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**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, NOVEMBER 15, 2022**

 APPROVED

President Hess called the Public Meeting to order. This topic for discussion was approving an application for a “Designated Outdoor Refreshment Area” and establishing the Downtown Urbana Designated Outdoor Refreshment Area (“Downtown Urbana DORA”) in the City of Urbana, Ohio.

Doug Crabill stated that while Urbana’s population would allow for 3 DORAs, the committee focused on this plan for the downtown areas. The plan includes the boundaries and the hours of operation.

Mr. Crabill stated that currently there will be twelve liquor permits that are inside the DORA, assuming all of the pending applications will be approved by the Ohio Division of Liquor Control. There are thirty-five sign locations, which will be stenciled on the sidewalks. The Chamber of Commerce will be the distributor of the DORA cups, and will charge a slight fee for each cup. This goes to the operation of the DORA and revitalization of the downtown area.

The owners of the soon-to-be-opened Urbana Brewing Company spoke in support of the DORA. They stated that they believed the entire downtown retail would experience growth due to this passage.

There were no comments from Council.

President Hess called the Public Hearing closed at 6:12 pm.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, NOVEMBER 15, 2022**

President Hess called the City of Urbana Regular Session Meeting to order at 6:12 pm.

City Staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Community Development Manager Doug Crabill, Zoning Enforcement Officer Preston Carter, Water Superintendent Joe Sampson and Fire Chief Dean Ortleib.

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

Minutes

Mr. Paul moved to put the minutes of November 1, 2022 on the floor for discussion and possible approval. Mr. Scott seconded.

No comments/corrections were made.

Voice vote on approval of the minutes: all ayes; nays, none.

Motion passed 6-0

Communications

1. Communication from the Ohio Division of Liquor Control dated October 27, 2022, regarding the new liquor permit application for the Grandworks Foundation dba Gloria Theatre, 216 S. Main St.
2. Champaign Countywide 9-1-1 Center Operations' Quarterly Report
3. Safety Committee Meeting Minutes from November 3, 2022

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

Mr. Paul asked if a D5L permit covered beer and wine. Mr. Crabill stated it covered everything.

President Hess asked if the finance reports were also published. Ms. Boettcher clarified that the annual audit report was publicized. For individual department information, one should contact Karen Bailey.

Voice vote on acceptance: all ayes; nays, none.

Motion passed 6-0.

Administrative Reports – Board of Control

1. The Board of Control recommends Council authorize a purchase order to EJ Prescott in the amount of \$25,000.00 for materials for water distribution repairs. This expense will be charged to the Water Fund and is not in the 2022 budget. **VOTE: 3-0**

Mr. Scott moved to put this request on the floor for further discussion and possible discussion. Mr. Paul seconded.

Mr. Sampson stated that this was to increase the blanked order. He clarified that this year has been unprecedented in costs going up. The City needs more inventory than normal.

Mr. Paul stated that he was not surprised and believed this to be necessary.

Voice vote on approval; all ayes, nays none. Passes 6-0.

2. Board of Control recommends Council increase purchase order number 29653 by \$1,586.00 to M & T Excavating. This amount is the net change of the two change orders for the extension of the water main from Dellinger Road to Childrens Home Road. This project will be paid through the Water and Wastewater Infrastructure Grant program, in which, the city was awarded \$2.847 million (see attached). **VOTE: 3-0**

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

Mr. Sampson stated that were a result of differences once the engineering was completed. He stated there was an issue with the water line not going as far as the map thought it did. There were other small issues with moving a hydrant and changing valves.

Mr. Paul asked how far the map was off. Mr. Sampson stated about ten feet. Mr. Paul also inquired about how far along is the City in entering the GIS. Mr. Sampson stated that the water lines are not as far along because they are marked as they are found. Valves are about 90% done and shutoffs are about 85% to 90%. Mr. Paul finally asked if the monitor system was going well. Mr. Sampson stated there were a couple hinderances but mainly going well.

Voice vote on approval; all ayes, nays none. Passes 6-0.

3. The Board of Control recommends Council authorize a purchase order to Environmental Engineering Service in the amount of \$33,500.00 for pass thru expense for the electrical design and telemetry elements provided by DJE. This item was identified on Engineering Work Order No. 14 approved by City Council September 21, 2021. This expense will be charged to the Water Fund and is not in the 2022 budget (see attached). **VOTE: 3-0**

Mr. Paul moved to put this request on the floor for further discussion and possible discussion. Mr. Scott seconded.

