

**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, APRIL 19, 2022**



President Hess called the Public Meeting to order. This topic discussed was to update the City of Urbana's Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the city of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022.

Doug Crabill spoke that the annexation process for Phoenix Ag started in December. The City is trying to make the zoning map effective the same day as the annexation. The proposed land would be classified M1- Manufacturing, which is the same designation as it held in Urbana Township. The property has been deemed in good shape for development from an environmental standpoint. The City has also received a site plan for potential development.

There were no public comments.

Mr. Paul asked if the proposed site plan was consistent with the M1 zoning designation or would it potentially need readdressed in the future. Mr. Crabill stated the M1 designation would be consistent.

President Hess called the Public Hearing closed at 6:06 pm.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, APRIL 19, 2022**

President Hess called the City of Urbana Regular Session Meeting to order at 6:06 pm.

City Staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, City Engineer Tyler Bumbalough, Community Development Manager Doug Crabill, Water Superintendent Joe Sampson, Fire Chief Dean Ortlieb and Police Chief Matt Lingrell

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

Proclamation by the Mayor

Mayor Bean spoke as to the importance of trees in a community as to reduce crime, beautify neighborhoods and to promote the general well-being of its citizens. Therefore, Mayor Bean declared April 29th, 2022 Arbor Day in the City of Urbana.

Mayor Bean also stated there was a vacancy on the Shade Tree Commission and to let him know of any potential interest.

Tree City USA Updates – Urbana Shade Tree Commission

Mr. Crabill gave a brief update of the Shade Tree Committee. 2021 was the twentieth year Urbana was deemed a Tree City USA.

There was also going to be a Johnny Appleseed Arbor Day/Earth Day celebration at Brown Hall where 12 apple trees were going to be planted on Saturday at 10 am.

Minutes

Mr. Paul moved to put the minutes of April 5, 2022 on the floor for discussion and possible approval. Mr. Thackery seconded. No corrections noted. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0

Communications

1. Ohio Public Utilities Commission – Columbia Gas Report
2. Administrative Quarterly Highlights

Mr. Thackery moved to put the communications on the floor for further discussion and possible passage. Mr. Scott seconded.

Mr. Scott asked why Urbana received the update on Columbia Gas. Council Clerk Roger Steffan indicated that the Public Utilities Commission sent the report to any city/village in the State of Ohio that they deemed might potentially be affected.

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

Motion passed 6-0.

Administrative Reports – Board of Control

1. Authorize the Director of Administration to enter in a contract with A & B Asphalt in the amount of \$712,911.36, including the acceptance of Additive #1. This bid was the lowest and best bid of three bids received. The engineer's estimate for the base bid was \$720,500.00. This expense will be charged to various funds and is in the 2022 budget.

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

Mr. Bumbalough stated this was the yearly paving program. He indicated the base bid was actually \$657,000 resulting in an 8.5 % overage. A lot of the overage came from improvements at the park.

Mr. Thackery asked for clarification why the bid came in different parts. Mr. Bumbalough explained the base bid parts come from different funds and also from matching grant monies. Mr. Paul received a clarification on the list of streets affected by the paving. Mr. Scott felt the asphalt along maintenance building took a large percentage. He felt it seemed like a lot to maintain traffic back there.

Voice vote on approval; all ayes, nays none.

2. Authorization of the Director of Administration to enter into a contract with M & T Excavating LLC for the extension of the water main from Dellinger Road to Children Home Road in the amount of \$824,152.00 This bid was the lowest and best bid of three bids received. The engineer's estimate was \$1,111,870.00. This project will be paid through the Water and Wastewater Infrastructure Grant program, in which, the city was awarded \$2.847 million.

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

Mr. Sampson stated this was the first phase of the Booster street project. The City has used M & T before and have been pleased with their work. They were the company that performed the Scioto Street work. Once this is done, then the City will move on to the actual booster project.

No comments/questions from Council.

Voice vote on approval; all ayes, nays none.

3. Authorization of a purchase order to Compass Infrastructure Group for design services for the West Court Street Bridge Replacement Project (CHP-Court Street Bridge) (PID #115394) in the amount of \$83,833. This expense will be charged to the Stormwater Capital Improvement Fund and is in the 2022 budget.

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

Mr. Crabill stated that in order to have the proper plans for the new bridge, the City needs consultant services to handle all of the design elements. This amount will actually be over the course of three years.

Mr. Scott asked if is this was the only design cost over the three years. Mr. Bumbalough responded that there may be additional costs associated with water and sewer underneath. There has been a feasibility study completed.

Voice vote on approval; all ayes, nays none.

