

APPROVED

**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, DECEMBER 1, 2020**

President Hess called the Public Hearing to order at 6:04 p.m. to provide the public the public the opportunity to review and comment on the following:

To provide the public an opportunity to review and comment on the adoption of the Urbana South main Street Corridor Plan as an official planning guide of the City of Urbana, Ohio.

Mr. Crabill began by stating that work had began on this plan approximately two years ago and there was a Public Meeting held in January, 2020. He said that this plan provides guidance in helping to determine what is developed and not developed, and is basically a guide book. Mr. Paul mentioned that he noticed in the planning area it was approximately 2/3 industrial and 1/3 residential. Mr. Paul also asked what the definition of special assessment district was. Mr. Crabill stated that per the ORC, a municipality can build just about everything, and that a special assessment district is just another tool to help in getting things built. Mr. Fields asked Mr. Crabill to elaborate on zoning. Mr. Crabill stated that he recommended to work on the BR-1, and that would probably be going to be the first and foremost. He added that it was recommended to put commercial more toward an intersection. President Hess asked if the LUC was going to help with zoning. Mr. Crabill stated yes, he thought Brad would be willing to help with that.

President Hess called the Public Hearing closed at 6:23 p.m.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, DECEMBER 1, 2020**

President Hess called the City of Urbana Regular Session Meeting to order at 6:24 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, Superintendent of Public Works Chad Hall, city Engineer Tyler Bumbalough, and Community Development Manager Doug Crabill.

PRESIDENT CALLED ROLL: Mr. Fields, present; Mr. Hoffman, present; Mr. Paul, present; Mr. Scott, present; Mr. Thackery, absent; Mrs. Collier, present; and Mr. Ebert, present.

MAYORAL PROCLAMATION – Mayor Bean declared the month of December as General Aviation Appreciation Month for 2020.

MINUTES

Mr. Paul moved to put the minutes of November 17, 2020, on the floor for discussion and possible passage. Mr. Ebert seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

COMMUNICATIONS

1. Design Review Board Meeting Minutes of February 24, 2020, and September 28, 2020.

Mr. Paul asked why it took so long to get the minutes from the board meetings. Mr. Brugger advised that the boards only meet so many times and they have to approve the prior meeting minutes.

Mr. Paul moved to put the communications on the floor for further discussion and possible passage. Mr. Scott seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

ADMINISTRATIVE REPORTS - BOARD OF CONTROL

1. **R.B. Jergens Contractors Inc. - \$217,935.27 (various City funds)**

Mr. Bumbalough stated that the project took longer than expected and that these costs were for overages. He added that there was a list of change orders included in the packet. He also stated that a lot of what the overages was what was found underground, such as railroad ties. There were quite a few of unknown findings underground. He also stated that the plans themselves, some things were lacking as well. Mr. Scott asked about #8, regarding water service downtown, and asked why this wasn't planned for in the beginning. Mr. Bumbalough stated that they opted for the insertion of valves. Mr. Scott asked about #17, multiple for account worksheet and wondered what that meant. Mr. Bumbalough stated that the sheets were for time/labor that occurred. Mr. Scott asked about #16, the change of completion date, and asked if they met the new date and if not, was there a penalty. Mr. Bumbalough advised that they did not meet the completion date. Mr. Bumbalough also stated that liquidated damages were a part of the agreement, just not assessed and the City did not get any liquidated damages, they just wanted to get the work done. Mr. Paul stated that this was a pretty sizeable chunk for a project that didn't go as expected. He also asked they were now on the City's do not hire list. Mr. Bumbalough stated that was his recommendation. Mr. Paul also asked how much in the change orders is due to

their planning and Mr. Bumbalough responded probably ¼ to 1/3. Mr. Paul asked what would happen if Council were to say no, what would be next step, getting sued? Mr. Brugger stated that would be a safe bet. Mr. Paul asked if this worth fighting. Mr. Feinstein stated that the liquidated damages have not been resolved. Mr. Brugger added that everyone cut their losses and they got to a point to finalize the project. Mr. Fields asked if the City could negotiate a lower amount. Mr. Feinstein stated that these number have nothing to do with the liquidated damages.