Mr. Sampson stated Environmental Engineering originally paid for this but then it was passed through to the City. He stated it wasn't identified early on because they did not have the numbers at that time. Highland had originally needed confirmation that the City was going to follow through, so it was passed without those numbers being available.

Mr. Paul believed the City didn't really have a choice.

Voice vote on approval; all ayes, nays none. Passes 6-0.

4. The Board of Control recommends Council authorize the Director of Administration to pursue a Nuisance Abatement by demolishing the residential structure located at 405 Gwynne Street, at a total cost not-to-exceed \$20,000.00 (to various vendors), provided the abatement can be accomplished in the best interest of the City. This expenditure is not in the 2022 budget and will be paid from the General Fund Reserves (see attached). **VOTE: 3-0**

Ms. Truelove moved to put this request on the floor for further discussion and possible discussion. Mr. Paul seconded.

Mr. Brugger stated that this property has been an ongoing issue. The County failed to bring it to the Auditor's sale and the progress had stalled. The City wishes to abate the nuisance, but does not want to put the effort in to transferring the property into the City's possession if Council would

not be in favor of the demolition. The issue with the property is the large delinquency of property taxes that have now attached to the property.

Mr. Carter stated that there were quotes for demolition in 2020 that came in around \$10,000. Due to the inflated prices since then, the City was requesting \$20,000 as the amount for demolition.

Mr. Scott asked if there was an avenue to get the County to forgive the delinquent taxes. Mr. Brugger stated there is an avenue but everything has stalled to get the avenue to come to fruition.

Mrs. Bean asked for clarification that “best interests of the City” meant that the County forgives the delinquent taxes before transferring to the City. Mr. Brugger confirmed that would be a stipulation in order to proceed. He stated it would be a matter of following a potentially long time line to determine when and how to get it to sale.

Mrs. Collier asked for clarification that this didn’t necessarily mean it would be demolished because it wasn’t the City’s property. Mr. Brugger confirmed this is just putting the City in position to go after taking care of this property.

Ms. Truelove was thankful that the City was finally to a point to put itself in position to take care of the property. She stated it has been too long the way it is and claims somebody needs to take ownership. Mr. Brugger added that there was no need to try and convince him as he was not the one in position to make the decision.

Mr. Paul clarified that since the County never completed the process, the property is still currently in the deceased owner’s name. Mr. Carter added that since he is deceased, the City cannot notify anyone about abating a nuisance.

Mr. Paul was concerned with setting a precedent with the County in paying back taxes. Ms. Boettcher stated it was not the City’s intention to pay the back taxes.

Voice vote on approval; all ayes, nays none. Passes 6-0.

Citizen Comments: None

ORDINANCES AND RESOLUTIONS

Third Reading:

Ordinance 4580-22: An ordinance to amend the City of Urbana’s official zoning map by rezoning parcels in the area of Lionel Drive, Fulton Avenue and Railroad Street currently designated R-2 Medium Density Residential to R-3 High Density Residential. (Three readings required, Public Hearing required)

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

Mr. Carter reminded Council these four ordinances all involved City-initiated map updates. This ordinance affects three parcels. One parcel currently has fourteen apartments, while the other two are City owned along Railroad Street. This zoning change is to accommodate what exists today.

No comments/questions from Council.

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

Ordinance passed 6-0.

Ordinance 4581-22: An ordinance to amend the City of Urbana's official zoning map by rezoning parcel K48-25-11-04-34-018-00 currently designated M-1 Manufacturing to R-2 Medium Density Residential. (Three readings required, Public Hearing required)

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

Mr. Carter stated this was a single parcel that is lightweight condos. This ordinance is to match the zoning with how the property is currently being used.

No comments/questions from Council.

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

Ordinance passed 6-0.

Ordinance 4582-22: An ordinance to amend the City of Urbana's official zoning map by rezoning parcels in the area of Gwynne Street and North Russell Street currently designated M-1 Manufacturing to BR-1 Business Residential as well as parcels in the same area currently designated R-2 medium density residential to M-1 manufacturing. (Three readings required, Public Hearing required)

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

Mr. Carter indicated that property moving to BR-1 is adjacent to Honeywell. The other part is where the current zoning map splits in half. The City is taking all of the property and cleaning it up to meet where the parcel lines are.

