subject of the Bid Documents, including the Agreement; and if this bid is accepted, the bidder will contract with the City in the Agreement attached hereto, to furnish services to the City according to the Bid Documents and the Agreement, for the following prices:

DESCRIPTION OF SERVICE: WEEKLY COLLECTION OF RESIDENTIAL RECYCLABLE MATERIALS, COLLECTION AND DISPOSAL OF SOLID WASTE GENERATED AT CITY FACILITIES AS SPECIFIED

ESTIMATED COLLECTIONS: Approximately 4,050 Residential Units within the City of Urbana, City Facilities as Specified

Recycling Materials shall be delivered to the facility or facilities selected by the bidders and identified below.

THE FOLLOWING NOT-TO-EXCEED BID PRICES INCLUDE THE TOTAL COST OF COLLECTION, TRANSPORTATION AND DELIVERY FOR PROCESSING OF RESIDENTIAL RECYCLABLE MATERIALS AND THE TOTAL COST OF THE COLLECTION AND DISPOSAL OF SOLID WASTE GENERATED AT CITY FACILITIES AS SPECIFIED IN THE BID DOCUMENTS.

The current estimated number of qualifying Residential Units is 4,050. The Bidder has reviewed the City and Champaign County tax record and based its bid on 4,050 Residential Units which is close to the estimated 4,050 Residential Units.

Additionally, persons with a disability which limits or impairs the ability to walk as certified by the City shall receive Carry-out Service at the same price to households not receiving Carry-out Services.

	Per Household Cost* of collection, transportation and Delivery for Processing of Recyclable Materials to a Facility selected by the Bidder, (including Recyclable Materials at City Facilities & Subscribers to the Commercial Establishment Recycling Program)	Collection and Disposal of Solid Waste from City Facilities	Collection Day(s) For Recyclable Materials
Single Stream: One-day collection (64 gallon wheeled cart furnished by contractor) 1 weekday collection (Thursday)	NO BID	Included in Per Household Cost Per Month	Thursday
Single Stream: Two-day collection (64 gallon wheeled cart furnished by contractor) 2 weekday collections (Specify Days)	NO BID	Included in Per Household Cost Per Month	NO BID
Single Stream: Four day collection (64 gallon wheeled cart furnished by contractor) 4 weekday collections (Tuesday, Wednesday, Thursday, and Friday)	\$ 4.50	Included in Per Household Cost Per Month	Tuesday, Wednesday, Thursday, and Friday

Location of Recyclable Material Processing Facility Selected by Bidder

1300 E Monument Ave Dayton OH 45402
 Street Address City State Zip

Bid Bond Verification PRC [initials of City Representative]

*All prices shall be the same per household cost for each year of the 3 year term of the recycling Agreement and for one (1) subsequent 2 year renewal for up to a maximum 5 year contract.

Recycle These

PAPER



Cardboard should fit inside cart.

PLASTICS

Bottles, jugs, tubs and cups



Reattach lid. Yogurt and fruit cups OK.

METAL CANS & CUPS



Non-hazardous, non-flammable material only.

GLASS BOTTLES & JARS



Any color.

CARTONS



Remove caps and straws.

DON'T RECYCLE

- Plastic bags
- Hazardous material such as batteries
- Tanglers such as clothing, dog leashes & garden hoses
- Scrap metal, including pots & pans

Visit www.rumpke.com to learn more about our recycling program. Visit your local Solid Waste District to find where you can dispose of hazardous material.



www.rumpke.com | 1-800-828-8171

RUMPKE



March 16, 2022

Doug Crabill, Community Development Manager
City of Urbana
205 South Main Street
Urbana, OH 43078

RE: "Residential Recycling Services and City Facility Solid Waste Collection and Disposal"

NO BID

Dear Mr. Crabill:

Waste Management would like to thank you and the residents of Urbana for the opportunity to submit a bid for your residential recycling collection and city facilities solid waste collection and disposal program. We consider every bid very carefully and evaluate how it fits into our business growth strategy and the interests of our shareholders. At this time we must respectfully submit a "no bid" response for this project.

We will continue to monitor the progress of your community and look forward to future bidding opportunities. I would respectfully request that Waste Management remain on your active bidders list.

I can be reached at 317-339-5304 if you have any questions. Thank you again for the opportunity!

Respectfully Submitted,

Melinda Antell

Melinda Antell
Public Sector Solutions Representative

Public Entities Pool
2018 - 2022 Insured Values and Annual Premiums

	Item (description)	Insured Value					% +/-
		2018	2019	2020	2021	2022	
1	Building (all city properties...parks, Taft Ave., Municipal Bldg, etc.)	\$60,145,040	\$64,737,965	\$66,032,729	\$68,013,715	\$68,695,861	1.00%
2	Personal Property (desks, phones, carpeting, etc.)	\$2,558,700	\$1,786,400	\$1,786,400	\$1,786,400	\$1,606,400	-10.08%
3	EDP - Hardware (computer hardware, equipment)	\$183,680	\$183,680	\$183,680	\$183,680	\$183,680	0.00%
4	Fine Arts (Monument Square, Cemetery)	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	0.00%
5	Misc Property Scheduled (mowers, gators, backhoe, etc.)	\$1,298,151	\$1,354,315	\$1,600,080	\$1,644,581	\$1,570,265	-4.52%
6	Misc Property Unscheduled (lower valued items not specifically listed)	\$165,106	\$165,106	\$165,106	\$165,106	\$165,106	0.00%
	Total Insured Value	\$64,530,677	\$68,407,466	\$69,947,995	\$71,973,482	\$72,401,312	0.59%
7	Annual Premium	\$151,105	\$155,707	\$159,608	\$166,359	\$194,142	
			3%	3%	4%	17%	

The majority of City vehicles have an insured value of actual cash value (replacement cost less depreciation); however, Fire Dept vehicles are insured either for a specific dollar amount or replacement cost.

