

**URBANA CITY COUNCIL
PUBLIC HEARINGS**

TUESDAY, JANUARY 7, 2020, AT 6:00 P.M.

(The UCC Public Hearing will be held in Council Chambers in the Municipal Building)

The Urbana City Council will hold a public hearing to provide the public the opportunity to review and comment on the recommendation of the Urbana City Planning Commission to accept the proposed rezoning of 121 Elbert St., which is currently zoned R-2 Medium Density Residential District to M-1 Manufacturing District.

The Urbana City Council will hold a public hearing to provide the public the opportunity to review and comment on the Community Reinvestment Area Agreement between the City of Urbana as the municipal corporation and the Ultra-Met Company as the enterprise for a proposed manufacturing expansion at 720 N. Main St., Urbana, Ohio.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING AGENDA**

TUESDAY, JANUARY 7, 2020, FOLLOWING PUBLIC HEARINGS

(The UCC Regular Session Meeting will be held in Council Chambers in the Municipal Building)

Call to Order

Roll Call

Pledge of Allegiance

Annual Organizational Items

1. Council President Pro Tem Appointment
2. Council Clerk Appointment
3. Council Meeting Schedule

Approval of Minutes

Urbana City Council Regular Session Meeting Minutes of December 17, 2019.

Communications

1. Curbside Recycling Program Holiday Schedule for 2020-2021. (See attached)
2. Email from Doug Crabill regarding the South Main Corridor Plan-Update and Upcoming Public Meeting/Open House. (See attached)

Board of Control

1. The Board of Control recommends Council authorize a purchase order to Hull & Associates in the amount of \$9,425.00 for Task Order #14 for the Q3 JMC Redevelopment Project. This task order is for the second round of soil gas sampling needed in preparation of a no further action (NFA) letter for the Johnson portion (east side) of the Q3 JMC site. This expense will be charged to General Fund – Miscellaneous Non Departmental (see attached). VOTE: 3-0.
2. The Board of Control recommends Council authorize the blanket purchase order list for 2020 (see attached). All blanket purchase order amounts are in the 2020 budget. VOTE: 3-0.

*****Footnote - \$2,501.00 - \$50,000.00 Purchase Order List for December 2019*****

Citizen Comments

Ordinances and Resolutions

First Reading

Resolution No. 2569-20

Resolution of the City of Urbana Council adopting the Community Reinvestment Area Agreement by and between the City of Urbana as the Municipal Corporation, the Ultra-Met Company as the Enterprise. (May be passed on first reading)

Second Reading

Ordinance No. 4103-20

An Ordinance amending Administrative Code 149.10 of the Codified Ordinances of the City of Urbana, Repeating Examination.

Ordinance No. 4159-20

An Ordinance amending Chapter 905, of the Codified Ordinances of the City of Urbana, Ohio.

Ordinance No. 4388-20

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.

Ordinance 4517-20

An Ordinance to amend the City of Urbana's Official Zoning Map by rezoning 121 Elbert St. (Parcel IDs: #K48-25-00-04-02-091-00 & K48-25-00-04-02-092-00) which is currently zoned R-2 Medium Density Residential District to M-1 Manufacturing District.

Third Reading

Ordinance No. 4516-20

An Ordinance repealing and replacing Chapter 935 of the City of Urbana Codified Ordinances, Industrial Pretreatment, to comply with the requirements of the Ohio EPA, and declaring an emergency.

Miscellaneous Business

Adjourn

EXECUTIVE SESSION

Pursuant to Ohio Revised Code section 121.22(G)(2), to consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, DECEMBER 17, 2019**

President Hess called the City of Urbana Regular Session Meeting to order at 6:00 p.m. City staff attending: Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, Community Development Director Doug Crabill, and Water Reclamation Supervisor Chad Hall.

PRESIDENT CALLED ROLL: Mr. Fields, absent; Mr. Hoffman, present; Mr. Scott, present; Mr. Thackery, present; Mr. McKee, present; and Mr. Piper, absent.

MINUTES of the Regular Session Meeting Minutes of December 3, 2019 were presented for approval. Mr. Thackery moved for the approval of said minutes and Mr. Paul seconded. Voice vote on approval: all ayes, nays, none.

Motion passed 5-0.

COMMUNICATIONS

1. Board of Zoning Appeals Meeting Minutes of August 12, September 9, October 14, and November 11, 2019.
2. Planning Commission Meeting Minutes of August 26, 2019.
3. Letter from Columbia Gas regarding increase
4. Letter from the Ohio Environment Protection Agency regarding National Pollutant Discharge Elimination System (NPDES) permits or modifications.

Mr. Paul mentioned the City Sidewalk Ordinance and stated that this topic needed to be discussed and mentioned that Council should do so the beginning of next year. President Hess commented that at the next Council Meeting, a committee for the same could be formed.

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

Motion passed 5-0.

ADMINISTRATIVE REPORTS – BOARD OF CONTROL

President Hess asked if there were any questions with regard to the Purchase Orders for the month of November.

Mr. Scott inquired about a boat, engine, propeller, a John Deere Gator, a trailer, etc. coming out of the Capital Improvement Fund. Mr. Brugger stated that the Fire Department was looking to create a Response Trailer that could be pulley by the Utility Truck to respond to incidents that happen in the water, due to the fact the Fire Department does not have any equipment to respond to emergency situations that happen in water.

Mr. Scott also inquired as to Franklin Equipment, LLC in the amount of \$23,855.00 coming out of the Sewer Maintenance Fund. Mr. Hall explained that in January, 2019, Council approved the purchase of the manhole saw but the City could not take delivery of this equipment from Southeaster Equipment. He stated this was basically just a change of vendor.