Citizen Comments:

Marcia Bailey (4643 E. State Route 29)

Mrs. Bailey stated she was a candidate for the commissioner’s office with over 40 years experience for the County. Over time, she became more interested in the involvement of the inter-workings of the government.

She stated she is focused on the transparency aspect. She wishes to clarify for the County what is the inner business of the Commissioner’s Office. She believes this breeds to more open communication with the County.

She makes it a point of pride being fiscally prudent. Currently, she is not sure where the County’s infrastructure preparedness stands.

She also knows the importance of partnerships between the cities, villages, and townships and is proud to call Champaign County home.

ORDINANCES AND RESOLUTIONS

Third Reading:

None

Second Reading:

Ordinance 4570-22: An ordinance to update the City of Urbana’s Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the City of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022

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

Mr. Crabill stated he spoke to this matter earlier tonight. This is to classify the soon-to-be annexed property as M1 – Manufacturing, and make it effective at the same time as the annexation goes into effect.

No comments/questions from Council.

President Hess declared this Ordinance to have its second reading.

First Reading:

Resolution 2449-22: A resolution authorizing the Director of Administration of the City of Urbana, County of Champaign, to participate in the Ohio Department of Transportation’s (ODOT) Winter Road Salt Contracts (018-023) awarded in 2022, and declaring it an emergency.

Mr. Thackery moved to put the resolution on the floor for discussion, suspending the rules, and possible passage. Mr. Paul seconded.

President Hess called for a roll call to suspend the rules. Mr. Scott, yes; Mr. Paul, yes; Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; and Ms. Jumper, yes.

Rule suspension approved, 6-0.

Mr. Brugger stated the City needs to apply by the end of next week. Currently, the City has 774 tons in stock. Urbana used over 800 tons this winter. Historically, the City will bid on 500-800 tons. This year, the City is going to begin by asking for 600 tons. The City usually get price back in May or June.

Mr. Paul thanked Mr. Brugger for staying on top and making sure the City has enough salt.

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

Resolution passed 6-0.

Resolution 2631-22: A resolution to authorize the mayor or designee to apply to the Champaign County Commissioners under the program year 2022 Community Development Block Grant (“CDBG”) Critical Infrastructure Program for the Railroad Street Storm Project from Union Alley to Pindar Street, including commitment of local match, and declaring it an emergency.

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

Mr. Crabill stated the grant can provide up to \$500,000 in funding. The City applied during the second round last year and all grant money was already gone. The City is applying during the first round here. This service project meets all requirements to apply for the grant.

The total cost will be over 1.2 million. The City has been accumulating money in the stormwater fund for the last couple years to be ready.

Mr. Bumbalough stated the City planned for one large project every five years once stormwater capital was initially created. This project goes from a 48” to 54” pike. It will eliminate pinch points. This allows for greater flow and helps mitigate flooding issues.

Mr. Thackery asked if the City would be short on funding. Ms. Boettcher stated the funds should be good by time the project starts.

Mr. Paul asked what was the City’s backup plan if it doesn’t get the necessary funding. Mr. Bumbalough stated the City would pause and reapply. The consultant with the City thinks this is a good project.

Mr. Crabill added the City can apply for a critical project every year. Each county can only have three active projects. St. Paris has one. This would be number two for Champaign County.

Mr. Paul asked who defines what makes a project critical. Mr. Crabill stated there is a process where cities, villages, and townships get together and prioritize. This year, this is the only project being presented.

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

Resolution passed 6-0.

Resolution 2632-22: A resolution to amend Resolution 2431-21 to modify or increase appropriations within various funds of the City of Urbana, Ohio for current expenses during the fiscal year ending December 31, 2022.

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

Ms. Boettcher spoke that this resolution goes with the next one. This resolution is necessary in order to modify the previously passed appropriations. The City needs to obtain the proper financial coverings until the actual acquisitions can be made from the property owners.

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

Resolution passed 6-0.

Resolution 2633-22: A resolution to authorize the Director of Finance to transfer \$470,000.00 from the Perpetual Investment Fund to the Neighborhood Curb, Gutter, and Sidewalk Fund, for the purpose of repair/replacement of curbs, gutters, and sidewalks along streets of the City of Urbana, Champaign County, Ohio.

Mr. Thackery moved to put this resolution on the floor for discussion, suspension of the rules, and possible passage. Mr. Paul seconded.

President Hess called for a roll call to suspend the rules. Ms. Jumper, yes; Mr. Scott, yes; Mr. Paul, yes; Mr. Thackery, yes; Mrs. Collier, yes; and Mrs. Bean, yes.

Rule suspension approved, 6-0.

Ms. Boettcher stated this is to transfer money from one account to another to make sure it covers the costs of the project.

Mr. Paul clarified that this money will be recouped by the city eventually. This is not just spend money and its gone. He seemed to think this is a good project and its really working.