Notes:

2018 - No significant changes in equipment, building increase within industry trend of 1.5-2.5%

2019 - Slight increase in insured value, resulting from 2018 appraisal

2020 - 18% increase in value for Misc Property (line 5)...new heavy equipment/replacement

2021 - increased deductibles to lower 9% renewal increase to 4% increase

2022 - insurance industry rate increase, specifically on property & auto physical damage

BOC #3

South & North Main Street Curb & Gutter Improvements (#8122401)
 Owner: City of Urbana, OH
 Solicitor: Urbana OH, City of
 03/03/2022 10:30 AM EST

Line	Item	Item Description	UoM	Quantity	D.L. Smith Concrete LLC		M&T Excavating LLC.		J & J Schlaegel, Inc.		MD Miller Inc.		Strawser Paving Co., Inc.	
					Unit Price2	Extension3	Unit Price4	Extension5	Unit Price6	Extension7	Unit Price8	Extension9	Unit Price10	Extension11
Base Bid														
1	202	CURB AND GUTTER REMOVED	FEET	10097	\$5.00	\$50,485.00	\$6.00	\$60,582.00	\$7.23	\$73,001.31	\$6.25	\$63,106.25	\$8.75	\$88,348.75
2	202	SIDEWALK REMOVED	S.F.	8433	\$1.50	\$12,649.50	\$2.00	\$16,866.00	\$2.50	\$21,082.50	\$1.25	\$10,541.25	\$2.75	\$23,190.75
3	202	PAVEMENT REMOVED, AS PER PLAN	S.Y.	2208	\$9.00	\$19,872.00	\$2.50	\$5,520.00	\$13.50	\$29,808.00	\$10.05	\$22,190.40	\$16.50	\$36,432.00
4	202	REMOVED, AS PER PLAN	LUMP	1	\$2,500.00	\$2,500.00	\$21,000.00	\$21,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$850.00	\$850.00
5	253	9" ASPHALT PAVEMENT REPAIR, AS PER PLAN	S.Y.	1206	\$52.00	\$62,712.00	\$88.00	\$106,128.00	\$80.14	\$96,648.84	\$129.35	\$155,996.10	\$80.00	\$96,480.00
6	452	6" PLAIN CONCRETE PAVEMENT, AS PER PLAN	S.Y.	574	\$69.00	\$39,606.00	\$71.00	\$40,754.00	\$74.00	\$42,476.00	\$63.00	\$36,162.00	\$82.00	\$47,068.00
7	452	8" PLAIN CONCRETE PAVEMENT, AS PER PLAN	S.Y.	428	\$76.00	\$32,528.00	\$81.00	\$34,668.00	\$82.00	\$35,096.00	\$79.00	\$33,812.00	\$95.00	\$40,660.00
8	608	4" CONCRETE WALK	S.F.	8433	\$6.00	\$50,598.00	\$7.00	\$59,031.00	\$8.00	\$67,464.00	\$6.37	\$53,718.21	\$6.90	\$58,187.70
9	609	COMBINATION CURB AND GUTTER, TYPE 2	FEET	10097	\$19.50	\$196,891.50	\$18.00	\$181,746.00	\$21.25	\$214,561.25	\$19.96	\$201,536.12	\$20.00	\$201,940.00
10	611	CATCH BASIN, ADJUSTED TO GRADE, AS PER PLAN	EACH	20	\$350.00	\$7,000.00	\$906.00	\$18,120.00	\$350.00	\$7,000.00	\$300.00	\$6,000.00	\$390.00	\$7,800.00
11	611	CATCH BASIN, REPLACED, AS PER PLAN	EACH	6	\$3,250.00	\$19,500.00	\$2,950.00	\$17,700.00	\$3,000.00	\$18,000.00	\$1,733.33	\$10,399.98	\$4,000.00	\$24,000.00
12	614	MAINTAINING TRAFFIC, AS PER PLAN	LUMP	1	\$4,500.00	\$4,500.00	\$25,800.00	\$25,800.00	\$13,500.00	\$13,500.00	\$10,000.00	\$10,000.00	\$18,000.00	\$18,000.00
13	623	CONSTRUCTION LAYOUT STAKES AND SURVEYING	LUMP	1	\$4,500.00	\$4,500.00	\$17,025.00	\$17,025.00	\$14,000.00	\$14,000.00	\$18,000.00	\$18,000.00	\$14,000.00	\$14,000.00
14	624	MOBILIZATION	LUMP	1	\$4,500.00	\$4,500.00	\$6,450.00	\$6,450.00	\$10,300.00	\$10,300.00	\$3,000.00	\$3,000.00	\$16,500.00	\$16,500.00
15	630	REMOVAL AND RE-ERECTION OF SIGN AND SUPPORT	EACH	5	\$125.00	\$625.00	\$219.00	\$1,095.00	\$200.00	\$1,000.00	\$125.00	\$625.00	\$235.00	\$1,175.00
16	638	SERVICE BOX, ADJUSTED TO GRADE, AS PER PLAN	EACH	10	\$125.00	\$1,250.00	\$200.00	\$2,000.00	\$175.00	\$1,750.00	\$350.00	\$3,500.00	\$295.00	\$2,950.00
17	653	TOPSOIL FURNISHED AND PLACED	C.Y.	214	\$55.00	\$11,770.00	\$107.00	\$22,898.00	\$75.00	\$16,050.00	\$80.00	\$17,120.00	\$108.00	\$23,112.00
18	659	SEEDING AND MULCHING CLASS 1	S.Y.	2564	\$4.15	\$10,640.60	\$2.50	\$6,410.00	\$2.15	\$5,512.60	\$1.25	\$3,205.00	\$2.00	\$5,128.00
19	103.05	CONTRACT BOND	LUMP	1	\$12,000.00	\$12,000.00	\$9,675.00	\$9,675.00	\$6,567.00	\$6,567.00	\$42,062.90	\$42,062.90	\$3,625.00	\$3,625.00
Base Bid Total:						\$544,127.60		\$653,468.00		\$678,817.50		\$695,975.21		\$709,447.20