Mr. Paul asked about EJP West Carrollton, in the amount of \$5,775.00, for a saw, coming out of the Water Fund. He asked Mr. Hall if this was an attachment for the truck. Mr. Hall advised, yes.

President Hess asked about the concrete Tee Pads and what they were for. Ms. Boettcher stated that they were used for the Disc Golf Course.

CITIZEN COMMENTS

Joe Buckwalter – 1109 Riverside Rd. – said that being a property owner in the City, he wanted to discuss some of his concerns. He mentioned that citizens should look back in time to see where Urbana was, is now and where it could go. He stated in the 1970's, there was basically a stick in the ground, which was Cedar Bog. He further explained that it would have been great if SR 68 was available back then, to which he was sure, would have brought a lot of more business to the City. He further stated that we really need to redirect our thoughts to where we are going in the future. He stated that we should talk so much about the negative. Further, he stated that it seemed like Council has a tendency to bring up an idea, and Council will say that it's a good idea but there never seems to be any discussion about it, and where is the money going to be coming from. He stated the idea just gets stamped and then approved. He said that he also sees that Council has made purchases in violation of the City's own ordinances. There never seems to be any discussion on where the money would be coming from for the purchase, but the City will just reappropriate the money, and again, another rubber stamp. He further stated that Council seems to think it's ok to go ahead and make the purchase, but is there anyone accounting for those dollars? He also stated that Council attempted to raise the income tax twice, and he asked how that worked out for Council. He added that allowing discretionary spending can cause a lack of oversight can lead to corruption. Mr. Hoffman asked Mr. Buckwalter if he thought there was some corruption with this Council, and that he took offense to this statement. Mr. Buckwalter stated that he said that it could lead to corruption. He stated that things should be made a little brighter for the upcoming New Year. He said that now since he had said what he

felt the problem is, now we need to work on the fix. He asked if all of the grants were being looked into. He also stated there should be a grant writer position and they should be given an incentive along with a salary. Further, he stated that Walmart has a community involvement project and there were two areas where the City could really use it: Urbana University and the Airport. He added that the Airport is a money source and using government monies could get a new terminal along with a new restaurant.

Dorothy Landis – 221 N. Locust – requested information on the sidewalk projects. She also advised that on October 15, 2019, she sent photos to all of City Council, regarding the sidewalks in the right of way in disrepair. She also has expressed this issue as an immediate urgent matter of public safety.

Ordinances and Resolutions

First Reading.

Ordinance No. 4103-20

An Ordinance amending Administrative Code 149.10 of the Codified Ordinances of the City of Urbana, Repeating Examination.

Mr. Brugger stated that Civil Service exams for police and fire are in low numbers for testing. It is a rule that should you fail the test, you cannot reapply for 6 months. Mr. Brugger mentioned they should be able to reapply, and there shouldn't be any reason they shouldn't, other than a failed background check. He also advised that the effort of trying to get qualified applicants is at a critical point. Mr. Feinstein added that the last time this issue was addressed was in 1984, when Chief Lingrell applied, and he was one of 180 applicants. Mr. McKee asked how often a test was presented and Mr. Brugger advised, whenever there was an opening.

President Hess declared this ordinance to have its first reading.

Ordinance No. 4159-20

An Ordinance amending Chapter 905, of the Codified Ordinances of the City of Urbana, Ohio.

Mr. Scott stated that they were moving forward with addressing some concerns and everything seems to be pretty solid.

Mr. Brugger said the Tree Ordinance was outdated, for the last one passed was in 1992. He further stated that Councilman Scott has agreed to sponsor the new ordinance. Mr. Brugger further stated that 1 item was removed, 905.08, when, and where they would be planted. Also, 905.09 was redundant and was combined with 905.05. Further, 905.01, Definitions, which several new definitions were added. Also, 905.02, establishing a Tree Commission, putting together administrative regulations. Further, 905.03(b) eliminated the allowance for small trees

in the tree line. He added the Tree Commission would work on exceptions. Also, 905.04 involves the current right of way permit. 905.05, Pruning, and now the language is consistent with the nuisance code. 905.06 is amended, 905.07, no change and 905.99, Penalty, now is a minor misdemeanor rather than a misdemeanor of the third degree.

Mr. Thackery stated that this is very important information for the public. He stated that once this ordinance is in place, it must be communicated to the citizens.

Mr. Crabill stated the original ordinance was written in 2002.

President Hess declared this ordinance to have its first reading.

Ordinance No. 4388-20

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.

Mr. Feinstein said that if you are indigent and have a charge with a jail able offense, you are allowed public defense. Also, the County Commissioners is the entity that pays for indigent defense and the City pays a very small percentage back to the County. Further he stated that the County is reimbursed from the Ohio Public Defender, but the City does not. He also stated that he would be working on finding to see if the City could be reimbursed.

President Hess declared this ordinance to have its first reading.

Ordinance No. 4437-19

An Ordinance to amend Resolution 2433-18 to modify or increase appropriations within various funds of the City of Urbana, Ohio for current expenses during the fiscal year ending December 31, 2019.

Ms. Boettcher stated that this was the annual cleanup of the books. There would be an increase of the General Fund in the amount of \$143,575, to make everything balance out.

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

President Hess called for a roll call to suspend the three reading rule: Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; and Mr. McKee, yes.

Suspension of the rules passed 5-0.

Mr. Thackery moved to pass this ordinance. Mr. Paul seconded.

President Hess called for a roll call for passage: Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. McKee, yes; and Mr. Hoffman.

Ordinance passed 5-0.

Ordinance No. 4517-20

An Ordinance to amend the City of Urbana's Official Zoning Map by rezoning 121 Elbert St. (Parcel IDs: #K48-25-00-04-02-091-00 & K48-25-00-04-02-092-00) which is currently zoned R-2 Medium Density Residential District to M-1 Manufacturing District.

