



**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, MARCH 17, 2020**

President Hess called the Public Hearing to order to discuss the proposed zoning text amendment to change the regulations for maximum height in the M-1 Manufacturing District. Mr. Crabill stated that this change would allow for example, a building 100 feet away from the road would be able to reach 100 feet in height. He also stated that there is safeguards in place for residential homes. He also advised this would basically be for the edge of town, unless there is a variance involved.

President Hess called the second Public Hearing to order to discuss the designation of a Revitalization District in downtown Urbana. Mr. Crabill discussed establishing a Revitalization District for the entire B-3 District as it is today. The B-3 District consists of 64.6 acres within the district and 1 D5L Liquor Permit for every 5 acres which would allow the City to have 12. Additionally he stated 1 D5 for every 2,000 residents is capped at 6. He spoke of the safeguards of the D5L's issued, one being it has to stay in the boundaries of the district. The City has received an application seeking the designation of a Revitalization District in downtown and Council has 75 days to act on the application. If Council approves the same, it then goes to the Liquor Control Department for consideration. He also stated that the City would have to have all of the D5's in use to get any D5L. Mr. Feinstein then stated that several members of Council had questions at the last Council meeting, to which he was not available for. He advised that he has reached out to a member of Taft Law and he would be seeking his legal colleague to attend the next Council meeting to discuss this matter further. He advised his legal colleague specializes in the aspect of law. Mr. Feinstein also suggested to Council to table this Ordinance so Council could be more educated about Revitalization Districts prior to passing any legislation.

President Hess declared the Public Hearings closed at 6:25 p.m.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, MARCH 17, 2020**

President Hess called the City of Urbana Regular Session Meeting to order at 6:26 p.m. 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, and Community Development Director Doug Crabill.

PRESIDENT CALLED ROLL: Mr. Fields, present; Mr. Hoffman, present; Mr. Paul, present; Mr. Scott, present; Mr. Thackery, present; Mrs. Collier, present; and Mr. Ebert, present.

MINUTES of the Regular Session Meeting Minutes of March 3, 2020, were presented for approval. Mr. Paul moved for the approval of said minutes and Mr. Scott seconded. Voice vote on approval: all ayes, nays, none.
Motion passed 7-0.

COMMUNICATIONS

ADMINISTRATIVE REPORTS – BOARD OF CONTROL

1. The Shelly Company - \$322,970.90 – 2020 Asphalt Program (Various City Funds)

Mr. Bumbalough stated that the City hasn't worked with this company in a long time, but he is confident that they can do the work. He added that their bid was such a good bid, and it also included acceptance of additives 1, 2, and 3.

Mr. Paul asked about how much paving was going to be done. Mr. Bumbalough stated this project accounts for 13 or 14 blocks.

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

Motion passed 7-0.

2. Stantec Consulting Services, Inc. - \$87,200.00 (FAA AIP grants and Airport Fund)

Mr. Brugger said these were punch-list items for this spring. He added that last year, the City applied for a 2019 grant to extend Taxiway 'C'. He stated that the bids received were too high and the City carried over the 2019 project and it is now a 2020 project that will commence in 2021. Mr. Brugger advised that this is an opportunity that would cost the City \$4,360.00 and the rest would be covered by the grants. He also stated that the City would like to get moving on this project and would be coming back to Council in April or May for permission to apply for the grant. He would like to get everything awarded in the fall and begin ground breaking in the spring of 2021.

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

Motion passed 7-0.

Mr. Brugger requested the third Board of Control item be pulled due to everything that is happening with the pandemic. He advised the Board of Control will bring it back at a later time.

CITIZEN COMMENTS

Ordinances and Resolutions

First Reading –

Resolution No. 2576-20

A Resolution accepting the report of the City of Urbana Tax Incentive Review Council (TIRC) on the status of the Enterprise Zone and Community Reinvestment Area Agreements, to accept the recommendations of the TIRC concerning those agreements.

Mr. Thacker moved to put this Resolution on the floor for discussion and possible passage, Mr. Ebert seconded.

President Hess called for a roll call for passage: Mr. Hoffman, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. Ebert, yes; Mrs. Collier, yes; and Mr. Fields, yes.

Resolution passes 7-0.

Resolution No. 2577-20

A Resolution declaring the necessity of improving Crescent Drive in the City of Urbana, County of Champaign, Ohio by constructing or repairing sidewalks, curbs, driveway approaches and appurtenances thereto on parts or all of Crescent Drive between Finch Street and Ames Avenue, and declaring an emergency.

Mr. Bumbalough advised Council that Crescent Drive is part of the Phase II project. He added that the Water Department will pay the costs of repair of the work on the north side of the street. He stated that procedurally, this was the first step of the project.

Mr. Scott stated that he felt this was the best avenue to get this done.

Mr. Paul said that he liked doing it this way. He further stated that the City is going to do it, the City will bill you, you can pay it up front, or you can choose to have the assessment to your property tax. He stated that this is the way that it should be done in the future.