ORDINANCE 4567-22

AN ORDINANCE DETERMINING TO PROCEED WITH THE IMPROVEMENT OF SOUTH AND NORTH MAIN STREET IN THE CITY OF URBANA, COUNTY OF CHAMPAIGN, OHIO BY CONSTRUCTING OR REPAIRING CURBS, GUTTERS, DRIVEWAY APPROACHES AND APPURTENANCES THERETO ON A SECTION OF SOUTH MAIN STREET BETWEEN STATE ROUTE 55 AND MARKET STREET AND ON A SECTION OF NORTH MAIN STREET BETWEEN COURT STREET AND WASHINGTON AVENUE/GWYNNE STREET, AND DECLARING AN EMERGENCY.

WHEREAS, Council on February 1, 2022 adopted Resolution #2627-22 under section 727.12 of the Ohio Revised Code declaring the necessity of constructing curbs, gutters, driveway approaches and appurtenances thereto, and the notice of passage of such Resolution of Necessity, in accordance with Ohio Revised Code Section 727.13, was given to affected property owners as required by law; and

WHEREAS, a list of the estimated assessments of the total cost of said construction was prepared and placed on file in the office of the clerk of the Urbana City Council; and

WHEREAS, the Council has duly reviewed and considered all objections filed under Ohio Revised Code Section 727.15, if any, with respect to said estimated assessments and has made such changes and corrections thereto as it determines to be proper;

WHEREAS, the Council has duly reviewed all claims for damages filed under Ohio Revised Code Section 727.18, if any, and shall take appropriate action;

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

Section 1. It is hereby determined to proceed with the improvement in accordance with the provisions of the Resolution of Necessity for improving a section of South Main Street between State Route 55 and Market Street and on a section of North Main Street between Court Street and Washington Avenue/Gwynne Street in the City of Urbana, Ohio, by the construction and installation of curbs, gutters, driveway approaches and appurtenances thereto.

Section 2. The estimated assessments prepared and filed in accordance with the resolution of necessity are hereby adopted, inclusive of modifications, if any, proposed upon the consideration of properly filed objections.

Section 3. Claims for damages, if any, shall be judicially inquired after completing the proposed improvement.

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 is hereby declared an emergency measure as it relates to addressing public health, safety and welfare and shall become effective immediately upon its passage.

PASSED: _____


Council President

ATTEST: _____

Clerk of Council

This ordinance approved by me this ____ day of _____, 2022.

Mayor

Department requesting: Engineering		Personnel: T. Bumbalough	Director of Law review
Expenditure? Y (N)	Emergency? (Y) N	Public Hearing? Y (N)	
Readings required: 1 2 (3)		If yes, dates advertised:	
First reading date: 3/1/2022	Second reading date: 3/15/2022	Third/Final reading date: 4/5/2022	

Anticipated effective date if passed: 4/5/2022

ORDINANCE NO. 4570-22

AN ORDINANCE TO UPDATE THE CITY OF URBANA'S OFFICIAL ZONING MAP TO ESTABLISH CITY DESIGNATED ZONING CLASSIFICATIONS FOR THREE PARCELS THAT WERE PETITIONED FOR ANNEXATION TO THE CITY OF URBANA IN DECEMBER OF 2021 AND ARE ANTICIPATED TO BE ANNEXED INTO THE CITY OF URBANA CORPORATION LIMITS ON OR AFTER JUNE 17, 2022.

