

**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, NOVEMBER 1, 2022**



President Hess called the Public Meeting to order. This first topic discussed was to amend the City of Urbana's official zoning map by rezoning parcels in the area of Lionel Drive, Fulton Avenue and Railroad Street currently designated R-2 Medium Density Residential to R-3 High Density Residential.

Doug Crabill stated that this zoning involves apartments on Railroad Street. This ordinance addresses the issue so all apartments would be in the R-3 zone. It makes the map consistent.

Mr. Paul asked for confirmation that it was just a small section of the area. Mr. Crabill confirmed, stating the other areas would remain R-3.

The second topic was to amend the City of Urbana's official zoning map by rezoning parcel K48-25-11-04-34-018-00 currently designated M-1 Manufacturing to R-2 Medium Density Residential.

Mr. Crabill informed Council that Jim Inskeep had originally received a conditional use for condominiums in the manufacturing district from the mother parcel. When he passed away, his heirs sold the property to an investor. This change to the zoning creates consistency.

Mr. Thackery inquired when the condos were built. Mr. Crabill stated the condos were first built in the mid to late 90s. The last one was built a year or two before Mr. Inskeep passed away. There are still nine lots where condos could still be built.

The next topic was amending the City of Urbana's official zoning map by rezoning parcels in the area of Gwynne Street and North Russell Street currently designated M-1 Manufacturing to BR-1 Business Residential as well as parcels in the same area currently designated R-2 medium density residential to M-1 manufacturing.

Mr. Crabill stated that TLC grooming used to be on the corner. Afterwards, there were apartments along Gwynne Street. The City is trying to get those units back into use. The freight depot currently has two districts going through it.

Ms. Collier asked if any of this property was part of Grimes. Mr. Crabill stated that north of Gwynne Street is the old Grimes-Honeywell property. That stays the same.

President Hess asked why the City was not looking at M-1 along Laurel Oak Street since they are all houses. Mr. Crabill stated this did not come to the City's attention but it will be something the City will look at with future updates.

The final topic was to amend the City of Urbana's official zoning map by rezoning parcels in the area of Dellinger Road currently designated R-3 high density residential to R-1 low density residential as well as establish zoning for newly annexed parcels in the same area as R-1 low density residential.

Mr. Crabill stated that the City annexed the two lots on Dellinger Road, the City needed to create zoning for them. These lots are single family use. The City decided to create a new R-1 zone to include properties along the South Side of Dellinger Road as well.

There were no comments from the public or Council.

President Hess called the Public Hearing closed at 6:14 pm.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, NOVEMBER 1, 2022**

President Hess called the City of Urbana Regular Session Meeting to order at 6:14 pm.

City Staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, Community Development Manager Doug Crabill, Police Chief Matt Lingrell and Fire Chief Dean Ortleib.

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

Minutes

Mrs. Bean moved to put the minutes of October 18, 2022 on the floor for discussion and possible approval. Mr. Thackery seconded.

No comments/corrections were made.

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

Motion passed 6-0

Communications

1. Urbana Shade Tree Commission Meeting Minutes from September 2022.

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

No comments were made regarding the communication.

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

Motion passed 6-0.

Administrative Reports – Board of Control

1. The Board of Control recommends Council authorize the Director of Administration to finalize a contract for the purchase of land, parcel no. K48.25.00.02.18.102.00, at the NW corner of the intersection of E. Water St. and S. Locust St., at a cost not to exceed \$115,000.00. This property is adjacent to City of Urbana property, and is the remaining parcel not owned by the City in the block bounded by S. Main St., E. Market St., E. Water St.. This expenditure is not in the 2022 budget and will be paid from the 2022 General Fund Reserves.

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

Mr. Brugger clarified that all four streets would bind the City property upon purchase of the lot. Mr. Brugger received a phone call from the water superintendent stating a for sale sign was going up. He called Mr. Doss and negotiated the price. There is no current plan for use, but the City could not pass the opportunity to have control of the entire City block.

Ms. Truelove and Mrs. Collier think it's a good idea.

Mr. Thackery asked if there were any other expenses besides the \$115,000. Mr. Brugger stated there would be closing costs that are standard.

Mrs. Bean stated that Urbana is growing and it is important to make it ours.

Mr. Paul asked how big the property was. Mr. Brugger informed just under half an acre.