Mr. Crabill said that Mr. Packer, of the Carriage House, owns the adjacent parcel and that both parcels are zoned R-2 and used as light manufacturing. He further stated that the Planning Commission reviewed and approved the rezoning and that there would be an upcoming public hearing.

President Hess declared this Ordinance to have its first reading.

Second Reading –

Ordinance No. 4516-19

An Ordinance repealing and replacing Chapter 935 of the City of Urbana Codified Ordinances, Industrial Pretreatment, to comply with the requirements of the Ohio EPA, and declaring an emergency.

Mr. Hall stated that this was basically just housekeeping.

President Hess declared this ordinance to have its second reading.

Third Reading –

Ordinance No. 4515-19

An Ordinance repealing Section 549.01 and Chapter 761 of the City of Urbana Codified Ordinances, and amending Chapter 301, 375, and 505 and in particular Section 301.12, 375.03(a) and 505.11, of the City of Urbana Codified Ordinances, relating to the ownership, possession, purchase, other acquisition, transport, storage, carrying, sale, other transfer, manufacture, taxation, keeping, and reporting of loss or theft of firearms, their components, and their ammunition, and declaring an emergency.

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

President Hess called for a roll call for passage: Mr. Scott, yes; Mr. Thackery, yes; Mr. McKee, yes; Mr. Hoffman, yes; and Mr. Paul, yes.

Ordinance passes 5-0.

MISCELLANEOUS BUSINESS/WORK SESSION

Mr. Brugger gave an update on recycling and Mr. Crabill stated the upcoming holiday schedule and also stated that the schedule will be on the City's website as well. Mr. Brugger thanked everyone for an extraordinary year. He further stated that a lot of things have happened this year and that he appreciated Council's understanding.

Mr. Hoffman said that the Administration has done a fantastic job. He also asked Mr. Feinstein what the actual time limit was for a citizen to comment and Mr. Feinstein responded 3-5 minutes.

Mr. Paul moved to excuse absent Council Members Gene Fields and Ray Piper. Mr. McKee seconded. Voice vote on approval: 4 ayes, 1 nay, from Mr. Scott.

Motion passed 4-1.

Mr. Paul continued by thanking Ray Piper and Jacob McKee for their service. He continued by stating that he took part in Wreaths across America, and stated this was a really nice event and they put out 540 wreaths on grave sites, but there were approximately 1500 grave sites eligible.

Mr. Scott wished everyone a Merry Christmas.

Mr. Thackery said that Coffee with Council is still going well and that they were still meeting the 2nd Saturday of every month at 9:00 a.m. at the Firehouse. He also gave his thanks to Mary Collier for attending the last session, and was excited that she was already getting involved.

Mr. McKee stated that this was his last Council Meeting and he thanked the Council Members for appointing him and having confidence in him. He also stated that if anyone needs his help for anything, he would be more than willing to help.

President Hess advised that the first meeting in January would be the business meeting for Council. He added that the Charter Committee has been looking into rules for Council. He also added that he is in hope that the City will get the Home Rule started in the beginning of the New Year.

Mr. Thackery moved to adjourn and Mr. Paul seconded. Voice vote on approval: all ayes, nays none.

Motion passes 5-0.

ADJOURN AT 7:32 p.m.

NEXT SCHEDULED MEETING

January 21, 2020, at 6:00 p.m.

Council Clerk

Council President

Calendar for Year 2020 (United States)

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Amy Deere

From: Doug Crabill
Sent: Thursday, January 02, 2020 9:27 AM
To: Amy Deere
Subject: 2020-2021 Holiday Schedule-Curbside Recycling Program

Amy,

The 2020-2021 Holiday Schedule for the Curbside Recycling Program for distribution to council:

2020-2021 HOLIDAY SCHEDULE-CURBSIDE RECYCLING PROGRAM

All curbside recycling service will be provided on Tuesdays, Wednesdays, Thursdays, and Friday unless otherwise noted. If a holiday that is observed by Rumpke occurs, then curbside recycling service will be provided on the following business day for that holiday week. See the complete schedule below:

Memorial Day-Monday, May 25, 2020

- Tuesday service will be moved to Wednesday, May 27, 2020.
- Wednesday service will be moved to Thursday, May 28, 2020.
- Thursday service will be moved to Friday, May 29, 2020.
- Friday service will be moved to Saturday, May 30, 2020.

Independence Day-Saturday, July 4, 2020

- Tuesday service will be performed on the normal schedule.
- Wednesday service will be performed on the normal schedule.
- Thursday service will be performed on the normal schedule.
- Friday service will be performed on the normal schedule.

Labor Day-Monday, September 7, 2020

- Tuesday service will be moved to Wednesday, September 9, 2020.
- Wednesday service will be moved to Thursday, September 10, 2020.
- Thursday service will be moved to Friday, September 11, 2020.
- Friday service will be moved to Saturday, September 12, 2020.

Thanksgiving Day-Thursday, November 26, 2020

- Tuesday service will be performed on the normal schedule.
- Wednesday service will be performed on the normal schedule.
- Thursday service will be moved to Friday, November 27, 2020.
- Friday service will be moved to Saturday, November 28, 2020.

Christmas Day-Friday, December 25, 2020

- Tuesday service will be performed on the normal schedule.
- Wednesday service will be performed on the normal schedule.
- Thursday service will be performed on the normal schedule.
- Friday service will be moved to Saturday, December 26, 2020.

New Years Day-Friday, January 1, 2021

- Tuesday service will be performed on the normal schedule.
- Wednesday service will be performed on the normal schedule.
- Thursday service will be performed on the normal schedule.
- Friday service will be moved to Saturday, January 2, 2021.