Mrs. Collier stated that she also like it better this way. She added that it would look more uniform.

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

President Hess called for a roll call for passage: Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. Ebert, yes; Mrs. Collier, yes; Mr. Fields, yes; and Mr. Hoffman, yes.

Ordinance passes 7-0.

Resolution No. 2578-20

A Resolution authorizing the City of Urbana to participate in the Ohio Water Wastewater Agency Response Network Mutual Aid Agreement.

Mr. Brugger stated that the timing of this Resolution is perfect to understand the need. It allows the cities to reach out to neighboring communities for aid.

Mr. Paul said this was a great idea.

President Hess called for a roll call for passage: Mr. Scott, yes; Mr. Thackery, yes; Mr. Ebert, yes; Mrs. Collier, yes; Mr. Fields, yes; Mr. Hoffman, yes; and Mr. Paul, yes.

Resolution passes 7-0.

Resolution No. 2579-20

A Resolution authorizing the transfer of an approved tax abatement at 1155 Phoenix Dr., Urbana, Ohio within a Community Reinvestment Area (CRA) from “Damewood Enterprises” to “Phoenix BTS, LLC” upon transfer for title.

Mrs. Bailey stated this action was similar to the transfer regarding Memorial Health. She added that it went from one owner to an LLC.

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. Thackery, yes; Mr. Ebert, yes; Mrs. Collier, yes; Mr. Fields, yes; Mr. Hoffman, yes; Mr. Paul, yes; and Mr. Scott, yes.

Resolution passes 7-0.

Second Reading –

Ordinance No. 4520-20

An Ordinance to authorize and designate a Revitalization District within the City of Urbana pursuant to Ohio Revised Code Section 4301.81.

Mr. Thackery moved to table this Ordinance. Mr. Paul seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 7-0, Ordinance tabled.

Ordinance No. 4521-20

An Ordinance to amend Chapter 1126.09 of the Codified Ordinances of the City of Urbana.

Mr. Crabill stated that presently in the Manufacturing District, the maximum height. The idea is to propose a change that would allow a building to be built as tall as it is, distance wise from the road. He added that it is more of an open door for potential development.

President Hess declared this Ordinance to have its second reading.

Third Reading –

MISCELLANEOUS BUSINESS/WORK SESSION

Mr. Brugger spoke of his concern of skipping meetings, for it could be detrimental. He added that President Hess and Law Director Feinstein should discuss this issue.

Mayor Bean stated that the Attorney General had all the Law Directors together and they agreed some of the ORC that we go by, such as having to be in the room for voting, may be relaxed due to the pandemic. He added that what it was going to be, he was not aware of yet.

Mr. Thackery said that he feels that Council should continue to run the meetings.

Mr. Ebert stated that the State and the County has declared an emergency and wondered if the City needed to do this as well. Mr. Brugger said that more than likely, the City will put in place, a mechanism in Resolution form. He also added that the situation changes daily. Mayor Bean added that Law Director Feinstein is checking into this to see what the procedure is.

Mr. Paul asked Mrs. Bailey if she saw an impact in communication with regard to the pandemic. Mrs. Bailey stated that yes, and she believes it will come to a halt for a little bit. Further, Mr. Paul stated that he felt the Crescent Drive topic was an interesting one. He also spoke about the Council meetings being held in the training room and his preference to hold the meetings up here. President Hess stated that the meetings would continue to be held up here until further

notice. Mayor Bean added that he felt the meetings should also be held up here through the end of the pandemic.

Mr. Ebert advised he was still looking into accessing a camera for recording the meetings.

Mr. Paul spoke of some topics for the upcoming Work Session, stating that goals should really be talked about.

Mr. Brugger said that referencing the sidewalks, curbs and gutters, the City has been looking at a lot of past Ordinances in search of fair and equitable ways to bring a neighborhood up. He also spoke of the coronavirus situation and advised that a communication went out to all of the City employees. He added that the Fire Department and Police Department are doing everything they can to keep going. He also stated that Chad Hall has been adjusting shifts to keep people fresh in the Public Works Department. Further, he stated that the Market Street entrance to the Municipal Building will be permanently locked and only the door by the Court will be open. He also stated there is a phone in the lobby that will be available for use for people to contact people in the building. He also said that the City really does not have the technology to work from home. He also stated that cooperation has been tremendous. The Health Department has been good about getting information out.

Mayor Bean stated his concern for individuals over 65 years old. He added that everyone needed to be safe and to keep your distance, wash your hands and have some sanitizer. He also added that everyone needs to follow instructions from the Governor and Health Care.

President Hess stated to maintain what we can and for everyone to stay safe and healthy.

Mr. Thackery moved to adjourn and Mr. Scott seconded.

Voice vote on approval: 5 ayes; 2 nays, from Mr. Fields and Mr. Hoffman.

Motion passes 5-2.

ADJOURN AT 7:44 p.m.

NEXT SCHEDULED MEETING

April 7, 2020, at 6:00 p.m.



Council Clerk



Council President