WHEREAS, Chapter 1113 of the Codified Ordinances of the City of Urbana, Ohio enables amendment of the Official Zoning Map; and

WHEREAS, whenever the public necessity, convenience, general welfare or good zoning practices require, Council may by ordinance after receipt of a recommendation thereon from the Planning Commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property; and

WHEREAS, on February 28, 2022, the Planning and Zoning Staff formally requested an amendment to the Official Zoning Map for the City of Urbana pursuant to Chapter 1113.03 (a) of the Codified Ordinances of the City of Urbana; and

WHEREAS, on February 28, 2022, the City of Urbana Planning Commission recommended by a 7-0 vote, that City Council *approve* the request to update the City of Urbana Official Zoning Map to establish city designated zoning classifications for three (3) parcels that were petitioned for annexation to the City of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022: parcel K41-11-11-30-00-013-00 (Phoenix Ag, LTD.), parcel K41-11-11-30-00-013-02 (Phoenix Ag, LTD.), and parcel K41-11-11-30-00-001-00 (State of Ohio Highway Dept.), and, to-wit: that City of Urbana staff has proposed that these annexed parcels be designated as M-1 (Manufacturing District) on the city's Official Zoning Map upon the effective date of the annexation of these parcels; and

WHEREAS, Council held a public hearing pursuant to Chapter 1113.09 of the Codified Ordinances of the City of Urbana on Tuesday, April 19, 2022.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Urbana, County of Champaign and State of Ohio:

Section 1: The City Engineer shall amend the Official Zoning Map of the City of Urbana, Ohio to reflect the zoning change depicted in the Planning Commission Staff Report and as recommended by the Planning Commission. An exhibit of the proposed zoning map change is attached and labeled as "Exhibit A".

Section 2: The Mayor shall sign the amended Official Zoning Map of the City of Urbana, Ohio.

Section 3: The Clerk of Council is now instructed to sign the amended Official Zoning Map to attest to this action of City Council.

SECTION 4: That the City of Urbana Planning Commission’s recommendation to approve the request to amend the zoning map is attached and labeled as “Exhibit B”.

Section 5: The Planning Commission Staff Report is attached and labeled as “Exhibit C.”

SECTION 6: All actions of City Council and the Planning Commission related to this legislation were conducted in open meetings pursuant to Urbana Codified Ordinance 107.01 and Ohio Revised Code 121.22. City Council held a public hearing under Urbana Codified Ordinance 1113.09, with notice by publication pursuant to Urbana City Charter Section 2.16, on April 8, 2022.

SECTION 7: This ordinance shall become effective at the earliest time provided by law.


Passed: _____

Marty Hess, Council President

Attest: _____
Clerk of Council

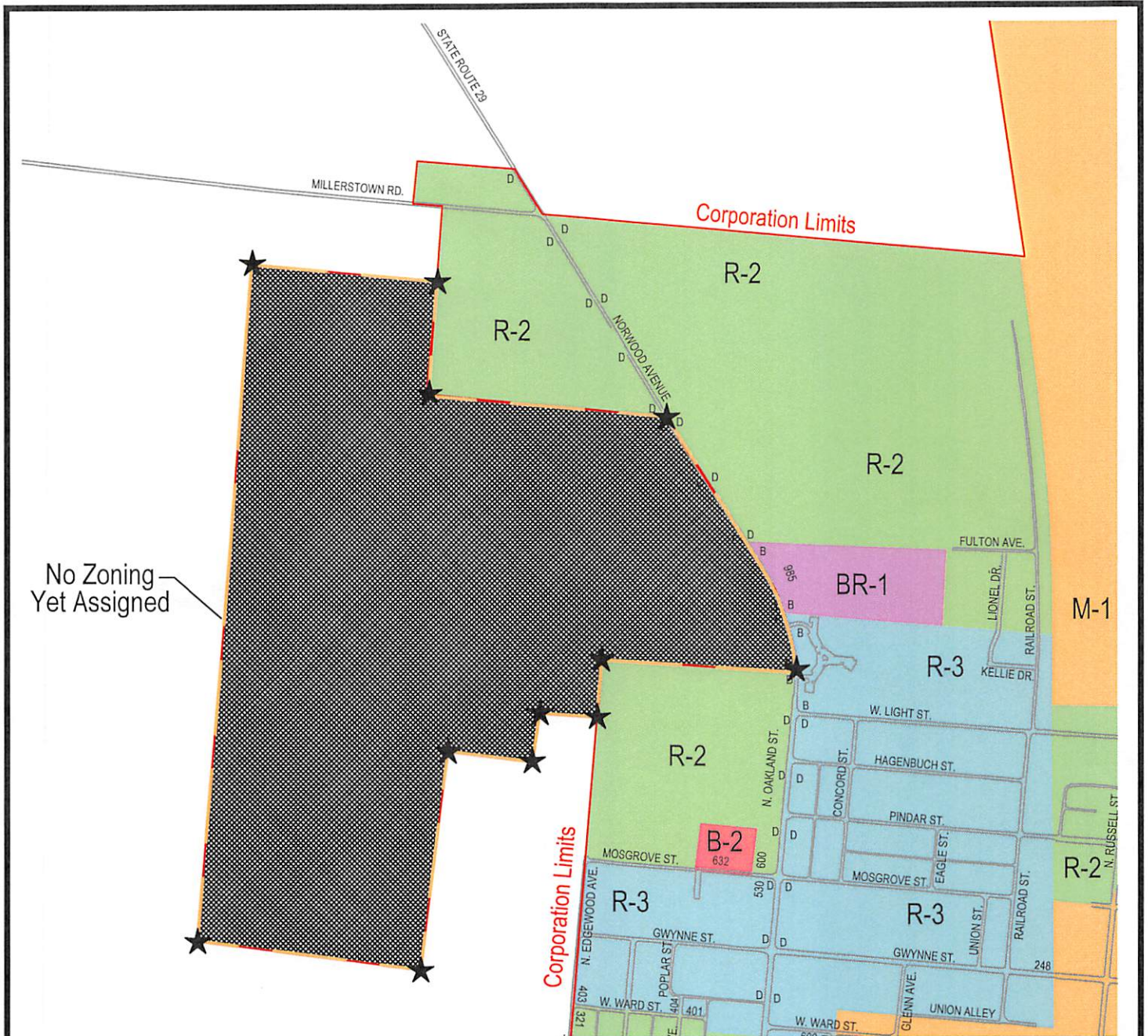
This Ordinance approved by me this ____ day of _____, 2022.