Doug Crabill · Community Development Manager
City of Urbana · 205 South Main Street · Urbana OH 43078
Office: (937) – 652-4305 · Fax: (937) 652-5145 www.urbanaohio.com

Mail

Calendar

Contacts

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City Council

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Reply Reply All Forward [x] [u] [o] Junk Close [g] [m] [u] [o]

South Main Corridor Plan-Update & Upcoming Public Meeting/Open House

Doug Crabill

Sent: Thursday, January 02, 2020 11:42 AM

To: Amy Deere; Gene Fields; Cledis Scott; Dwight Paul; Rich Ebert; Mary Collier; Pat Thackery; Doug Hoffman; Marty Hess

Cc: Bill Bean; Kerry Brugger; Mark Feinstein; Chris Boettcher; Tyler Bumbalough; Adam Moore; marcia@cepohio.com; Brad Bodenmiller [bradbodenmiller@lucplanning.com]; Deb Aksenczuk; Catherine Tanujaya

Attachments: ; [u] UrbanaSMain_CommunityMeeti~1.pdf (1 MB) [Open as Web Page]

Council,

After over a year of community effort, the draft of the South Main Street Corridor Plan is now available for public review and comment by visiting the following webpage:
http://burtonplanning.com/urbana_mainplan/about-2/

Public comments are being accepted through Friday, January 31, 2020 through the website.

In addition, a public meeting/open house is scheduled for next Thursday, January 9, 2020 from 6:00PM-7:30PM in the Training Room of the Urbana Municipal Building.

At the public meeting/open house, public comments will be accepted in written format.

See attached meeting notice: UrbanaSMain_CommunityMeeting 2020 0109.pdf

A mailing to over two hundred addresses was sent out on Tuesday morning to property owners within the planning area, including some property owners within Urbana Township.

The meeting notice appears in today's Urbana Daily Citizen (calendar section), and a press release is going out today.

I am also working on social media posts to share to get the word out.

On January 27, 2020, Planning Commission is set to review the draft plan.

However, they will not make a recommendation to approve the plan until their February meeting at the earliest.

At the conclusion of the public comment period and after Planning Commission has formally approved the plan, the plan will move to council for adoption and approval.

The adoption and approval process for the plan by council is anticipated to start sometime in March (pending Planning Commission's

approval/acceptance of the plan in late February).

Simultaneously, I will be working with Urbana Township to seek their review, approval, and adoption of the plan.

As I have stated at previous council meetings when the South Main Street Corridor Plan has been discussed, the adoption of the plan will not immediately result in any zoning changes.

However, there are immediate, near-term, mid-term, and long-term goals and strategies outlined within Chapter 7 (Implementation Plan) that may lead to future zoning and land use updates/changes.

As always, please contact me with any questions as we work to finalize this planning process.

Thanks,
Doug



Doug Crabill · Community Development Manager
City of Urbana · 205 South Main Street · Urbana OH 43078
Office: (937) – 652-4305 · Fax: (937) 652-5145 www.urbanaohio.com



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YOU ARE INVITED!

URBANA SOUTH MAIN STREET CORRIDOR PLAN
COMMUNITY MEETING



WHEN

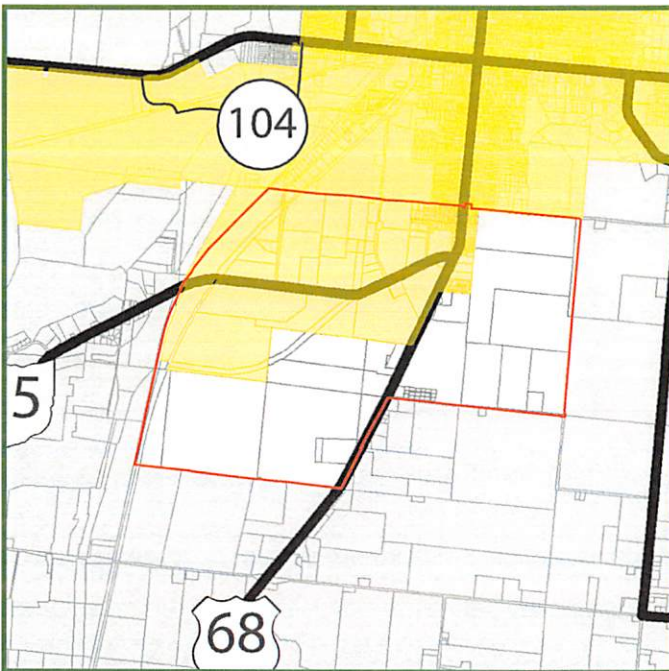
January 9, 2020
6:00 PM - 7:30 PM

WHERE

Training Room, 2nd Floor
Urbana Municipal Building
205 South Main Street
Urbana, OH 43078

CONTACT

Douglas R. Crabill
Community Development Manager
City of Urbana
(937) 652-4305
doug.crabill@ci.urbana.oh.us



Plan focus area outlined in red

The Urbana South Main Street Corridor Plan will provide a blueprint for development in the southern portion of the City of Urbana. This plan will impact land use decisions and vehicular and pedestrian traffic circulation for residents, businesses, and visitors.

As a member of the Urbana community, we are looking for your input on the Draft Plan. Come to the meeting to share your ideas as we plan the future of our southern gateway!

To learn more, please visit: burtonplanning.com/urbana_mainplan/

BOC # 1

TASK ORDER

HULL & ASSOCIATES, INC.