Mr. Paul moved to put this item on the floor for discussion and possible passage. Mr. Ebert seconded. President Hess called for a roll call for passage: Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, no; Mrs. Collier, yes; Mr. Ebert, yes; and Mr. Fields, yes.

Motion passed 5-1.

CITIZEN COMMENTS

Keith Norris spoke in reference to the Habitat for Humanity house. He stated that there are still car issues, pallet issues, etc. He said that this issue has been going on for over a year. He stated that the pallets are made to look like a fence. He added that this issue is doing a terrible job for his property value. He advised that the resident is now building some sort of shed.

Ordinances and Resolutions

First Reading –

Resolution No. 2593-20

A Resolution declaring December as General Aviation Appreciation Month for 2020.

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

Mr. Brugger stated that this was an annual Resolution and everything out at the airport was up to date for the exception of the upcoming spring project. He also stated how lucky the City was to have Elton Cultice running the airport. He stated that he currently holds the office as Secretary for the FAA for Ohio and soon is to be in the role of Vice President of the FAA for the State of Ohio. Mr. Ebert state that the City of Urbana’s airport is a crown jewel of an airport.

President Hess called for a roll call for passage: Mr. Paul, yes; Mr. Scott, yes; Mrs. Collier, yes; Mr. Ebert, yes; Mr. Fields, yes; and Mr. Hoffman yes.

Resolution passed 6-0.

Ordinance No. 4532-20

An Ordinance to amend Sections 121.01, 111.03, and 111.04 of the Codified Ordinances as required by the City of Urbana Charter, §4.06(k) (THE NEW SALARY COMMISSION)

Mr. Paul moved to put this Ordinance on the floor for discussion. Mr. Fields seconded.

Mr. Feinstein stated that the commission would be a panel of 5 residents of the community that are recommended by the Mayor and appointed by Council. Mayor Bean asked Council if they could recommend residents for each ward and one at-large for him to consider. Mr. Feinstein also stated that no City employees or family, etc. are allowed to sit on the commission.

President Hess declared this Ordinance to have its first reading.

Second Reading –

Resolution No. 2433-20

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, 2021.

Mr. Scott moved to put this Resolution on the floor for discussion. Mr. Fields seconded.

Ms. Boettcher stated that this budget is based off the revenue of the 2020 Tax Budget.

President Hess declared this Resolution to have its second reading.

Ordinance No. 4388-21

An Ordinance authorizing the Indigent Defense Agreement with the Champaign County Commissioners to allow the City and County to receive partial reimbursement from the Ohio Public Defender Commission for the indigent expenses in the Champaign County Municipal Court. (Requires three readings)

Mr. Paul moved to put this Ordinance on the floor for discussion. Mr. Fields seconded.

President Hess declared this Ordinance to have its second reading.

Ordinance No. 4528-20

An Ordinance to approve and adopt the Urbana South Main Street Corridor Plan as an official planning guide of the City of Urbana, Ohio.

Mr. Paul moved to put this Ordinance on the floor for further discussion. Mr. Fields seconded.

President Hess declared this Ordinance to have its second reading.

Third Reading –

Ordinance No. 4529-20

An Ordinance to vacate the 20' wide alley (0.046 AC) beginning at the northeast corner of Lot 288 of Depositors Addition, south 100.09' to the southwest corner of lot 276 of Depositors Addition, west 20' to a point of lot 288 of Depositors Addition then north 100.57' to the place of the beginning.

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

President Hess called for a roll call for passage: Mr. Scott, yes; Mrs. Collier, yes; Mr. Ebert, yes; Mr. Fields, yes; Mr. Hoffman, yes; and Mr. Paul, yes.

