

APPROVED

**URBANA CITY COUNCIL  
PUBLIC HEARING  
TUESDAY, MARCH 21, 2023**

President Hess called the Public Meeting to order. This sole topic discussed was adding Section 521.13 “Retail Display Prohibited Before or After Business Hours” and to amend Section 521.04 to include retail displays.

Councilwoman Jumper stated she has been working with Mr. Carter to make the downtown area safer, trying to create less hazards on the sidewalks, and to make snow removal easier.

Teresa Combs – She stated she has been a citizen of Urbana for almost all of her life. She is the owner of Serendipity and Co-operator of Archetypes. She believes the proposed ordinance is problematic. She stated her intention is to create curb appeal and puts thought and effort into her displays. She asks Council to not legislate artistic freedom. She stated she is responsible for her own snow removal. She also stated her items are not a tripping hazard because they are within the three feet of business. She believes this ordinance places undue restrictions on business owners.

Barbara Cooper – She stated she is the owner of Archetypes and Farm Charm. She stated her desire to want curbside appeal at all opportunities. She also wants people to stop as they drive through. She believes displays help show what type of shop is within. The little bit of space can be very important to the business. She stated it was unfair to punish all businesses as a whole due to some that are legitimately in violation. Like Facebook, she believes if the displays are if not your thing, scroll on. She was curious if there was any actual evidence to support the contentions. She requested the ordinance to be denied or restructured.

Bob Combs – Mr. Combs doesn’t understand how some businesses won’t be affected. He stated it appears that there are no exceptions for the type of shop or type of items. He added that unless someone is removing everything from the sidewalk, then doesn’t appear to address tripping hazards or snow removal. He believed this was a solution in search of a problem.

Council stated they would discuss the ordinance during their regular meeting.

President Hess called the Public Hearing closed at 6:15 pm.

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

President Hess called the City of Urbana Regular Session Meeting to order at 6:15 pm.

**City Staff attending:** Director of Law Mark Feinstein, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Mayor Bill Bean, Zoning Compliance Officer Preston Carter, Community Development Manager Doug Crabill, Airport Manager Elton Cultice, and Fire Chief Dean Ortlieb.

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

### **Urbana Youth Center Update**

Justin Weller thought it would be nice to have students who were impacted by the Youth Center to share their thoughts.

Jordan stated she is a sixth grader who didn't really hang out with friends or have help with homework in the past. Now, she says she has gained more social skills and the staff has changed her life for the better.

Nathan is an eighth grader who used to get in trouble a lot and had nothing to do. The Youth Center has shown him how to work on his own problems. He stated there are a lot of fun activities and he has learned respect due to structure.

Evan stated he is one test away from his GED. He has been through a lot in his home life and the Youth Center has helped straighten his life out.

Hannah is an eighth grader who use to stay at home a lot with her younger sisters. She has had the opportunity to experience a wide array of activities since joining.

Evan state he is a fourteen-year-old boy who used to just stay in his room. Now he enjoys fun activities and has learned to control his actions and emotions.

Jesse recently obtained his high school equivalency diploma. He stated the Youth Center can really use help as it is running low on funding. He feels like the Youth Center is a real family.

### **Minutes**

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

Council Clerk Steffan mentioned to corrections made to the minutes prior to the meeting.

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

Motion passed 6-0

### **Communications:**

1. 2022 City of Urbana Recycling Report (See Attached)
2. Invitation to the 2023 Local Government Officials Conference (Emailed March 10, 2023)

Mrs. Bean moved to put the communications on the floor for discussion. Mr. Thackery seconded.

President Hess mentioned Councilman Paul would have been glad to see the amount of recycling had increased.

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

**Administrative Reports – Board of Control:**

1. The Board of Control recommends Council authorize a purchase order to the Ohio Department of Transportation in the amount of \$115,988.00 for the city’s share of improvements on U.S. 36 (Miami St) to be completed by ODOT through their Urban Resurfacing Program. This expense will be charged to the Capital Improvement Fund and is in the 2023 budget at \$140,000.00 (see attached). **VOTE: 3-0**

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

Ms. Boettcher stated this involves the resolution passed last meeting. This is the invoice to pay for the paving.

Mr. Scott stated he was happy it came in under budget. Mr. Crabill stated that it is currently still up for bid. The invoice goes out first. He added that the budget is higher in case the bids are higher than expected.

Voice vote on approval: all ayes, nays none.

