

APPROVED

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, FEBRUARY 21, 2023**

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

City Staff attending: Director of Law Mark Feinstein, Director of Administration Kerry Brugger, Community Development Manager Doug Crabill, and Fire Chief Dean Ortlieb.

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

Minutes

Mr. Thackery moved to put the minutes of February 7, 2023 on the floor for discussion and possible approval. Mr. Scott seconded.

No comments/corrections were made by Council.

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

Motion passed 5-0

Communications:

1. Simon Kenton Pathfinders – 2022 Year in Review Newsletter (see attached)
2. Champaign County 2023 Career Expo Flyer (see attached)
3. Clark Shaefer Hackett planning letter dated January 18, 2023 (see attached)
4. Champaign Countywide Public Safety Communications Center Council of Governments 2022 Financial Report (see attached)

Mr. Scott moved to put the communications on the floor for discussion. Mr. Paul seconded.

Mr. Scott congratulated Mr. Crabill for the nice spot in the newsletter. Mr. Crabill thanked him but stated the purpose of the communication was to show Pathfinders had been around for 25 years. He also stated they had bought a turbine blower that can go behind a vehicle and clean the trail.

Mr. Paul stated that there were two items on page two of the planning letter that mentioned significant risks of material misstatement. He asked if there were any information on that those were. Mr. Brugger stated it was a formality receiving the letter. He would make a note to ask Ms. Boettcher.

Mr. Thackery asked what the LEADS program was in the Public Safety Financial Report. Mr. Feinstein stated it stood for the Law Enforcement Automated Data System and was the program law enforcement uses to run records.

Voice vote for acceptance of the communication. All ayes, nays none.

Administrative Reports – Board of Control: None

Citizen Comments: None

ORDINANCES AND RESOLUTIONS

Third Reading: None

Second Reading: None

First Reading:

Ordinance 4588-23: An ordinance delineating an overlay in relation to the proposed Dugan Place Incentive District within the City of Urbana, Ohio; and adopting a written economic development plan as to same, all pursuant to Ohio Revised Code Section 5709.40(C). (One reading required)

Mr. Thackery moved to put this ordinance on the floor for discussion and possible passage. Mr. Paul seconded.

Mr. Crabill stated Council was obviously aware of the Dugan Place project behind Walmart. This ordinance is the first prerequisite to establish the TIF. Mr. Crabill informed Council all this ordinance does is establish an overlay and adopt a written development plan. It is important to establish that the current resources are inadequate and this TIF is needed. Mr. Crabill added that Exhibit B mirrors the preliminary development plan passed last year. Mr. Crabill stated that the City has also restarted the dialogue with the school board and the County Commissioners will also have input down the road.

Mr. Thackery asked if this will include the Walmart building. Mr. Crabill stated the TIF is specific to the parcel Dugan Place will be developed upon. This rectangle is solely the depiction as to the area where the TIF will be inside as required by statute. The intention is not for Walmart to be in the TIF itself. Mr. Feinstein added that the TIF is also a tool just to help finance the infrastructure improvements.

Ms. Truelove stated her desire to be honest that she was not real comfortable in the whole development, but believes she will come around.

Mr. Scott stated the rectangle also encompassed the Memorial building. He asked if this would allow them to get something for infrastructure in this lot out back. Mr. Crabill stated the current TIF will only encompass the 93-acre parcel of Dugan Place. Mr. Scott asked if they could apply for a TIF in the future. Mr. Crabill stated they could possibly develop the property. At that time, they would have to show that the residents would benefit from any improvements.

Roll call on passage: Mr. Scott, yes; Mr. Paul, yes; Ms. Truelove, yes; Mr. Thackery, yes; and Mrs. Collier, yes.

Ordinance passes 5-0.

Resolution 2655-23: A resolution confirming the appointments of Neil D. Evans and R. Paul Waldsmith to the City of Urbana's Community Reinvestment Area Housing Council. (One reading required)

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

Mr. Crabill informed Council that after the CRA was passed recently, this resolution is something that is required to go with it. The Housing Council had been in hiatus for the past year but needed to be brought back. Two of the seven members are appointed by Council via this resolution. The Mayor had already appointed his two representatives.

No comments/questions from Council.

Roll call on passage: Mr. Paul, yes; Ms. Truelove, yes; Mr. Thackery, yes; Mrs. Collier, yes; and Mr. Scott, yes.

Resolution passes 5-0.