Ordinance passed 6-0

Ordinance No. 4530-20

An Ordinance to vacate the 20' wide alley (0.21 AC) beginning at the northwest corner of Lot 292 of Depositors Addition, south 150' to the southwest line of Lot 292 of Depositors Addition, southeast 116.15' to the north line of Fyffe St., northwest 105.9 to a point that intersects with the extension of the west line of 136 Hagenbuch St., north 50' to the southwest corner of 136 Hagenbuch St., east 50' to the southeast corner of Lot 294 of Depositors Addition, north 150' to a point in part Lot 297 of Depositors Addition, then finally, east 20' to the original place of beginning.

Mr. Crabill stated that this was an expansion that Ultra Met would like to undertake. This would expand approximately 5,000 square feet.

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

President Hess called for a roll call for passage: Mrs. Collier, yes; Mr. Ebert, yes; Mr. Fields, yes; Mr. Hoffman, yes; Mr. Paul, yes; and Mr. Scott, yes.

Ordinance passed 6-0

Ordinance No. 4531-20

An Ordinance to amend the City of Urbana's Official Zoning Map by rezoning four parcels of land located at 136 Hagenbuch St., 736 N. Main St., & 738 N. Main St. (Parcel IDs: K48-25-00-04-02-075-00 & K48-25-00-04-02-059-00, K48-25-00-04-02-058-00, K48-25-00-04-02-057-00)

which are currently zoned R-2 Medium Density Residential District to M-1 Manufacturing District.

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

President Hess called for a roll call for passage: Mrs. Collier, yes; Mr. Ebert, yes; Mr. Fields, yes; Mr. Hoffman, yes; Mr. Paul, yes; and Mr. Scott yes.

Ordinance passed 6-0

MISCELLANEOUS BUSINESS/WORK SESSION

Ms. Boettcher stated at the last Council Meeting, the Cares Act Award was discussed and the City did receive funds in the amount of \$473,361.94, and this amount would be included in the upcoming Resolution regarding Budget Appropriations and the next meeting.

Mr. Crabill spoke about tomorrows edition of the Urbana Daily Citizen and how there was going to be a press release signaling True Inspection and how they are renovating the Z3 Building.

Mr. Hall stated that the leaf pick-up for the City would be completed next week, weather permitting. He also advised the Compost Facility would close next week as well. President Hess asked when they were going to begin grinding and Mr. Hall advised either January or February.

Mayor Bean said there have been over 1,000 Covid cases for Champaign County. He pleaded to everyone to please wear a mask, wash your hands, and to keep yourself, your family, and you neighbor's safe.

Mr. Brugger reminded all that S.R. 54 is closed for a couple of weeks. He advised the Sewer Project was moving forward. He also spoke about the Q3 Building and stated how amazing it was by taking time to walk through things, to see a project like this happen. He also gave thanks to True Inspections for working with the City. He also spoke about the Community Health and Wellness that would be in the Q3 Building as well. He said that patience is a virtue and it's been a long haul, but fruitful.

Mr. Scott stated that the local YMCA is holding a charity auction and that anyone could bid for items on line.

Mr. Paul asked about a timeline with the finishing up and getting into the Q3 Building. Mr. Brugger stated that we should see some activity in the middle of December. Mr. Paul stated that was just fantastic and a phenomenal project.

President Hess asked if Council wanted to have a final Work Session for the year. It was decided that a Work Session would be scheduled for December 8, 2020, at 6:00 p.m. and it would be a virtual meeting.

Mr. Paul moved to excuse Mr. Thackery. Mr. Scott seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0

Mr. Fields moved to adjourn. Mr. Scott seconded. Voice vote on approval: all ayes; nays, none.

Motion passes 6-0.

ADJOURN AT 7:35 p.m.

NEXT SCHEDULED MEETING
December 15, 2020, at 6:00 p.m.



Council Clerk



Council President