Mayor

Department requesting: Zoning		Personnel: Preston Carter	Director of Law review
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? (Y) N	
Readings required: 1 2 (3)		If yes, dates advertised: 04/08/2022	
First reading date: 04/05/2022	Second reading date: 04/19/2022	Third/Final reading date: 05/03/2022	

Anticipated effective date if approved: 05/17/2022





 Proposed M-1

 R-1 LOW DENSITY RESIDENTIAL	 B-2 GENERAL BUSINESS
 R-2 MEDIUM DENSITY RESIDENTIAL	 B-3 CENTRAL BUSINESS
 R-3 HIGH DENSITY RESIDENTIAL	 M-1 MANUFACTURING
 BR-1 BUSINESS RESIDENTIAL	 CITY CENTER HERITAGE OVERLAY DISTRICT

★
N. EDGEWOOD AVE. REZONING (PHOENIX AG, LTD)
 ZONING MAP PROPOSED CHANGE: M-1 (TWP.) TO M-1
 ★

CITY OF URBANA
 DIVISION OF ENGINEERING
 205 S. Main Street • Urbana, Ohio 43078
 Fax: (937) 652-4306
 Phone: (937) 652-4324

TYLER L. BUMBALOUGH, P.E.
 CITY ENGINEER

CITY OF URBANA
 PROPOSED ZONING MAP AMENDMENT

DATE: 2/15/2022	SCALE: 1" = 1000'
DESIGNED BY: TLB	DRAWN BY: TLB

Exhibit A

ID	DATE	REVISION



Planning Commission

February 28, 2022, Meeting Minutes

Attendance

Members Present: Kimberly Gordon-Brooks; Eric Samuelsson (Chair); Kerry Brugger; Richard Kerns; Jennifer Dunham-Young; Steve Brandeberry; Bill Bean; Tasha Abrams.

Member(s) Absent:

Guests Present: Betty Sherman, Phillip Sherman, Russ White, Pat Valerius, Jim Toto, Pat Thackery, Audra Bean, Jason Brom, Tom Rothery, Alex Cole, Richard Ebert.

Call to Order and Pledge of Allegiance

Action: Eric Samuelsson called the meeting to order and lead the pledge of allegiance,

Reading of Rules of the Meeting

Action: Mr. Samuelsson read the meeting rules and regulations.

Prior Meeting Minutes

Action: Kerry Brugger motioned to accept the previous meeting minutes. It was seconded by Kimberly Gordon-Brooks.

Discussion: None.

Vote: 5 (Yay) – 0 (Nay)
Motion passed.

Old Business – Application(s)

Case # 1: **NONE.**

**Application, Staff
 Comments &
 Recommendations:**

Testimony in Favor:

Testimony Against:

Discussion:

Action:



Vote:

New Business – Application(s)

