

**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
TUESDAY, SEPTEMBER 5, 2023**

President Hess called the City of Urbana Regular Session Meeting to order at 6:00 pm.

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

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

**Minutes**

Mr. Thackery moved to put the minutes of August 15, 2023 on the floor for discussion and possible approval. Ms. Bean seconded.

No comments/corrections from Council.

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

**Communications:**

1. NCO 2023 Drop-Off Flyer for Household Hazardous Waste Disposal (See Attached)
2. Champaign Health District Scrap Tire Recycling Event (See Attached)

Ms. Bean moved to place the communications on the floor for discussion and possible passage. Mr. Thackery seconded.

Mr. Brugger stated that there are two more available days for the hazardous waste disposal. Those wishing to partake do need to make an appointment.

Voice vote on acceptance of communications: All ayes, nays none.

**Administrative Reports – Board of Control:**

1. The Board of Control recommends Council increase purchase order number 31214 to R.B. Jergens Contractors Inc. in the amount of \$208,605.28 for the re-location and deepening of the sewer main and laterals located in the 200 block of West Water Street. This expense will be charged to the Sewer Fund and is not in the 2023 budget. (see handout distributed at meeting) **VOTE: 3-0**

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

Mr. Bumbalough stated that as part of the South High Street project, the stormwater outlet is along West Water Street. The project brings down and ties in at Walnut Street, crossing utilities as it

goes. The stormwater takes precedence. Therefore, the City needs to relocate and deepen the sanitary sewer line.

Mr. Bumbalough stated twelve to thirteen sewer laterals are needed to adjust the grade and get underneath stormwater line. He added that this amount is estimated on the high end and the time allotment is two weeks. The City is trying to be done in a week to a week and a day, which would reduce this amount.

Mr. Thackery asked where does \$208,000 come from. Ms. Boettcher answered that it would be from sewer fund. The money is in the fund, but not necessarily budgeted for this.

Ms. Truelove asked what impact will this have. Ms. Boettcher indicated the sewer fund does have reserves that will cover this.

President Hess asked if all lines still mapped. Mr. Bumbalough stated that the City does have electronic versions, but not GIS versions. He added that this was not an issue of not being mapped, just that it was not picked up on by engineering consultant to be drawn on. The consultant had indicated that this block was not in their scope.

Voice vote on approval; all ayes, nays none.

**Citizen Comments:** None

## **ORDINANCES AND RESOLUTIONS**

**Third Reading:** None

**Second Reading:** None

**First Reading:**

**Resolution 2430-23:** A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor. (One reading required)

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

Ms. Boettcher stated this is an annual housekeeping resolution from the County Auditor's Office. This resolution is the expected City's portion of the collected real estate taxes. In 2024, the City is expecting approximately \$847,500 to be distributed between the general fund and the police and fire funds.

No comments/questions from Council.

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

Resolution passes 5-0.

**Ordinance 4596-23:** An Ordinance accepting the annexation of two tracks (AKA Parcels #K41-11-11-11-00-009-00 and K41-11-11-11-00-010-00) and consisting of approximately 7.622 Acres, more or less, to the City of Urbana, Ohio. (Three readings required)

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

Mr. Crabill informed Council that this annexation involved the property at S & L Home Center. Council has previously approved ordinances connecting the sanitary sewer, issuing the statement of services and the land use and zoning buffers. The annexation has been approved by the County Commissioners. Now, this ordinance requires three readings, followed by a thirty-day waiting period before being recorded.

No comments/questions from Council.

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

**Ordinance 4598-23:** An Ordinance levying special assessments for the purpose of constructing or repairing sidewalks, curbs, and/or gutters along at least portions of Miami Street, Bloomfield Avenue, East Light Street, Freeman Avenue, Storms Avenue and East Broadway Street, and declaring an emergency. (One reading required)

Ms. Bean moved to put this ordinance on the floor for discussion and possible passage. Mr. Scott seconded.

Mr. Bumbalough stated the next two ordinances were similar. The first is for the piecemeal work. Mr. Bumbalough stated the City started process last year. When City replaces the items, it has to assess the work. He added that overall between two ordinances, the City is assessing a little over \$500,000. Last year, Main Street project assessed over \$300,000.

