



APPROVED

**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, APRIL 16, 2024**

President Paul called the Public Meeting to order at 6:00 pm.

This sole topic discussed was the extension of the approval of the preliminary development plan and related plan exhibits for the planned unit development to be known as Dugan Place that was originally approved by Urbana City Council on May 17, 2022 with the passage of Ordinance 4572-22.

Mr. Crabill stated that back in 2022, Highland Real Estate proposed a PUD for Dugan Place. The law states that If there has not been any movement on PUD or the filing of the final plan, they are required to file an extension to request for an additional year. Mr. Crabill stated the project is still very much active and he remains in touch at least every other week. He added that they are feeling fairly confident in moving forward, probably looking at fall when the crops come off the field for the project to move forward.

Marty Hess stated that he remembers when it came up that an issue came up with the size of lots. He was concerned whether the zoning would be R-1 or R-2 and with the lots being smaller than the current R-1 regulations. He added that a City Building department, with potentially another engineer, might be useful to help with all of the zoning permits that will be necessary. He stated he was curious how this is going to be happening.

Mr. Crabill informed Council that the Planning Commission did vote at its last meeting for approval of the extension. Mr. Crabill stated that within the PUD language, there are four different sub areas, with Each having its own requirements for lot widths and set-backs. He clarified that the PUD prevails over R-1 and R-2.

Ms. Truelove stated that the project was offensive to her standards. She claimed she tried to adjust to it being there, but can't make herself to say yes to it. She added that she doesn't think her opinion will change.

Mrs. Bean asked for clarification on the four types of properties again. Mr. Crabill answered there were 192 apartments, 114 townhome, 75 condos, and 132 single family homes. Mrs. Bean stated she was 100% on board

Mr. Crabill stated that in regards to lot width, the City did research on communities around us. He stated that one will not find 90-foot lot width in new subdivisions, as it is driven by infrastructure costs. He added that it is most commonly found to be between 55 and 70 feet.

Mrs. Bean stated that Council needs to keep in mind the housing shortage in this community. Mr. Thackery stated the project needed to be economic for the developer. Mr. Crabill added that it also needs to be economic for the cost of the house itself.

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Mrs. Collier asked if there would be an access road not on Dugan. Mr. Crabill stated that Lippencott Lane will be extended back behind Walmart and will come out to Dugan road. He added that the subdivision will also have stubs for possible future connections.

President Paul called the Public Hearing closed at 6:18 pm.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, APRIL 16, 2024**

President Paul called the City of Urbana Regular Session Meeting to order at 6:18 pm.

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

Swearing-in of New Council Member

Mayor Bean swore in Edwin Davis as Councilman for the Third Ward, term expiring December 31, 2025.

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

Proclamation – Arbor Day

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 26th, 2024 Arbor Day in the City of Urbana.

Mayor Bean also added that the Greenwood Arboretum is a new addition to the Oak Dale Cemetery this year.

Mr. Crabill informed Council that 2023 was the 22nd year of Urbana being a Tree City. He stated the requirements are to have a commission, a tree ordinance, spend \$2 per capita, and to celebrate Arbor Day. He added that the Arbor Day celebration will be held on April 26th at 10:00 am and will officially launch the new arboretum.

Minutes

Mr. Thackery moved to put the minutes of March 19, 2024 on the floor for discussion and possible approval. Ms. Jumper seconded.

No comments/questions from Council regarding the minutes.

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

Communications:

1. City of Urbana Shade Tree Commission Minutes from October 12, 2023 (See Attached)

2. Champaign County Hazard Mitigation Plan Update (E-mailed April 3rd)
3. Division of Liquor Control Notice to Legislative Authorities Letter (See Attached)
4. Oak Dale Cemetery Board Meeting Minutes from January 19, 2024 (See Attached)
5. Champaign Countywide Communications 911 Center 2024 1st Quarter Report (See Attached)
6. City of Urbana 2024 1st Quarter Division Activities Report (See Attached)

Council did not have any items for removal from the consent agenda.

Administrative Reports – Board of Control:

1. The Board of Control recommends Council authorize a purchase order to White’s Service Center in the amount of \$65,495.94 for the purchase of a 2024 Ford Utility Police vehicle for the Police Division. The expense will be charged to the Police & Fire Levy Capital Improvement Fund and is in the 2024 budget. (See attached). **VOTE: 3-0**

Mrs. Bean moved to put this request on the floor for discussion and possible approval. Ms. Jumper seconded.

Chief Lingrell stated the City put out bids to local dealerships and this one came back from White’s. This cost includes all of the outfittings.

No comments/questions from Council.

Voice vote on approval: all ayes, nays none.