2. The Board of Control recommends Council authorize a purchase order to Public Entities Pool in the amount of \$210,164.77 for one year to cover the cost of property and casualty insurance. This is an 8% increase over the 2022 premium (see attached comparison). This expense will be charged to departmental insurance accounts and is in the 2023 budget. **VOTE: 3-0**

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

Ms. Boettcher stated that this is the insurance policy that covers vehicles, equipment, and buildings. She added that while it is an 8% increase, the City did have a 10% increase in property value.

Mr. Scott asked how often the City uses the insurance. Ms. Boettcher stated the City uses it a lot, citing the cruiser in the flood as an example with a 100% payout.

Voice vote on approval: all ayes, nays none.

3. The Board of Control recommends Council authorize the purchase of a 2023 John Deere 330G skid loader from Koenig Equipment in the amount of \$70,833.76 for the Street Department. This purchase will be financed over three years at 7.2% interest for an annual

payment of approximately \$25,324.98 (\$75,974.94 total cost). The expense will be charged to the Capital Improvement Fund - Street and is in the 2023 budget at \$27,000.00, with the remaining annual payments to be included in subsequent budget years (see attached). **VOTE: 3-0**

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

Mr. Hall stated the City received three bids back. Koenig was the lowest price. This is to replace an existing skid loader that will go on GovDeals.

Mr. Thackery stated it was nice to see it come in under budget.

Mrs. Bean asked if the City was estimating \$20,000 on the sale of the current skid loader. Mr. Hall confirmed.

President Hess asked how many hours were on the old one. Mr. Hall stated over 2,000.

Voice vote on approval: all ayes, nays none.

Footnote – Purchase Orders from January 2023 and February 2023 between \$2,501 and \$50,000.

Mr. Thackery asked about applied concepts for police. Ms. Boettcher stated that it was signage. It is the trailer you can set in neighborhoods listing the speed limit or other verbiage.

### **Citizen Comments:**

Jay Johnson (323 Miami Street) – Mr. Johnson stated that the bids have come in and none are from the local area. He stated that the Miami Street project (8,000 feet) will be between the length of the Scioto Street (5,000 feet) and South Main Street projects (10,000 feet). He stated this project will be approximately 25 % increase in price. He noted the City income tax at 1.4 % was lower than surrounding areas and suggested that may be something the City takes a look at. He likes the historic charm of the City and asks that his carriage stones, going back to 1850, could be something the City could leave in place.

Elizabeth Wagner (309 Miami Street) – Ms. Wagner stated she has been a resident basically her entire life. She was unsure she had conveyed enough last time about impact. She stated her property taxes would increase 45% over the next five years. She stated she has been speaking with Mr. Bumbalough about removing historical aspects of the project she shares with her neighbor. She is asking Council to vote down the project until the economy can recover.

### **ORDINANCES AND RESOLUTIONS**

**Third Reading:** None

**Second Reading:**

**Ordinance 4589-23:** An ordinance determining to proceed with the improvement of Miami Street and Bloomfield Avenue in the City of Urbana, County of Champaign, Ohio by constructing or repairing curbs, gutters, driveway approaches and appurtenances thereto on a section of Miami Street between Walnut Street and Edgewood Avenue and on a section of Bloomfield Avenue between North Main Street and the railroad crossing, and declaring an emergency. (Three readings required)

Mr. Scott moved to put this resolution on the floor for discussion. Ms. Jumper seconded.

Mr. Crabill stated the project also includes the radius project, which is covered by the State grant. He added that unfortunately, no local contractors own a curb machine. In fact, there are only ten to fifteen companies statewide that can do this type of work. He stated it would be much more expensive if a company hand-formed the curbs.

Ms. Truelove stated she was still concerned about costs to citizens. After seeing the steps, she thought it was sad to potentially destroy history.

Mr. Thackery stated that keeping steps like that is extremely important. He added that removing and resetting those items may be more expensive. He stated that the ODOT and grants have been lined up so the timing of the project has to be where it is.

Mrs. Collier asked if citizens have a chance to complete their own projects. Mr. Crabill stated they were unable with the curbs and gutters. All of the work has to be done all at once. Mrs. Collier then asked if the citizens have the opportunity to pay up front and not put on their taxes. Mr. Crabill stated they do have the option. If it is not paid up front, then it will be assessed. Ms. Boettcher stated once Mr. Bumbalough runs the final numbers, the invoices will be sent out. If those invoices are not paid, then the City has to run them as assessments.

Mrs. Bean asked for clarification that this was not a tax increase. Ms. Boettcher confirmed, stating it is an assessment.

Ms. Jumper asked if the assessments could be spread out longer than five years. Ms. Boettcher stated they could not, as five years is set by the Ohio Revised Code. Ms. Jumper fees sorry for Ms. Wagner because she is facing the Miami Street project and then will have the High Street project. Ms. Boettcher stated there is no participation for High Street by property owners.