TASK ORDER NO:	014
HULL PROJECT CODE:	CUR026
CONTRACT NUMBER:	CNTRCT.300.2221

Soil Gas samples were collected from four new locations, SG-7 through SG-10, on August 29, 2019. There were no VOCs reported in the samples that exceeded the corresponding residential and/or commercial/industrial soil gas screening levels. However, Ohio EPA requires seasonal data to demonstrate temporal variability of VOC concentrations in the soil gas samples. Therefore, Hull proposes to collect an additional round of soil gas samples from locations SG-7 through SG-10 at the end of December 2019 or in early January 2020. At that time, Hull also proposes to collect the second round of post-remedial samples from sub-slab vapor probes VP-2 through VP-5 and soil gas probe location SG-4. Hull also proposes to collect a second indoor air sample from the crawlspace beneath Building 1 and an ambient air sample to document potential background concentrations.

Subject to the terms and conditions of the above referenced Contract, the Consultant agrees to perform the following additional Scope of Work related to re-installation and sampling of the additional soil gas probes:

Estimated Drilling and Installation Costs - \$3,000

It has been Hull's experience that soil gas probes often accumulate water in the probe's screen over time and must be re-installed. Hull personnel will check the soil gas probes approximately one week prior to the proposed sampling date to determine whether the existing probes may be sampled or if replacement probes will need to be reinstalled. For the purposes of this Task Order it is assumed that soil gas probes SG-4 and SG-7 through SG-10 will need to be reinstalled. Hull proposes to subcontract Envirocore, LTD to provide a direct push drilling unit to install the five additional soil gas probes. Each probe will be installed to an approximate depth of 6 feet below the ground surface. The two probes completed in Storms Avenue will again be completed with flush mount protective covers set in a concrete pad. The three probes installed in and to the south of the former UST/AST area will again be completed with a protective plastic cover. It is assumed that the probes can be installed in a single day.

Hull Labor and Expenses for Coordination, Oversight of Soil Gas Probe Installation and Sampling - \$3,500

This estimated cost includes the anticipated labor and expenses that Hull will incur during preparation for and completion of the sampling event, coordination with the drilling company and analytical laboratory, preparation and shipment of the samples to the laboratory, and associated vehicle and equipment charges. As noted above, it is assumed the probes can be installed in a single day and then sampled on the following day, weather permitting (<0.5 inches of rain 24 hours prior to sampling). This cost also includes Hull coordination with City personnel to restrict/block traffic on Storms Avenue during re-installation, if necessary, and during sampling of the soil gas probes.

Estimated Analytical Costs - \$2,475

This estimate includes costs for collection of the second round of post-remedial samples from subs-lab vapor probes VP-2 through VP-5, soil gas samples SG-4 and SG-7 through SG-10, a single indoor air sample and a single ambient air sample (11 samples total). Hull will send the soil gas samples to Pace Analytical Services, an Ohio VAP Certified Laboratory in Minneapolis, Minnesota for analysis of volatile organic compounds (VOCs) by Method TO-15.

Box # 2

2020 Blanket Purchase Orders > \$50,000.00

DIV.	ACCT #	ACCOUNT #	VENDOR	VEN #	DESCRIPTION	2020 P.O. Amt.	P.O. #
STREET	205-120	543-225	MORTON		ROAD SALT	\$ 65,792	
NON DEPARTMENTAL	100-115	527-221	CCTSS, LLC	0664	BLANKET - IT SUPPORT	\$ 84,000	
AIRPORT	200-117	543-231	PURVIS	6745	AIRPORT FUEL	\$ 175,000	

Total \$ 324,792

DECEMBER 2019
PURCHASE ORDERS \$2,501-\$50,000

PURCHASE ORDER # :	VENDOR :	PURCHASE ORDER AMOUNT :	DEPARTMENT :	EXPLANATION :	BOC APPROVAL DATE & VOTE:
26455	BOUND TREE	\$ 3,500.00	FIRE DEPT	TRAINING MANIKINS	BOC=12/4/19 (2)
26456	MPOWER TECHNOLOGIES INC	\$ 5,200.00	SEWER & WATER	MPOWER INTERGRATOR/EDITOR MMS SOFTWARE ANNUAL MAINTENANCE	BOC=12/4/19 (2)
26464	DMYTRYKA JACOBS ENGINEERS	\$ 21,000.00	WATER	RAPID REPLACEMENTS FOR SCADA SYSTEM	BOC=12/4/19 (2)
26475	OHIO EPA	\$ 7,765.98	WATER	ANNUAL LICENSE TO OPERATE WATER SYSTEM 2020 OHIO EPA	BOC=12/4/19 (2)

Chris Boettcher
Secretary

RESOLUTION 2569-20

**RESOLUTION OF THE CITY OF URBANA COUNCIL ADOPTING THE
COMMUNITY REINVESTMENT AREA AGREEMENT BY AND BETWEEN THE
CITY OF URBANA AS THE MUNICIPAL CORPORATION, THE ULTRA-MET
COMPANY AS THE ENTERPRISE**

WHEREAS, the City of Urbana, by Ordinance 4348 adopted February 22, 2011, designated the Community Reinvestment Area No.1 pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective May 13, 2011, the Director of Development of the State of Ohio determined that the aforementioned areas designated in said Ordinance No. 4348 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and certified said areas as an Community Reinvestment Area under said Chapter 3735; and

WHEREAS, the City of Urbana has encouraged the development and acquisition of real property located in the areas designated as a Community Reinvestment Area; and

WHEREAS, the Ultra-Met Company has applied for a Community Reinvestment Area Agreement; and

WHEREAS, notice has been provided to the appropriate school districts of the proposed Agreement for comment; and

WHEREAS, the City of Urbana as the municipal corporation will enter into an Community Reinvestment Area Agreement with the Ultra-Met Company 720 N. Main St. Urbana, OH an Ohio Corporation and the property owner for a tax exemption for 75% (seventy-five percent) of the real property tax for a term of 15 (fifteen) years for a project including the construction of a 15,000 square foot manufacturing addition and the creation and preservation of employment opportunities with an estimated investment of \$1,500,000.00.