2. The Board of Control recommends Council authorize a purchase order to The Champaign Family YMCA in the amount of \$95,051.00 for the management of the Wendell Stokes Municipal Pool for the 2024 season (see attached). This expense will be charged to General Fund – Pool, and is in the 2024 budget at \$67,000.00. **VOTE: 3-0**

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

Mr. Brugger this is the sixth year for the YMCA running the pool. He added that every year, the Y has never spent the full amount of the money authorized. He thinks it has been a great collaboration. He added Council approved more money last year than this and it came in under budget by \$16,000.

Mr. Thackery asked if the price has gone up due to inflation. Mr. Brugger stated the costs stem from labor, chemicals, and upkeep.

Voice vote on approval: all ayes, nays none

3. The Board of Control recommends Council authorize the Director of Administration to enter in a contract with A & B Asphalt in the amount of \$599,866.85. This bid was the lowest and best bid of two bids received (see attached). The engineer’s estimate was

\$724,000.00. This expense will be charged to various funds and is in the 2024 budget. VOTE: 3-0

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

Mr. Crabill stated the other bid was \$670,000, with both bids being lower than the estimate. Mr. Crabill stated this bid was a week behind Springfield and A & B was more aggressive with bidding. The schedule for paving was attached with the crack seal program will be coming a little later. He added that the striping program was a bid from Miami Communications Council with Chip sealing occurring on James avenue and some driveways at the cemetery. Mr. Crabill stated there are not any ODOT projects this year.

No comments/questions from Council.

Voice vote on approval: all ayes, nays none.

Citizen Comments:

Mary Lee Gecowets (1707 Pearce) – Ms. Gecowets stated she was Chamber Director for 17 years when growth was struggling. She stated she was here to applaud the growth that has been undergoing in the downtown area. She also stated she finds herself troubled by people living on the benches. She couldn't find anything in ordinances and is hopeful in getting the services to the people.

ORDINANCES AND RESOLUTIONS

Third Reading:

Ordinance 4606-24: An ordinance to amend Sections 1339.99 and 1149.03 of the Codified Ordinances. (Three readings required, public hearing required)

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

Mr. Feinstein stated the purpose is to make uniform penalties in the City for violations of the nuisance and zoning codes. This ordinance replaces the existing sections with language that is uniform. He added that the penalties include filing criminal charge in Municipal Court, two civil remedies (injunctive relief or filing for damages) and the imposition of daily fine. He added the spirit of the legislation is to give the City options.

Mr. Thackery stated he was glad to see the codes become uniform.

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

Ordinance passes 7-0.

Second Reading: None

First Reading:

Ordinance 4572-24: An ordinance to extend the approval of the preliminary development plan and related plan exhibits for the planned unit development to be known as Dugan Place that was originally approved by Urbana City Council on May 17, 2022 with the passage of Ordinance 4572-22. (Three readings required, public hearing required)

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

No one had any additional comments/questions from the public hearing.

President Paul declared this Ordinance to have had its first reading.

Resolution 2689-24: A resolution to amend resolution 2433-23 to modify or increase appropriations within various funds of the city of Urbana, Ohio for current expenses during the fiscal year ending December 31, 2024. (Supplemental appropriations) (suspension of rules requested for passage on First Reading)

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

Mr. Thackery moved for suspension of the rules to allow passage on the first reading. Ms. Jumper seconded.

Voice vote on suspension: all ayes, nays none.

Ms. Boettcher stated this was necessary to generate the purchase order for A & B Asphalt.

No comments/questions from Council.

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

Resolution passes 7-0.

Resolution 2690-24: A resolution authorizing the Director of Administration of the City of Urbana to prepare and submit application to participate in the FAA's FY2024 Airport Infrastructure Grant (AIG) Program and to execute contracts as required. (One reading required)

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

Mr. Brugger introduced Airport Manager Drake Huffman, who is now fully submerged in his third month.

Mr. Brugger stated this was a grant application for Grimes hangar roof. He stated the funding identified through FAA. He added the City was in the process for an airport consultant specifically

for this project as this project was not in the original scope. Mr. Brugger stated the City for now is just applying for the feasibility study. He stated the FAA would cover 90 %, with the State and the City each covering 5%.

No comments/questions from Council.

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

Resolution passes 7-0.

Resolution 2449-24: 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 (018-25) awarded in 2024, and declaring it an emergency. (One reading required, walk-in legislation)

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

Mr. Brugger stated that every year the City has to get a bid through ODOT for the winter salt season. The City had been doing preliminary work on own when ODOT came with quick deadlines. He added the City is asking for 250 tons.

No comments/questions from Council.

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

Resolution passes 7-0.

Resolution 2691-24: A resolution authorizing the Director of Administration of the City of Urbana, to make application to the Ohio Department of Transportation, Office of Aviation, for an Ohio Airport Improvement Program grant for state fiscal year 2025 at the Grimes Field Airport (I-74), and declaring an emergency. (One reading required, walk-in legislation)

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

Mr. Brugger stated this project is through the AIP. He stated that he received the e-mail last Friday, and was given a deadline to respond by May 1st. He added the project would be to replace the airport beacon off of the roof.