Mr. Scott believed the ball was dropped thirty years ago by the then-City Administration and then-City Engineer. Mr. Scott was the concrete contractor at that time and stated these basically fell apart and the Engineer did not repair them at that time. He added that nobody did anything for quite a while and now the problem is resurfacing. If the program would have been covered, these issues would have been covered by routine servicing.

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

**Ordinance 4591-23:** An ordinance to add Section 521.13 “Retail Display Prohibited Before or After Business Hours” and to amend Section 521.04 to include retail displays. (Three readings required, public hearing required)

Mr. Thackery moved to put this ordinance on the floor for discussion. Mr. Scott seconded.

Ms. Jumper had no further comments besides what was stated during the public hearing.

Ms. Truelove stated her thoughts had not changed and still didn’t quite understand this ordinance.

Mr. Thackery stated he was not a real strong support at this time. He agreed with the presenters regarding the purpose of why this ordinance was proposed.

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

**First Reading:**

**Resolution 2411-22:** A resolution authorizing the Director of Administration of the City of Urbana to prepare and submit applications to participate in the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and to execute contracts as required. (One reading required)

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

Mr. Brugger stated this was the annual project at the airport. Last year the City didn’t have any construction. The design and engineering for the project had been previously conducted, with construction being put off for this year. Programs covers 90% of the eligible cost with the State covering 5% and the remaining 5% costs of eligible and all the ineligible costs being covered by the City. This is money solely generated by the airport, not the general fund. Construction would be late summer or into the fall. Mr. Cultice stated the pavement is failing and the City won’t get any more money in the future if the City lets it fail.

Mr. Thackery asked what this project would do for the budget of the airport. Mr. Brugger stated this was why the City waited a year, so that the budget could safely cover the project.

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

Resolution passes 6-0.

**Resolution 2659-23:** A resolution accepting the report of the Tax Incentive Review Council (TIRC) from their March 8, 2023 meeting regarding the status of the enterprise zone and community reinvestment area agreements and to accept the recommendations of the TIRC concerning said agreements, and declaring an emergency. (One reading required)

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

Mr. Crabill stated the TIRC reviews the agreements within the City. These recommendations are due to the three CRA and three enterprise agreements in the City of Urbana. He went over each of the job creation/retention requirements TIRC reviewed. He also stated the CRA housing council would be meeting the following night.

Mr. Thackery stated the numbers look like the tax incentives are working.

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

Resolution passes 6-0.

### **Department Liaison Reports:**

Mrs. Collier stated the Safety Committee meeting was held March 16<sup>th</sup>. The minutes would be a communication at the next Council meeting.

Mr. Thackery and Mrs. Truelove stated they also attended.

### **Miscellaneous Business:**

Ms. Truelove thanked Mr. Hall for the tour. She couldn't believe the facility. She added it was amazing and insightful.

Mrs. Bean met with Mr. Sampson and visited both plants. She stated Mr. Sampson is very proud of his staff and his facilities. She also met with Mr. Muirhead and believed that was very insightful.

Mr. Brugger thanked everyone working on the TIRC. He stated that there is a lot behind the scenes and it can be difficult to understand. He commented Spring was around the corner and asked for patience as a lot of activities would be beginning among departments. He added that Mr. Hall recently took delivery of his 2021 truck due to delays. In fact, the delays turned the truck into a 2022 model.

Mr. Hall stated the compost facility has opened. Hours include 8:00-4:30 Monday through Friday and 9:00-3:00 on Saturdays. The attendant is typically at the brush pile. He also thanked Ms. Truelove for visiting the facility.

Mr. Crabill stated crack sealing and asphalt recently went out to bid. He also stated the City received federal authorization to go out for bid on South High Street. He added in terms of the building demolition project, the contractor moved in without notice on Friday. This was a one-time-only grant that starts with former commercial projects and will move on to residential properties.

Mr. Cultice stated the airport has posted this year's schedule of events on the City's Facebook page.

Chief Ortlieb appreciated the discussion with the Safety Committee. They talked about what would happen if an event similar to East Palestine were to happen in Urbana.

Mayor Bean appreciated everyone that addressed Council. He also stated today is National Agriculture Day and thanked all the farmers in Champaign County.

President Hess thanked the public for coming and urged them to stay involved.

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


**ADJOURNED AT 7:23 p.m.**

**NEXT SCHEDULED MEETING**

April 4, 2023 at 6:00 p.m.



  
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Council Clerk

  
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Council President