WHEREAS, the Ultra-met Company will create 15 (fifteen) full time permanent job opportunities and retain 125 (one hundred twenty-five) full time permanent job opportunities in Urbana, OH as a result of this Community Reinvestment Area Agreement. Creating an additional \$600,000.00 in payroll and retaining \$6,128,000.00; and

WHEREAS, Urbana City School Board by Resolution 1219.05 adopted December 18, 2019, approved the tax exemption of 75% for a period of 15 years, as set forth in the CRA agreement among the Ultra-met Company and the City of Urbana; and

WHEREAS, the Ultra-met Company have applied for said Community Reinvestment Area Agreement is required to be adopted by resolution approved by the Council of the City of Urbana.

**NOW, THEREFORE, BE IT HEREBY RESOLVED, BY THE COUNCIL OF THE CITY
OF URBANA, OHIO:**

SECTION ONE: That this Community Reinvestment Area Agreement between the City of Urbana, as municipal corporation, the Ultra-met Company as the enterprise and lessee, is hereby adopted by the Council of the City of Urbana.

SECTION TWO: That this Council finds that the said Community Reinvestment Area Agreement mentioned in Section One herein and above shall include a job creation and retention provision. The same to be achieved by December 2023.

SECTION THREE: That this Council finds that the said Community Reinvestment Area Agreement mentioned in Section One Herein and above shall include the following:


 Council President, City of Urbana

Passed: _____

Attest: _____

This Resolution approved by me this _____ day of _____, 2020.

 Mayor, City of Urbana

Department requesting: CEP		Personnel: Marcia Bailey		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: 1/7/20	Second reading date:	Third/Final reading date: 1/7/20		

Anticipated effective date if approved:



December 27, 2019

Urbana City Council
Attn.: President Marty Hess
205 S. Main St.
Urbana, OH 43078

RE: Ultra-met Company 720 N. Main St. Urbana, OH
CRA (Community Reinvestment Area) – Real Property Tax Exemption of 75% for 15 Years

Dear Council President Hess,

The Champaign Economic Partnership/City of Urbana is working with Ultra-met on a CRA agreement for a new 15,000 SF addition to their existing facility located at 720 N. Main St. Urbana, OH. The agreement would allow a real property tax exemption from the real property taxes resulting from real property improvements. The expansion will allow for the growth of Ultra-met with a new mill room, new technology and adding new customers. The new construction costs are estimated to be \$1,500,000 at the time of application.

Ultra-met is a private entity owned by Ron Marsh Inc. and The Gosiger Co. that will retain ownership of the property. Ultra-met began operation in Urbana in 1965. Since 2016, Ultra-met has gone from 86 FT permanent employees to 125 FT permanent employees and 2 FT temporary employees as of November 2019 due to continued growth. They currently own 15 parcels with a real estate tax payment of approximately \$20,300 for 2019. They recently purchased an additional parcel with current annual taxes (prior to purchase) of approximately \$660. Current fair market value of all 15 parcels is approximately \$880,000.

The CRA Agreement will be with Ultra-Met Company as the property owner with a job creation of an additional 15 full time permanent employees as a result of this new expansion and construction. Total increased annual payroll expected is \$600,000 and retention of 125 full time employees with a retained payroll of \$6,128,000.

Ultra-met Company received approval from Urbana City Schools and Ohio Hi Point Boards for a real property tax exemption of 75% for 15 years from the real property taxes resulting from real property improvements.

Ohio Revised Code 5709.83 requires at least a forty five (45) business day notice to be given to your school district prior to Urbana City Council taking formal action on the aforementioned CRA application.

The proposed real property tax exemption shall exempt 75% of the real property tax increase results from real property improvement. Formal action by the City of Urbana Council on this application is scheduled on January 7, 2020.



Enclosed, please find a copy of the application. If you have any questions, comments or concerns, Please do not hesitate to contact our CRA Manager, Marcia Bailey at (937) 653-7200 or marcia@cepohio.com.

Thank you for your cooperation in this matter. As always, the Champaign Economic Partnership looks forward to continued support and growth in our community.

Sincerely,

A handwritten signature in cursive script that reads 'Marcia Bailey'.

Marcia Bailey
Economic Development Director
3 Monument Square
Urbana, OH 43078

Subject Document(s)
CRA application
School Board approvals



Urbana City Schools

Dedicated to Excellence

711 Wood Street – Urbana, Ohio 43078

937/653-1402 – 937/652-3845 Fax

www.urbanacityschools.org

Charles Thiel
Superintendent

Mandy Hildebrand
Treasurer

December 19, 2019

Marcia Bailey
Champaign Economic Partnership
3 Monument Square
Urbana, OH 43078

Dear Marcia:

At its regular Board meeting on December 18, 2019, the Urbana City Board of Education reviewed the CRA agreement and real property tax exemption application submitted by Ultra-Met Corporation. The submitted application asked for an exemption of 75% for 15 years from real property taxes resulting from real property investments.

At the meeting, Ms. Paul moved for the approval of resolution 1219.05, approving the tax exemption application for 75% for 15 years. Mr. Arter seconded the motion. Upon the roll call, the votes were as follows:

Mr. Thomas, aye; Mr. Arter, aye; Mr. Engle, aye; Ms. Finch, aye; Ms. Paul, aye. Motion passed unanimously.

I hereby certify that the foregoing is a true, accurate, and correct excerpt from the minutes of the regular meeting of the Board of Education of the Urbana City School District held on the 18th day of December 2019, showing the adoption of the Resolution hereinabove set forth.