Ms. Truelove asked if Council saw these numbers prior to approving in the past. Mr. Bumbalough stated that Council saw a list of estimated assessments with the resolution of necessities. Ms. Truelove asked how long the work was expected to last. Mr. Bumbalough stated the estimated service life for concrete is 15 to 20 years. He added the City might need to mark a section or two from cracks next time it goes to pave in 10 years or so. Ms. Truelove then asked if crack appears once the work has just been completed, is it still up to owner. Mr. Bumbalough answered that the City has noticed a few cracks already. He has already contacted the contractor, who has sawed them out and put in joint filler. He added there is a one-year bond on the project.

Mr. Scott stated it was a pretty good list. He asked what percentage has already paid. Ms. Boettcher answered that approximately 10% has already been paid. She added that citizens have until Friday to pay. Monday at lunch, she intends to take the assessments to the Auditor's office.

Roll call on passage: Ms. Truelove, no; Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; and Mr. Scott, yes.

Ordinance passes 4-1.

**Ordinance 4599-23:** An ordinance levying special assessments for the purpose of constructing or repairing curbs, gutters, driveway approaches and appurtenances thereto on a section of Miami Street between Edgewood Avenue and Walnut Street and on a section of Bloomfield Avenue between North Main Street and the Railroad Crossing, and declaring an emergency. (One Reading Required)

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

Mr. Bumbalough added it was the same list, but this ordinance focuses on the wholesale assessments. He added that it was a different ordinance because it covers a different section of the Ohio Revised Code.

President Hess asked what the cost averaged per foot without approaches. Mr. Bumbalough stated that with the removal, replacing of the curb, restoration, seeding, and topsoil, the cost averaged about \$45 per foot.

Roll call on passage: Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; Mr. Scott, yes; and Ms. Truelove, no.

Ordinance passes 4-1.

#### **Department Liaison Reports:**

Ms. Collier informed Council that the Safety Committee would be meeting Thursday, September 14<sup>th</sup> at 5:00 pm in the training room.

#### **Miscellaneous Business:**

Ms. Truelove indicated that she would be interested in a work session about a potential charter change, specifically her concern regarding how involved the Council President is and vacant seats. She also listed potential topics of city communications and land banks.

Ms. Truelove also mentioned she would like to see something like the community clean-ups in Christiansburg and Mechanicsburg. She also asked if the City has contracts on the ATM attached the finance building and the farmland at the airport. Ms. Boettcher indicated there were contracts. Ms. Truelove also inquired about the current labor contracts with the City. Ms. Boettcher indicated that the labor contracts run through 2024. Finally, Ms. Truelove had questions about capital expenses versus operating expenses, but she indicated she would do more research and potentially discuss the topic in the future.

Mr. Scott stated that while concrete may have a fifteen to twenty-year life span for curb and gutters, his was completed fifty-eight years ago and still in good condition.

Mr. Crabill stated there was a nice turnout for the Steering Committee meeting last week. There will be interviews with stakeholders in the corridor. He added he was working on the TIF for Dugan Place and also the CRA. He added that an annexation agreement for property adjacent to the City will be on the agenda for the next meeting.

Mr. Bumbalough stated the City has completed some of its paving on Storms, Bloomfield, Talbot, etc. He stated East Twain and Logan are the full depth reclamation projects that will be completed in the last two weeks of September. He also added that the Miami Street paving is scheduled to start on Monday.


Council Clerk Steffan informed Council about the 9/11 Freedom Day celebration at the 9/11 Memorial near the County building. He also added that the Attorney General has online Sunshine Law training once a month for any Council member interested.


President Hess told Council to come to the next meeting with topics for a potential October work session.

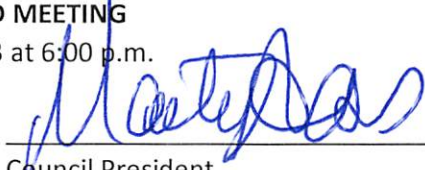
Mr. Scott moved to adjourn. Mr. Thackery seconded. Voice vote on approval: all ayes, nays none. Motion passes 5-0.

**ADJOURNED AT 6:38 p.m.**

**NEXT SCHEDULED MEETING**  
September 19, 2023 at 6:00 p.m.



  
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Council Clerk

  
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Council President