Mr. Paul then asked about utility connections. Mr. Brugger stated the main part of the property is fairly open. Electric runs along South Locust Street. All the utilities are at the curb and there is ready access to any the City needs.

Mr. Paul then stated this equaled about \$230,000 per an acre, which seems like an awful lot. Mr. Brugger stated there were no comps. It would be worth more to the City since it's the only lot missing for the entire block.

Voice vote on approval; five ayes, nays Mr. Paul. Passes 5-1.

Citizen Comments: None

ORDINANCES AND RESOLUTIONS

Third Reading:

None

Second Reading:

Ordinance 4580-22: An ordinance to amend the City of Urbana's official zoning map by rezoning parcels in the area of Lionel Drive, Fulton Avenue and Railroad Street currently designated R-2 Medium Density Residential to R-3 High Density Residential. (Three readings required, Public Hearing required)

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

No comments/questions from Council.

President Hess declared this Ordinance to have its second reading.

Ordinance 4581-22: An ordinance to amend the City of Urbana's official zoning map by rezoning parcel K48-25-11-04-34-018-00 currently designated M-1 Manufacturing to R-2 Medium Density Residential. (Three readings required, Public Hearing required)

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

No comments/questions from Council.

President Hess declared this Ordinance to have its second reading.

Ordinance 4582-22: An ordinance to amend the City of Urbana's official zoning map by rezoning parcels in the area of Gwynne Street and North Russell Street currently designated M-1 Manufacturing to BR-1 Business Residential as well as parcels in the same area currently designated R-2 medium density residential to M-1 manufacturing. (Three readings required, Public Hearing required)

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

No comments/questions from Council.

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

Ordinance 4583-22: An ordinance to amend the City of Urbana's official zoning map by rezoning parcels in the area of Dellinger Road currently designated R-3 high density residential to R-1 low density residential as well as establish zoning for newly annexed parcels in the same area as R-1 low density residential. (Three readings required, Public Hearing required)

Mrs. Collier moved to put this Ordinance on the floor for discussion. Mrs. Bean seconded.

No comments/questions from Council.

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

First Reading:

Ordinance 4552-22 (Tabled by Mr. Paul on 10/18/22): An ordinance to revise the Codified Ordinances by adopting current replacement pages. (Requires one reading)

Mr. Paul moved to more this Ordinance off the table. Mr. Thackery seconded.

Voice vote on removal from table: all ayes, nays, none

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

Mr. Feinstein passed out a handout to Council summarizing the changes between being implemented.

Mr. Paul stated this was more than he expected (or wanted). He asked if clarification that the City was saying it was basically accepting the Ohio Revised Code. Mr. Feinstein confirmed.

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

Ordinance passed 6-0.

Prior to the introduction of the next Ordinance, Mr. Feinstein suggested Mr. Thackery abstain from discussion of the next piece of legislation due to his potential conflict.

Ordinance 4584-22: An ordinance approving an application for a “Designated Outdoor Refreshment Area” and establishing the Downtown Urbana Designated Outdoor Refreshment Area (“Downtown Urbana DORA”) in the City of Urbana, Ohio. (Three readings required, Public Hearing required)

Mr. Paul moved to put the ordinance on the floor for discussion. Mrs. Collier seconded.

Mr. Crabill stated that Urbana’s population would allow for 3 DORAs. The committee worked on this plan for the downtown areas. The plan includes the boundaries and the hours of operation. Most communities that focused on weekends typically went to daily within a year. Council is required to visit the DORA plan every five years.

Mr. Crabill stated that currently there are eleven liquor permits that are operational or pending inside the DORA. There will be twelve once Grandworks opens the Clifford café, as they have applied recently. There are thirty-five sign locations, which will be stenciled on the sidewalks. The Chamber of Commerce will be the distributor of the DORA cups, and will charge a slight fee for each cup. This goes to the operation of the DORA and revitalization of the downtown area.

Mr. Paul asked when this would take affect if passed. Mr. Crabill stated that after fourteen days from the passage on third reading, the City would submit the plan to the Ohio Department of Liquor Control. They would review the plan and legislation. If they approve, every permit holder that is applicable would receive an endorsement.