Case # 1:	PC-2022-01 – ALDI – 741 Scioto St. – Site Plan Review
Application, Staff Comments & Recommendations:	<p>Russ White spoke and stated there has always been a void here in Urbana and it would be a great opportunity for ALDI. The property is in contract. This is the old Goodwill building. The building will be taken down to make room for the new ALDI building. The intent is to have a 20,000 square foot building. They are buying an L shaped property. The South East corner will have greenspace for future user. They are looking at having a Pylon 50 square feet sign which will meet all of the code. He stated the store will look similar to the Plain City ALDI but newer. He presented some renderings for the board to see the visual.</p> <p>Kerry Brugger stated they has been through all of the different City departments including Public Works, Fire, Police, Engineering, Community Development. Tyler Bumbalough spoke and state ALDI will need to put in a sidewalk according to City code. However, the property does not have the space for sidewalk so they would have to have an easement or have to donate right-of-way. However, doing so would not allow the sidewalk to align with Tim Hortons either. There is currently pavement where the sidewalk would be. Mr. White stated there are a few comments that will be difficult to follow including a curb cut which is technically shared by other parties. He also stated there was a request for concrete approach on Finch Street. They only own half of that area so they cannot demo that current approach because it is partially used by Tim Hortons. Besides that, Mr. White feels he can address all of the other staff comments. Mr. Carter stated they are also working on the plans for a fire system by tapping in to the water line on Finch Street. Mr. Brugger asked about the out lot of greenspace. Mr. White stated they will be selling that piece of land as well. Mr. Brugger asked where they loading doc would be. Mr. White said semis would come in behind CVS and leave from Finch Street and doc behind the store. Mr. White stated the whole property will be demolished and will be fresh and new. Mr. Brugger opened the floor to any further questions or comment regarding this project.</p>
Testimony in Favor:	None.
Testimony Against:	None.
Discussion:	
Action:	It was moved by Kimberly Gordon-Brooks to approve the application as presented. It was seconded by Eric Samuelsson.
Vote:	7 (Yay) – 0 (Nay) Motion passed.
Case # 2:	PC-2022-02 – ALDI – 741 Scioto St. – Wall Sign and Pylon Sign
Application, Staff Comments & Recommendations:	Mr. Carter stated all of the signage for the site will be on Scioto and Finch. The existing sign will be removed and replaced. The new signage meets all of the City standards including size, material, placement. Mr. Crabill stated they had proposed their signs be designed to allow another business to have space to advertise in case the back-green lot is sold and that business needs to have signage.



	Mr. Kerns asked if the entry will be on Finch street. Mr. White answered there will be the main entrance on Finch but you will be able to come in from other streets as well. It was clarified this is not a monument sign and that areas within the City which have 5 lanes, can have pole signs to allow for traffic visibility.
Testimony in Favor:	None.
Testimony Against:	None.
Discussion:	
Action:	It was moved by Kimberly Gordon-Brooks and seconded by Bill Bean to accept the application as presented.
Vote:	7 (Yay) – 0 (Nay) Motion passed.
Case # 3:	PC-2022-03 – Dugan Place – Initial Review of Preliminary Development Plan
Application, Staff Comments & Recommendations:	<p>Mr. Crabill spoke and stated Highland was at Planning Commission late last year to give their higher-level idea of what they planned on doing. The Preliminary Site Plan has been submitted to the City staff and reviewed. The intent for tonight is not to vote on anything they submit but rather just work through some of the staff comments and address any concerns so they can continue to work through this development.</p> <p>Matt spoke and stated this has been a long process but it is normal for their planning. There are a lot of moving pieces and these things take a lot of time and planning. They had spoke to different stakeholders and many of them expressed a need for a project like this to provide housing to bring people in to fill the working market.</p> <p>Highland is different in the way that they do not only work toward one kind of housing. They are able to provide multifamily houses, single-family houses, condos, townhomes, etc. This is to ensure a common identity and common road system when all of these new homes come to the area. Roads will work cohesive, the neighborhoods will be cohesive, and will serve the community. This project is 93 acres and they are toward the East end of the City behind Walmart. The site is wrapped around the Walmart building.</p> <p>He noted the provided binders will include all of the details including landscaping, building materials, streets, street trees, floor plans, etc. Lippincott road will be continued on to connect through the property. Subarea A will be patio homes. These kinds of homes are to replace the typical 4-way condo for senior citizens who don't want the maintenance of a full single-family home, they want everything on one floor but also do not want to share walls. This will provide an option to those people. The lawns would be cared for, the roads will be plowed, the sidewalks will be maintained and they just get to have their own smaller house in the mix of it all. These are similar to condos, just not attached to each other. Subarea B is for Traditional Single-family homes. These homes are for people coming into the market and they still have children at home and are working day-to-day and want a nice quiet neighborhood to raise their family and have a sense of ownership and community. Subarea C is for townhomes which are for people who want to be in the community. They maybe just starting in their careers and are starting to save up for a home but still want to have some kind of ownership right away. They would share walls with neighbors but have their own entrances and parking. Subarea D would be for multifamily which is apartments. These will be market rate and not subsidized or low-income housing. These are for people who don't want to buy a home yet and are just starting out.</p> <p>Matt explained how the roads will all connect the whole development as one neighborhood. This is planned to have the roads run smoother and alleviate traffic around the City. The landscape and trees and screening is all being worked out. The sidewalk network is being designed so people can walk to amenities like Walmart and the hospital and keep the flow of safe and slow traffic. They also outline green spaces around the development. These will be recreation areas meant for community use. The stormwater ponds will become part of the landscape. He presented potential signage at the entrance. They might have more signage at different entrances that lead to different subareas. For example; the apartment entrance could say something like, "The Gables at Dugan Place" or something to that effect.</p>



It was clarified that Highland is the planning company and would hire different builders to build each kind of home. Highland will stay involved through the development process to ensure the buildings are to standard and that the overall feel of the community is maintained and aligns with their standards. Highland will build the roads but the development groups that build homes will build their own streets and sections. There will likely be one builder for each kind of home. (One builder who builds all the patio homes, and one builder who builds the apartments). This will not become a free-for-all for any and all builders to come and start putting up different houses. They will likely start by building come marketing homes. People will come in and decide they want that home and they will tell the builder which lot on which road they want and then they buy the house and it gets built. They will build in sections and build a few streets at a time. Mr. Kerns asked who maintains the streets, the City or the developers. It was explained the public streets in the single-home area will be City maintained. The patio homes, apartments, townhome streets will be maintained by the developer or the HOA. There will be an HOA fee for townhomes and patio homes. The apartments will pay the HOA in their rent. Most of these patio homes and townhomes are private except for the public connecting roads. The binders provided will also have examples of some of the homes. There is a series of architectural requirements that builders will be to provide. The builders will come back to Planning Commission for final approval of home designs and aesthetics. Highland has talked to a number of different builders so they have not yet nailed down who is going to be the builders.