No comments/questions from Council.

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

Ordinance passed 6-0.

Ordinance 4583-22: An ordinance to amend the City of Urbana’s official zoning map by rezoning parcels in the area of Dellinger Road currently designated R-3 high density residential to R-1 low density residential as well as establish zoning for newly annexed parcels in the same area as R-1 low density residential. (Three readings required, Public Hearing required)

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

Mr. Carter stated the north side was the properties that were most recently annexed into the City. This establishes zoning for those properties. The four properties on the south side currently have three single family homes and a large barn. This zoning change matches what is already there.

No comments/questions from Council.

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

Second Reading:

Ordinance 4584-22: An ordinance approving an application for a “Designated Outdoor Refreshment Area” and establishing the Downtown Urbana Designated Outdoor Refreshment Area (Downtown Urbana DORA”) in the City of Urbana, Ohio. (Three readings required, Public Hearing required)

Mrs. Bean moved to put the ordinance on the floor for discussion. Mr. Paul seconded.

Mr. Crabill stated he believed he covered everything at the earlier public hearing.

Mr. Paul stated he had been going back and forth between seven days a week or only on a partial week, such as Thursday through Saturday. Mr. Crabill stated the trend throughout the State has been to go to seven days a week. Cities typically have not had any issues with it. Ms. Truelove stated all seven days would be less confusing. Mrs. Bean agreed.

Mr. Paul stated five years before review seemed a bit long, and thought three might be better for the first review or two. Mr. Feinstein stated the statute requires within five years, but Council is always allowed to review earlier.

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

First Reading:

Resolution 2433-22: A resolution to appropriate money for the several objects and purposes which the City of Urbana, Ohio must provide for the fiscal year ending December 31, 2023. (Three readings required.)

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

Ms. Boettcher stated this was the annual appropriation resolution that is required by the Charter. This contains the operating capital improvement for all City funds and activities. The appropriations are \$6,430 less than the tax budget expected revenue that was passed earlier this year.

Mr. Scott asked what was covered by the non-departmental section. Ms. Boettcher indicated that was a catch-all for things such as insurance, professional services and IT support.

Ms. Truelove asked a general finance question of where does the City find the money for items that are not proposed in the budget. Ms. Boettcher stated typically the funds would come from the City's reserve account.

President Hess declared this resolution to have had its first reading

Department Liaison Reports:

Mr. Paul stated he would be meeting with Mr. Feinstein soon about the Civil Service issues, and then submit their work to the Chiefs for feedback.

Miscellaneous Business

Ms. Truelove asked about the asbestos for 405 Gwynne St. Mr. Brugger stated the big issue is trying to identify how to remediate and eliminate the issue, whether it can be contained in part or remove the entire property under asbestos standards.

Mrs. Bean appreciated the tour of the water reclamation facility and also was able to take a ride in the front loader.

Mr. Crabill stated there will be the CRA application soon for Cole-Pak (probably the second meeting in December) as well as the Dugan Place TIF (after the first of the year).

Chief Ortlieb emphasized that the County needs a county landbank. He stated it was a safety issue for public services and helps with property values for home owners.

Chief also stated that after going to Civil Service, the City was able to get a fire test and a lieutenant's test started.

Mr. Brugger stated that the leaf pickup is continuing until December 2nd. He added the Horse Parade will be November 25th @ 6:30 pm. Finally, he informed Council the City closed on the Water Street property on November 11th, and it was recorded on November 14th.

Mayor Bean appreciated all the work that had been done on the landbank exploration. He also wished everyone a Happy Thanksgiving.

City Council Clerk Roger Steffan informed Council that he was working on the 2023 City Council calendar. The issue with next year is Fourth of July is on a Tuesday, and he asked Council if they

wished to make up that meeting. Council overwhelming insisted on only having one meeting in July 2023.

Ms. Jumper moved to adjourn. Ms. Truelove seconded. Voice vote on approval: all ayes, nays none. Motion passes 6-0.

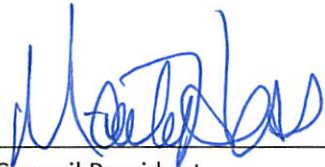
ADJOURNED AT 7:35 p.m.

NEXT SCHEDULED MEETING
December 6, 2022, at 6:00 p.m.





Council Clerk



Council President