Mr. Davis asked if the project would include building a support for the new light. Mr. Brugger said the intent is to take the beacon off of the roof and mount it on a pole.

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

Resolution passes 7-0.

Department Liaison Reports: None

Miscellaneous Business:

Ms. Truelove stated for her, the eclipse equaled a backed-up drain. She gave her thanks to the City and everyone that turned out for it. She added that the sewage drain is now functioning.

Mr. Thackery thanked Mary Lee for coming and adding to the discussion. Mrs. Bean echoed Mr. Thackery in thanking Ms. Gecowetz. She has also been noticing the issue and doesn't know what the answer is. She added that a lot of people don't want the assistance.

Mr. Crabill passed out the Chamber of Commerce's latest membership guide. He pointed out that all ads are sold locally and the printing is local. Mr. Crabill stated regarding the South High Street project that the City should start to see Reynolds Street to Miami be fairly complete by summer while work continues to move south. Ms. Jumper asked if street sweeper would occur soon as dust is thick. Mr. Crabill stated he would talk to Mr. Bumbalough in the morning. Mrs. Collier stated that looking down High street from Miami street, the project looks great.

Chief Lingrell stated UPD is two officers short again. He stated the City is looking for good quality character folks to serve our community. He added testing is set to occur on May 10th. Chief Lingrell also added that he meets with Kerry, Bill, and Mark occasionally to discuss the homeless issue. Finally, he added that Ally Harder (reporter for Peak of Ohio) will be trying out for baton at University of Alabama.

Ms. Boettcher thanked Council for passing the supplemental appropriations resolution. She also added that today is Tax Day, with Finance focusing on getting everyone online.

Mr. Brugger thanked Council for entertaining the walk-in legislation. He informed Council that the taxi lanes are having its preconstruction meeting later this month. He added that the work is scheduled for June 10th and with completion by the Fourth of July. He also stated that he appreciates everyone's concerns and they are not going unnoticed.

Mayor Bean also thanked Mary Lee for attending. He stated there is not a lot the City can do since across the country backs have been turned on the mentally ill. Mayor Bean stated last Friday at the VFW, there was a dedication for a Civil War cannon to memorialize the 578 soldiers from Champaign County that died in Civil War. He added that there are also Bricks representing 7 Civil War soldiers that received the Congressional Medal of Honor. Finally, Mayor Bean also welcomed Mr. Davis to Council.

Ms. Jumper moved to adjourn. Ms. Truelove seconded. Voice vote on approval: all ayes, nays none. Motion passes 7-0.

ADJOURNED AT 7:20 p.m.

**URBANA CITY COUNCIL
WORK SESSION MINUTES
TUESDAY, APRIL 16, 2024**

President Paul called the City of Urbana Work Session to order at 7:20 pm.

Potential Issues regarding the City's deer population

Mrs. Collier stated she spoke with a resident on Jefferson street, who has a ton of deer in her back yard. She also stated a friend on Miller Drive has had deer eat all of her flowers. She added there tend to be a lot on water street.

Mr. Thackery stated deer don't know the difference between yards. He believes the issue to be a lack of cooperation between neighbors who do and don't want deer on their properties.

Ms. Truelove believes there has not been enough feedback. She has only heard from 4-5 people.

Mr. Davis stated Council should speak with the Ohio Department of Natural Resources.

Mrs. Bean stated she has talked to Urbana's local rep, who would be glad to come to a Council meeting and speak. She stated the City could also have a deer biologist at the meeting as well. She stated it is a matter of coming up with a plan, adding it has been fairly well received in other communities.

President Paul stated the City does not have solutions at the present time, and should get information from people in the know.

Mr. Brugger stated that ODNR has a property owner program where people can apply to hunt on properties that have opted into the program. He added that the ODNR representative can come in and talk and Council can decide if the City wants to allow this on its properties.

Mayor Bean questioned how many real complaints exist. He added that most people just see the deer without complaining. He mentioned complaints only really come from a select few.

Ms. Jumper questioned the difference between overpopulation of deer versus cats.

The consensus of Council was that Council Clerk Steffan would coordinate with the ODNR representative to attend a future meeting of Council.

Potential Communications with Citizens

Ms. Truelove stated she would like to get back to Council Clerk Steffan as the costs were the main driving factor. She added that the newspaper doesn't get out to everyone any more.

Mrs. Bean stated she talked to Brenda Burns, who reported there was a general lack of reporters and apathy. Mrs. Bean stated that a summary could be submitted to the newspaper.

Mr. Crabill stated that no matter how much effort is exerted, it is still difficult to get information out to the public, and used the Corridor project as an example.

Ms. Truelove stated the issues should be put on hold.

WORK SESSION COMPLETED AT 7:51 p.m.

NEXT SCHEDULED MEETING

May 7, 2024 at 6:00 p.m.





Council Clerk



Council President