Mr. Brugger asked if there will be an HOA over the whole property. It was articulated that there will be an overarching HOA over the whole property. That master associate will be control of major infrastructure. The signs, entry, etc. Then each subarea will have their own HOA under the master HOA. They will maintain the greenspace, yards, private streets, maintenance of properties, etc.

It was clarified that the separate properties in the North of the development will stay in ownership of current owners. Everything beyond the development will remain in the township. Mr. Brugger asked if the land will support basements or if all of the building will be on slabs. It was articulated that the patio homes will be on slabs. They may have options for basements but single-family homes will have basements. Basements do add an additional \$30,000 to the cost of the home.

Testimony in Favor: None.

Testimony Against: None.

Discussion: None.

Action: None.

Vote: None.

Case # 4: PC-2022-04 – Dugan Place – Initial Review of Zoning Map Amendment – Change to Adopted PUD District Zoning Plan

Application, Staff Comments & Recommendations: No discussion

Testimony in Favor: None.

Testimony Against: None.

Discussion: None.

Action: None.

Vote: None.



	None.
Case # 5:	PC-2022-05 – City of Urbana – Zoning Map Amendment – K41-11-11-30-00-013-00, K41-11-11-30-00-013-02, K41-11-11-30-00-001-00
Application, Staff Comments & Recommendations:	<p>This is 256 acres on North Edgewood. The owner has petitioned to become part of the City in annexation. The City is working to establish City based Zoning. The township has zoned as M-1. Therefore, it is proposed to be brought in as M-1 as well. Mr. Brugger asked to clarification on where this would sit on the map. Mr. Carter used a picture to clarify. This is approved by the Champaign County Commissioner already.</p> <p>Jason Brown spoke and asked what is to be done with this property. Mr. Brugger and Mr. Carter stated there is no plan right now but the annexation would allow for more development but only as something fitted for M-1 such as a factory or warehouse.</p> <p>Alex Cole spoke asked what this will mean for neighbors for utilities and connectivity. Mr. Brugger said once the annexation occurs, they will connect to City utilities.</p> <p>MR. Carter stated the current annexation will not affect utilities. In the future, if this land is developed, that could change but for now as it the land is just being annexed, it will not affect utilities.</p>
Testimony in Favor:	None.
Testimony Against:	None.
Discussion:	
Action:	It was moved by Mr. Samuelsson and seconded by Mr. Bean to accept the zoning map amendment.
Vote:	7 (Yay) – 0 (Nay) Motion passed.

Miscellaneous

Case # 1:	Appointing a new Chairperson.
Application, Staff Comments & Recommendations:	<p>Preston Carter stated, given the new year, the board needs to nominate and vote on new chairs. Kimberly Gordon Brooks nominated Eric Samuelsson. Bill Bean seconded the nomination for Mr. Samuelsson.</p> <p>2 (Yay) – 5 (Nay) Motion did not pass.</p> <p>Kerry Brugger nominated by Steve Brandeberry. It was seconded by Richard Kerns.</p> <p>7 (Yay) – 0 (Nay) Motion passed.</p> <p>Bill Bean nominated Eric Samuelsson for vice-chair, it was seconded by Jennifer Dunham-Young.</p> <p>7 (Yay) – 0 (Nay) Motion passed.</p>
Testimony in Favor:	None.



Testimony Against:	None.
Discussion:	
Action:	
Vote:	

Adjournment

Action: Kimberly Gordon-Brooks moved to adjourn, it was seconded by Bill Bean.

Vote: 7 (Yay) – 0 (Nay)
Motion passed.



STAFF REPORT

Project Case No.:	PC-2022-05
Staff:	Preston Carter – Zoning and Compliance Officer
Applicant:	City of Urbana
Property Address:	Parcel #K41-11-11-30-00-013-00, #K41-11-11-30-00-013-02, #K41-11-11-30-00-001-00
Property Size:	Approximately 256 acres
Current Zoning:	Urbana Township M-1 (Light Manufacturing District)

Request Summary:

Proposal to update the City of Urbana Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the City of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022: Parcel #K41-11-11-30-00-013-00 (Phoenix Ag, LTD.); Parcel #K41-11-11-30-00-013-02 (Phoenix Ag, LTD.); Parcel #K41-11-11-30-00-001-00 (State of Ohio Highway Dept.). Per the Urbana Township Zoning Map, these parcels are currently designated as M-1 (Light Manufacturing District). City of Urbana staff has proposed that these annexed parcels be designated as M-1 (Manufacturing District) on the city's Official Zoning Map upon the effective date of the annexation of these parcels.