Amanda Hildebrand
Treasurer
Urbana City Schools

Board of Education: – Jim Arter – Jan Engle – Sarah Finch – Amy Paul – Darrell Thomas

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

4. a. State the enterprise or lessee's current employment level at the proposed project site:
125

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes No

c. If yes, identify the locations from which employment positions or assets will be relocated and the new location of the employment positions or assets.

d. State the enterprise or lessee's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):
125 Permanent and 2 Temps. All are full time.

e. State the enterprise or lessee's current employment level for each facility to be affected by the relocation of employment positions or assets:

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

5. Does the property owner owe:

a. Any delinquent taxes to the State of Ohio or an Ohio political subdivision?
 Yes No

b. Any moneys to the State or a state agency for the administration or enforcement of any Ohio environmental laws? Yes No

c. Any other moneys to the State of Ohio, a state agency, or an Ohio political subdivision that are past due, whether the amounts owed are being contested in a court of law or not? Yes No

d. If yes to any of the above, detail each instance including, but not limited to, the location, amounts and/or case identification numbers. Attach additional pages if necessary.

6. Project description (attach additional pages if necessary):

Expand the current facility at 120 Fyffe St. to accommodate Project Fuse.

Project is valued at \$4.7M in land, facilities upgrade/expansion, and new equipment.

Project is expected to expand with 15 additional Full Time Employees by 2024

7. a. The project is expected to be started in Jan, 2020, and is expected to be completed by Dec. 31st, 2020 provided a tax exemption is granted.

b. Market value of the existing facility as determined by Champaign County Auditor:
\$ _____

8. a. Estimate the number of new employees the property owner or lessee will cause to be created at the facility that is the project site. The projected job creation must be itemized by the name of the employer full and part-time and permanent and temporary jobs.

15 Full time + 5 Temp – All Full Time

b. State the time frame for the projected hiring 3 years.

c. State the proposed schedule for hiring (itemized by the name of the employer full and part-time and permanent and temporary jobs): All are Full Time 2020 – 6 Perm.
2021 0 Employees 2022 - 4 Perm 2023 - 5 Perm

9. a. Estimate the amount of annual payroll the additional employees will add: \$ _____
(New annual payroll must be itemized by full and part-time and permanent and temporary new employees):
15 Full Time @ \$600,000/yr and 5 Temp @ \$175,000/yr

b. Indicate separately the amount of existing payroll relating to any job retention claim resulting from the project: \$ 6,128,000

10. Estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy the facility:

a. Acquisition of buildings	\$ 200,000
b. Additions/New Construction	\$1,500,000
c. Improvements to existing buildings	\$ _____
d. Machinery and equipment	\$3,000,000
e. Furniture and Fixtures	\$ _____
f. Inventory	\$ _____
Total New Project Investment	\$4,700,000

11. a. Requested real estate tax exception incentive ^{75% 1/1/20 12-9-2019} 100% for 15 years covering the real property as described above.

b. Business's reasons for requesting tax incentives (be as quantitatively specific as possible). In order to stay competitive in current market and to maintain the existing facility in Urbana.

By submission of this application, the Applicant expressly authorizes the City of Urbana to contact the Ohio EPA and other agencies to confirm the accuracy of statements contained within this application, including item #5, and to review applicable confidential records. As part of this application, the Property Owner may

also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. The Applicant further agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(c)(1) and 2931.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits.

*A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

The Ultra-met Company
Name of Enterprise

10/29/19
Date

J. Neil Cordovino
Signature

President - The Ultra-met Co.
Typed Name/Title

Name of Lessee

Date

Signature

Typed Name/Title



2280 State Route 540
Bellefontaine, Ohio 43311
Phone 937.599.3010
District Fax 937.599.2318
High School Fax 937.592.9733
ohiohiopoint.com

December 19, 2019

Champaign Co Economic Partnership
Marcia Bailey, Economic Development Director
3 Monument Square
Urbana OH 43078

Re: Real Property Tax Exemption for Ultra-met Company, Urbana OH

Ms. Bailey:

This letter is to acknowledge receipt by the Ohio Hi-Point Career Center (the "School District") of the letter dated December 9, 2019 from the Champaign Economic Partnership, notifying the School District of a proposed community reinvestment area.

The agreement provides for a real property tax exemption of 75% of the real property taxes resulting from real property improvements of the above referenced property for a period of 15 years. The School District approves such agreement, proven that Urbana City Schools approves the same such agreement (ref. resolution #55-19).

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Smith", written in a cursive style.

Dr. Rick Smith
Superintendent

Bellefontaine • Benjamin Logan • Graham • Indian Lake • Kenton • Marysville • Mechanicsburg
Ridgmont • Riverside • Triad • Upper Scioto Valley • Urbana • Waynesfield-Goshen • West Liberty-Salem

The Ohio Hi-Point Career Center does not discriminate on the basis of race, color, national origin, sex, disability, or age in its programs and activities. The following people have been designated to handle inquiries regarding the non-discrimination policies: Title VI Coordinator, Title VII Coordinator, Section 504 Coordinator, Title IX Coordinator | 2280 St. Rt. 540 Bellefontaine, Ohio 43311 | 937-599-3010 | compliance@ohiohiopoint.com

COMMUNITY REINVESTMENT AREA AGREEMENT CITY OF URBANA AND THE ULTRA-MET COMPANY

This agreement made and entered into by and between the City of Urbana, with its main offices located at 205 S. Main St. Urbana, Ohio 43078 (hereinafter referred to as the "City of Urbana"), the Ultra-met Company 720 N. Main St. Urbana, OH 43078 (hereinafter referred to as "Ultra-met Company") an Ohio Corporation

WITNESSETH;

WHEREAS, City of Urbana has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvestment Area; and

WHEREAS, Ultra-met Company is desirous of constructing a 15,000 square foot manufacturing addition (hereinafter referred to as the "PROJECT") within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the City of Urbana Council, by Resolution 4348 adopted Feb. 22, 2011, designated the area as a "Community Reinvestment Area"(Urbana CRA – Area 1) pursuant Chapter 3735 of the Ohio Revised Code hereinafter "ORC"; and