Resolution 2656-23: A resolution in support of economic development related applications to the JobsOhio Vibrant Communities Program and the Ohio Historic Preservation Tax Credit Program as part of the private redevelopment of the former Willman Furniture buildings now owned by Willman Sellman Improvements LLC and further known as 215 North Main Street and 217 North Main Street, and declaring an emergency. (One reading required)

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

Mr. Crabill informed Council that Willman Furniture closed in September. He stated that in the last couple of weeks, Jamon Sellman closed on the property. The intention is to have a coworking and incubator space on the lower floor and nine residences on the upper floors. JobsOhio has created a grant program in smaller communities to bring projects to fill a need for new investment. Mr. Sellman plans on applying in the March round of grants. This resolution signals Council's support. Mr. Crabill informed Council that Mr. Sellman and Sarah Mackert were present.

Mr. Sellman stated the summary was relatively complete. He stated these grants were crucial as opposed to needing to self-fund the project. The goal is to recreate the life cycle in downtown.

Ms. Mackert informed Council the ground floor is approximately 7,500 square feet. This project is an attempt to round out the amenities of downtown. As a result of the feasibility survey, Champaign County has the fewest downtown jobs of any adjacent county. It also does not have a co-working space. The goal is to bring programming (workshops) each month with a different focus.

Mr. Paul asked what would be the timeline for the apartments if everything went to plan. Mr. Sellman stated the grant process really dictates the timeline. He has already filed the first parts of the grant application. An award would be distributed by the end of June. He is also trying to align everything to be in motion for construction by August. He anticipated construction to take twelve to eighteen months. The ground floor would then be constructed after the upstairs residences.

Mr. Thackery stated the City of Urbana was blessed to have the both of them here. It makes a huge difference to downtown Urbana.

Roll call on passage: Ms. Truelove, yes; Mr. Thackery, yes; Mrs. Collier, yes; Mr. Scott, yes; and Mr. Paul, yes.

Resolution passes 5-0.

Department Liaison Reports:

Ms. Truelove stated she was waiting for Friday.

Mr. Thackery stated there was a lot going on in the City.

Ms. Collier stated the Safety Meeting had been moved from March 9th to March 16th at 5 pm in the training room.

Miscellaneous Business:

Mr. Paul stated he recently went through the 2022 Year in Review. He asked Chief Ortlieb how personnel were going. Chief stated the interviews would occur tomorrow, with a recommendation thereafter to the Director of two applicants from the four. Then, it usually takes a three to five-week turnaround for physicals. Mr. Paul added it was impressive to see all of the training hours. Mr. Paul noted the law department prosecuted 3,000 cases and 4,500 charges. Mr. Feinstein added it was important to note that the law department seeks justice rather than convictions.

Mr. Paul then asked the status of the RC track with the stands being a structural liability. Mr. Brugger stated they would be coming down as the usage has dwindled to basically nothing.

Mr. Paul asked about the police application status. Mr. Brugger stated there was one more week for applications.

Mr. Paul noted that the City has begun servicing all service doors quarterly. He stated it says a great deal about the progress as previously the City's main concern was solely putting out fires. It's great to focus on smaller things because the bigger things have already received attention.

Mr. Paul noted that 5% of the City's water reclamation users used 35% of the water. Finally, he thought it was amazing that the street sweeper collected over 30,000 pounds of garbage.

Mr. Thackery echoed Mr. Paul about looking forward. He stated it was a real comfort. He is also excited about Willman, Aldi's coming soon, and rumors about a potential Starbucks. He also added the DORA meetings have been moving forward rapidly.

Mr. Brugger reminded Council about the work session next Tuesday. He stated the outline should be out by the end of the week.

Mr. Brugger also stated that it was significant people are seeing the potential for the older buildings and reclamation in the City. He stated a lot of these things go back to the housing study a few years ago. That was important to put the money out there at the time and the City is now seeing the results. He believed Urbana is trying to be a “City of Maybe” instead of a “City of No”. It is important to find middle ground with potential parties to work projects out.

Fire Chief Ortlieb stated the Safety Meeting will be talking about the solar eclipse in 2024. When the 2017 eclipse occurred in Kentucky, their resources were overwhelmed with the droves of people coming into the area. There is some planning needed on our part to make sure we’re prepared.

Mr. Crabill stated the Visitor’s Bureau also has the eclipse on its agenda. He also stated Council will see a lot more movement soon regarding Dugan Place.

Council Clerk Steffan stated that he had been working with sound engineers to reduce the feedback that is sometimes audible during Council broadcasts.

Ms. Truelove moved to adjourn. Mr. Paul seconded. Voice vote on approval: all ayes, nays none. Motion passes 5-0.

ADJOURNED AT 6:52 p.m.

NEXT SCHEDULED MEETING – WORK SESSION

February 28, 2023 at 6:00 p.m.





Council Clerk



Council President

Pro Tempore