Standards for Zoning Map Amendments:

All recommendations by Planning Commission for Official Zoning Map amendments shall be consistent with the City's adopted plans, goals, and policies, and the following:

- (a) Prior to making a recommendation to City Council on a proposed rezoning, the Planning Commission shall consider whether the following conditions exist:
 - (1) There has been a change in demand for land which alters the information upon which the Official Zoning Map is based.
 - (2) A study indicates that there has been an increase in the demand for land in the requested zoning district, and as a result, the supply of land within the City mapped as such on the Zoning Map, is inadequate to meet the demands for such development.
 - (3) Proposed uses cannot be accommodated by sites already zoned in the City due to lack of transportation or utilities or other development constraints, or the market to be served by the proposed use cannot be effectively served by the location of the existing zoning district.

Within the corporation limits of the City of Urbana, there is only one existing, undeveloped site (behind Rittal) that is zoned manufacturing and that exceeds 50 acres. Furthermore, despite the extensive acreage that is located south of Lewis B. Moore Drive (State Route 55) that could potentially be developed for industrial/manufacturing uses as indicated in the South Main Street Corridor Plan, much of that land presently has limited roadway and utility access that would facilitate further development of that land. The Phoenix Ag property that is being annexed into the City of Urbana has existing roadway frontage along State Route 29



West, and this property has access to natural gas, electric, water, and sanitary sewer. Furthermore, the annexation of the Phoenix Ag property will provide development opportunities within the City of Urbana for manufacturing and warehousing related uses. Presently, this property is zoned M-1 by Urbana Township. Without the annexation of the Phoenix Ag property and its proposed designation on the city's zoning map to M-1 Manufacturing District upon annexation, the city's ability to continue to attract and retain facilities and uses that are allowed within M-1 Manufacturing District would remain limited.

- (4) There is an error in the text of this Part or the Official Zoning Map as enacted.
- (b) No residentially zoned district shall be recommended by Planning Commission to be rezoned to a non-residential district unless such proposed rezoning site is contiguous to land in the proposed zoning district classification.

This standard is not applicable to this zoning map update since this property is presently zoned M-1 by Urbana Township.

- (c) In addition to the findings required to be made by subsection (b), findings shall be made by the Planning Commission on each of the following matters based on the evidence presented.
 - (1) The extent to which the proposed amendment and proposed use are in compliance with and deviate from adopted plans, goals and policies.

The 2020 Update to the Champaign County Comprehensive Plan was adopted by Urbana City Council on November 3, 2020 (Ordinance 4527-20), and this zoning map update/amendment is consistent with the following stated goals outlined within this plan:

- To stimulate economic growth throughout Champaign County, Ohio by strengthening the County's competitive position and facilitating investments that build capacity with existing businesses, create jobs, generate economic opportunity, and improve the quality of life.
 - Identify areas around Urbana appropriate for development of industrial and manufacturing activities to increase job opportunities and expand the County tax base.
 - Maintain the existing industrial base throughout the County.
 - Industrial development should be encouraged to the southwest of Urbana as infill in the existing industrial area. Long range industrial development is appropriate to the northwest of Urbana adjacent to the airport and the proposed bypass.
 - Efforts should be made to maintain and expand the existing industrial base throughout the County
 - Encourage development in urbanized areas with public utilities.
 - Identify areas around Urbana appropriate for development of industrial and manufacturing activities to increase job opportunities and expand the County tax base.
- (2) The suitability of the property in question for the uses permitted under the proposed zoning.

Portions of this property were used historically from approximately 1965 to 2007 as a spray field for the former Neenah Paper/Fox River Paper/Howard Paper mill. Recently, Phase 1 and Phase 2 environmental assessments were completed for this site, and no environmental concerns were identified that would hinder the future development of this site.

- (3) The adequacy of public facilities such as transportation, utilities, and other required public services to serve the proposed use.

The Phoenix Ag property that is being annexed into the City of Urbana has existing roadway frontage along State Route 29 West, and this property has access to natural gas, electric, water, and sanitary sewer. Furthermore, right of way controlled by the State of Ohio bisects portions of this property, and this right of way could facilitate future roadway development within this site.

- (4) The effect of the proposed rezoning on surrounding uses.



This site has historically been zoned M-1 by Urbana Township. Furthermore, portions of this property were used historically from approximately 1965 to 2007 as a spray field for the former Neenah Paper/Fox River Paper/Howard Paper mill. Future development of this site could employ mounding and landscaping to screen permitted uses at this property from surrounding uses. In addition, city standards such as exterior lighting requirements would be applied to any future site development to mitigate light pollution.

(5) The effect of the proposed rezoning on the economic viability of existing developed and vacant land within the City.

Due to limited larger acreage sites zoned as M-1 and ready for development with the Urbana corporation limits and without the annexation of the Phoenix Ag property and its proposed designation on the city's zoning map to M-1 Manufacturing District upon annexation, the city's ability to continue to attract and retain facilities and uses that are allowed within M-1 Manufacturing District would remain limited.