Mr. Thackery asked what the estimate of upfront payments versus assessed to property taxes was..

Ms. Boettcher stated that during the last project, 27% paid up front.

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

Ordinance 4474-22: An ordinance to revise the codified ordinances by adopting current replacement pages.

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

Mr. Feinstein clarified that there are some ordinances in the Urbana Codified Ordinances that mirror the Ohio Revised Code. Periodically, Council passes legislation similar to this to reflect any changes to the Ohio Revised Code.

Mr. Paul asked if this was typically a year-end housecleaning issue. Mr. Steffan clarified that Walter Drane, the City's legislation publisher stated that there weren't sufficient changes at the year's end, and therefore, were waiting a little while longer to make the appropriate changes.

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

Ordinance 4571-22: An ordinance accepting the annexation of territory consisting of approximately 256.386 acres, more or less, to the City of Urbana.

Mrs. Bean moved to place this ordinance on the floor for discussion. Mr. Thackery seconded.

Mr. Crabill stated this was the start of the actual acceptance of the annexation that is related to the zoning map legislation.

No comments/questions from Council.

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

Ordinance 4572-22: An ordinance to approve the preliminary development plan for the planned unit development to be known as Dugan Place

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

Mr. Crabill explained that the developer laid out a plan on how property would be developed. The original application was received in late January. It then went to planning commission which provided initial feedback. The plan went back to the planning commission in March and the commission approved the finalized preliminary plan on March 28th.

Mr. Paul asked if this mean Council would be pretty much blessing its final form with passage of the preliminary plan. He also asked if the plan could be projected during the next meeting/public hearing.

Mr. Thackery expressed his excitement.

Mrs. Collier asked if multi-family meant rental apartments. Mr. Crabill answered yes, but at higher rates than current apartments in Urbana. He believed there was not currently any product in that market in the City.

Mrs. Bean asked if Columbia Gas has an issue in moving forward. Mr. Crabill responded that the developer is working with Columbia currently and hashing out the final details.

Mr. Paul stated there were a lot of the service boxes checked. He inquired which ones had not. Mr. Crabill stated the booster station being worked on now was important for water development. He also stated there was an adequate capacity for sewer. In regards to stormwater, retention ponds were going to be part of development.

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

A public hearing was scheduled for this ordinance for Tuesday, May 3, 2022, prior to the regular Council meeting.

Department Liaison Reports:

Ms. Collier stated the Safety Committee met on April 13th and the minutes would be forthcoming. Ms. Bean stated there would be another planning commission meeting next week.

Miscellaneous Business

Mrs. Bean thanked Ms. Boettcher for the OPERS audit. She also announced she would be attending the NIMS training on Saturday.

Mr. Paul stated that he was seeing deer first thing in the morning. He questioned if anything could be done in the City to control the deer population.

Ms. Jumper stated a local business owner was concerned with parking enforcement.

Chief Ortlieb discussed the new Ohio fireworks law. The Fire Marshall is coming up with rules in May. These rules may mimic open burning with fire pits.

He also stated there was a fatal fire in the City on Easter morning. UFD is working with the Fire Marshall for the investigation. The call came into dispatch at 0341 and the first water was reported on the fire at 0351.

Finally, he stated the next civil services test will be on June 4th. Firefighter Lyons retired resulting in one open position.

Mr. Bumbalough stated the City will be starting the curb and gutter project this week on South Main Street. The City would be starting with catch basins. On May 10th, the project will move on to excavating curbs. From here, the project will last about four weeks.

Mr. Crabill stated Taco Bell will be moving its entrance and drive thru to allow better traffic flow. He also has been working with Aldi's for new permits and Goodwill for potential relocation. Finally, he mentioned Dunkin Donuts will be building where the old Chinese buffet was.

Mr. Feinstein explained the new Ohio law legalized use of consumer grade fireworks. Home rule allows the City to opt out. The discussion that is ongoing is whether the City wants to allow the new Ohio law or opt out to maintain the ban.

Mr. Brugger stated the FAA project has been asked to place on hold until 2023. Currently there are too many open projects being juggled. He thanked everyone for their work on the curb and gutter project.

Mayor Bean appreciated what Council has done to keep the projects going. He also stated that the annual Bad Art display will be at the VFW on May 6th.

Mr. Steffan stated he has been working with Mr. Feinstein and Mr. Brugger on created a blank template to allow all future legislation to have the same uniformity. He also stated his next project will be to go through the Council's records retention policy and purge outdated materials.

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

ADJOURNED AT 7:29 p.m.

NEXT SCHEDULED MEETING

May 3, 2022, at 6:00 p.m.



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Council Clerk

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Council President