Mr. Paul inquired as to why everyday and not for special events. Mr. Crabill stated that a lot of communities stated that way but have made the change to go daily. Bellefontaine and Piqua both became daily recently.

Mr. Paul asked how appropriate amount of law enforcement would be defined. Chief Lingrell stated UPD would work with the event to determine how much coverage would be needed. Mr. Feinstein added that the paragraph about officers on duty is intended to cover legislation but make

it aware that during special events, the coverage may need to change. Chief Ortlieb added that the fire code also lists certain requirements per attendance in regards to their support.

Mr. Paul stated five years before review seemed a bit long, and thought three might be better for the first review or two. Mr. Feinstein stated the statute requires within five years, but Council is always allowed to review earlier.

Ms. Truelove asked if there had been any negative feedback. Mr. Crabill stated none at this time that he was aware.

Ms. Truelove asked who benefits from the implementation of a DORA. Mr. Crabill stated that establishments selling alcohol benefit, as well as retail shops that might have added business from people venturing into their shops. A DORA would create an exciting atmosphere and increased foot traffic.

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

Resolution 2643-22: A resolution to dedicate the storm sewer manhole and related 18” storm sewer and a fire hydrant that was installed in the public right of way by a private contractor on behalf of the Ultra-Met Company on Fyffe Street, and declaring an emergency. (Requires one reading)

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

Mr. Crabill stated that as part of Ultra-Met’s expansion projects, they installed storm sewer equipment along Fyffe Street. This equipment benefits Ultra-Met and the neighborhood. This Resolution accepts the equipment in the City’s care. Public Works has verified the installation as acceptable.

Mr. Scott asked if the City inspected prior to construction closing up the project. Mr. Crabill believed the inspections occurred along the way.

President Hess asked if the Resolution was not accepted, what were to happen to the equipment. Mr. Crabill stated that it would remain private.

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

Resolution passed 6-0.

Resolution 2644-22: A resolution to dedicate a storm inlet and related 15” storm sewer that was installed in the public right of way by a private contractor on behalf of Dunkin at 1129 East US Highway 36, and declaring an emergency. (Requires one reading)

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

Mr. Crabill stated this was a similar situation, but with the new Dunkin' property.

No comments/questions from Council.

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

Resolution passed 6-0.

Resolution 2645-22: A resolution to dedicate two storm manholes, two curb inlets, two headwalls, and related 12" and 15" storm sewer that was installed in the public right of way by a private contractor on behalf of Urbana Champaign County Senior Center at 150 Patrick Avenue, and declaring an emergency. (Requires one reading)

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

Mr. Crabill stated this was a similar situation, but with the property at the Senior Center.

Mrs. Collier asked if the City is just now voting on it. Mr. Crabill stated the City is playing a bit of catching up.

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

Resolution passed 6-0.

Department Liaison Reports:

Mrs. Bean informed Council set met with Ms. Boettcher regarding the budget. She also will be touring the waste water plant next week.

Mrs. Collier informed Council there would be a Safety Meeting on Thursday, November 3rd at 5:00 pm in the training room.

Miscellaneous Business

Mr. Brugger stated that leaf collection will continue, weather dependent, until the first week in December. The Compost facility is also tentatively open until December 9th. He added that the South Main Street project is wrapped up and the final product looks pretty nice.

Ms. Truelove asked if there are regulations on leaf pickup. Mr. Brugger stated the intent is leaves should be up to the curb, not in the curb.

Mr. Feinstein stated he met with all the departments regarding record retentions except for parks and police.

Chief Ortlieb stated the Ohio State Fire Marshall and Governor recently visited. They both reached back out to say how much they enjoyed our community.

President Hess congratulated Chief Lingrell on the recent murder conviction. Mayor Bean thanked Chief Lingrell, as well as Josh Jacobs and Seth King. He knows they all worked really hard for the past nine years.

President Hess inquired whose responsibility dead animals in the streets was. Mr. Brugger stated the City will dispatch the street department. He had not heard of anything larger than a raccoon or opossum lately.

Mrs. Truelove moved to adjourn. Mr. Paul seconded. Voice vote on approval: five ayes, nays Mr. Scott. Motion passes 5-1.

ADJOURNED AT 7:10 p.m.

NEXT SCHEDULED MEETING
November 15, 2022, at 6:00 p.m.





Council Clerk



Council President