WHEREAS, effective September 3, 1997 the Ohio Department of Development determined that the aforementioned area designated in said Resolution dated May 13, 2011 contained the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as a Community Reinvestment Area under said Chapter 3735; and

WHEREAS, City of Urbana, having the appropriate authority for the stated type of project, is desirous of providing Ultra-met Company with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, Ultra-met Company submitted a proposed agreement application (herein attached as Exhibit A) to City of Urbana said application (hereinafter referred to as "APPLICATION"); and

WHEREAS, Ultra-met Company has remitted the required state application fee of \$750.00 made payable to the Ohio Development Services Agency with the application to be forwarded to said department with a copy of the final agreement; and

WHEREAS, the CRA Housing Officer of City of Urbana has investigated the application of Ultra-met Company and has recommended the same to the Council of City of Urbana on the basis that Ultra-met Company is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of City of Urbana; and

WHEREAS, the project site as proposed by Ultra-met Company is located in the Urbana City School District and the Ohio Hi Point Career Center and the Board of Education of the Urbana City School District and Ohio Hi Point Career Center have been notified in accordance with ORC Section

5709.83 and been given a copy of the APPLICATION; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

- 1.- Ultra-met Company shall construct a new 15,000 square feet manufacturing addition located at 720 N. Main St. CRA Area 1 Urbana, OH.

The project will involve a total investment by Ultra-met Company of \$4,700,000.00, plus or minus 10% for new construction and inventory at 720 N. Main St. CRA Area 1 Urbana, OH. The project will begin first quarter 2020 and all construction and installation will be completed by December 2020. Any changes to the beginning and completion dates must be agreed to by formal resolution and an amended agreement. The total investment of this new construction project is greater than 10% of the assessed value of the land \$12,530.00.

2. Ultra-met Company shall retain 125 existing full-time permanent jobs currently located at 720 N. Main St. Urbana, OH facility and create 15 new full-time permanent job opportunities within a time period not exceeding 3 years after the commencement of construction of the aforesaid facility.

The following is the breakdown of the estimated annual payroll for this project:

125 existing full-time jobs - \$6,128,000.00
15 new full-time job opportunities - \$600,000.00
Total - \$6,728,000.00

3. Ultra-met Company shall provide to the proper Tax Incentive Review Council any information reasonably required by the council to evaluate the property owner's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council.
 - a. Ultra-met Company will maintain a membership in the Champaign Economic Partnership/Manufacturer's Council and work in partnership with local school districts and other educational institutions (Ohio Hi Point Career Center, Clark State Community College and Urbana University) to provide career exploration to students.

AND

- b. Ultra-met Company shall maintain investor support of the Champaign Economic Partnership as the economic development agency for Champaign County.
4. City of Urbana hereby grants Ultra-met Company a tax exemption for real property improvements made to the PROJECT site pursuant to Section 3735.67 of the Ohio Revised

Code and shall be in the following amounts:

<u>Year of Tax Exemption</u>	<u>Tax Exemption Amount</u>
Year 1-15	75%

Each identified project improvement will receive a (15) year exemption period. The exemption commences the first year for which the Real Property exemption would first be taxable were that property not exempted from taxation. No exemption shall commence after January 2020 nor extend beyond January 2035.

Ultra-met Company must file the appropriate tax forms with the County Auditor to effect and maintain the exemptions covered in the agreement.

5. Ultra-met Company shall pay such real and tangible personal property taxes as are not exempted under this agreement and are charged against such property and shall file all tax reports and returns as required by law. Ultra-met Company fails to pay such taxes or file such returns and reports, all incentives granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.
6. City of Urbana shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.
7. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Development Services Agency revokes certification of the zone, or City of Urbana revokes the designation of the zone, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless Ultra-met Company materially fails to fulfill its obligations under this agreement and City of Urbana terminates or modifies the exemptions from taxation granted under this agreement.
8. If Ultra-met Company fails to fulfill its obligations under this agreement, or if City of Urbana determines that the certification as delinquent taxes required by this agreement is fraudulent, the City of Urbana may terminate or modify the exemptions from taxation granted under this agreement and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement under the following formula:
Years 1 and 2, the reimbursement level will be 100%
Years 3 and 4, the reimbursement level will be 75%
Years 5 and 6, the reimbursement level will be 50%
Years 7 and 8, the reimbursement level will be 25%
9. Ultra-met Company hereby certifies that at the time this agreement is executed, Ultra-met Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which Ultra-met Company is liable under Chapter 5733., 5735., 5739., 5741., 5743., 5747., or 5753. of the Revised Code, or, if such delinquent taxes are owed, Ultra-met Company currently is paying

the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against Ultra-met Company for the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.

10. Ultra-met Company affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.
11. Ultra-met Company, and City of Urbana acknowledge that this agreement must be approved by formal action of the legislative authority of City of Urbana as a condition for the agreement to take effect. This agreement takes effect upon such approval.
12. Ultra-met Company has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this agreement, is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.
13. Exemptions from taxation granted under this agreement shall be revoked if it is determined that Ultra-met Company any successor property owner, or any related member (as those terms are defined in Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.
14. Ultra-met Company affirmatively covenants that it has made no false statements to the State or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area incentives. If any representative of Ultra-met Company has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, Ultra-met Company and be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant ORC Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13(D)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.
15. This agreement is not transferable or assignable without the express, written approval of the City of Urbana.

On behalf of the parties, authorized representatives of all parties have executed this agreement on the

dates listed below.

City of Urbana
Kerry Brugger, Director of Administration

Date

Ultra-met Company
CEO

Date

Approved as to form:
City of Urbana Law Director

DATA