

**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
DECEMBER 15, 2020, AT 6:00 P.M.**

**(The UCC Regular Session Meeting will be held in Training Room in the Municipal Building)**

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**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/720255997>

**You can also dial in using your phone.**

United States: +1 (312) 757-3121

Access Code: 720-255-997

**DUE TO PANDEMIC, WE WOULD ENCOURAGE CALL-INS  
PLEASE MUTE YOUR PHONES**

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**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**Approval of Minutes**

Urbana City Council Regular Session Meeting Minutes of December 1, 2020.

**Communications**

1. Ultra-met CRA Application Information (Emailed December 9, 2020)
2. Letter from Finance Director regarding proposed Meeting Scheduled for 2021. (See attached)

**Board of Control**

**None**

**\*\*\*\*\*Purchase Orders for September, 2020, and October, 2020, in the  
Amounts of \$2,501.00 - \$50,000.00**

**Citizen Comments**

## **Ordinances and Resolutions**

### **Third Reading**

#### **Resolution No. 2433-20**

A Resolution to appropriate money for the several objects and purposes which the City of Urbana, Ohio must provide for the fiscal year ending December 31, 2021.

#### **Ordinance No. 4388-21**

An Ordinance authorizing the Indigent Defense Agreement with the Champaign County Commissions to allow the City and County to receive partial reimbursement from the Ohio Public Defender Commission for the indigent expenses in the Champaign County Municipal Court.

#### **Ordinance No. 4528-20**

An Ordinance to approve and adopt the Urbana South Main Street Corridor Plan as an official planning guide of the City of Urbana, Ohio.

### **Second Reading**

#### **Ordinance No. 4532-20**

An Ordinance to amend Sections 121.01, 111.03, and 111.04 of the Codified Ordinances as required by the City of Urbana Charter, §4.06(k) (THE NEW SALARY COMMISSION).  
(Requires three reading)

### **First Reading**

#### **Ordinance No. 4533-20**

An Ordinance to vacate all of Beech Street adjoining the south lines of Lots 18, 19, 20, 21, 22, & 23 of Mosgrove, Wiley, Winslow & Young Addition as recorded in Plat Slide 92, Cabinet 1, of the Champaign County Plat Records; and to vacate all of the part of Beech Street adjoining the south line of Lots 6, 7 & 8, of William Wiley's Addition as recorded in Plat Slide 60, Cabinet 1, of the Champaign County Plat Records; and to vacate the 12' wide alley between Lots 21 and 22 of Mosgrove, Wiley, Winslow & Young Addition as recorded in Plat Slide 92, Cabinet 1, of the Champaign County Plat Records. (Requires three readings and Public Hearing)

#### **Ordinance No. 4437-20**

An Ordinance to amend Resolution 2433-19 to modify or increase appropriations within various funds of the City of Urbana, Ohio for the current expenses during the fiscal year ending December 31, 2020. (Supplemental Appropriations) (Requires three readings)

\*\*\*This Ordinance will be a walk-in Ordinance\*\*\*

**Resolution No. 2594-20**

Resolution of the City of Urbana Council adopting the Community Reinvestment Area Agreement by and between the City of Urbana as the Municipal Corporation, the Ultra-met Company as the Enterprise. (Suspension of the Rules Requested)

**Marcia Bailey – CEP Director – Update on CRA Application, Ultra-met and Urbana City Schools.**

**Miscellaneous Business**

**Adjourn**

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**URBANA CITY COUNCIL  
PUBLIC HEARING  
TUESDAY, DECEMBER 1, 2020**

President Hess called the Public Hearing to order at 6:04 p.m. to provide the public the public the opportunity to review and comment on the following:

To provide the public an opportunity to review and comment on the adoption of the Urbana South main Street Corridor Plan as an official planning guide of the City of Urbana, Ohio.

Mr. Crabill began by stating that work had begun on this plan approximately two years ago and there was a Public Meeting held in January, 2020. He said that this plan provides guidance in helping to determine what is developed and not developed, and is basically a guide book. Mr. Paul mentioned that he noticed in the planning area it was approximately 2/3 industrial and 1/3 residential. Mr. Paul also asked what the definition of special assessment district was. Mr. Crabill stated that per the ORC, a municipality can build just about everything, and that a special assessment district is just another tool to help in getting things built. Mr. Fields asked Mr. Crabill to elaborate on zoning. Mr. Crabill stated that he recommended to work on the BR-1, and that would probably be going to be the first and foremost. He added that it was recommended to put commercial more toward an intersection. President Hess asked if the LUC was going to help with zoning. Mr. Crabill stated yes, he thought Brad would be willing to help with that.

President Hess called the Public Hearing closed at 6:23 p.m.

**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
TUESDAY, DECEMBER 1, 2020**

President Hess called the City of Urbana Regular Session Meeting to order at 6:24 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, Superintendent of Public Works Chad Hall, city Engineer Tyler Bumbalough, and Community Development Manager Doug Crabill.

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

**MAYORAL PROCLAMATION** – Mayor Bean declared the month of December as General Aviation Appreciation Month for 2020.

## **MINUTES**

Mr. Paul moved to put the minutes of November 17, 2020, on the floor for discussion and possible passage. Mr. Ebert seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0.

## **COMMUNICATIONS**

1. Design Review Board Meeting Minutes of February 24, 2020, and September 28, 2020.

Mr. Paul asked why it took so long to get the minutes from the board meetings. Mr. Brugger advised that the boards only meet so many times and they have to approve the prior meeting minutes.

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

Motion passed 6-0.

## **ADMINISTRATIVE REPORTS - BOARD OF CONTROL**

1. **R.B. Jergens Contractors Inc. - \$217,935.27 (various City funds)**

Mr. Bumbalough stated that the project took longer than expected and that these costs were for overages. He added that there was a list of change orders included in the packet. He also stated that a lot of what the overages was what was found underground, such as railroad ties. There were quite a few of unknown findings underground. He also stated that the plans themselves, some things were lacking as well. Mr. Scott asked about #8, regarding water service downtown, and asked why this wasn't planned for in the beginning. Mr. Bumbalough stated that they opted for the insertion of valves. Mr. Scott asked about #17, multiple for account worksheet and wondered what that meant. Mr. Bumbalough stated that the sheets were for time/labor that occurred. Mr. Scott asked about #16, the change of completion date, and asked if they met the new date and if not, was there a penalty. Mr. Bumbalough advised that they did not meet the completion date. Mr. Bumbalough also stated that liquidated damages were a part of the agreement, just not assessed and the City did not get any liquidated damages, they just wanted to get the work done. Mr. Paul stated that this was a pretty sizeable chunk for a project that didn't go as expected. He also asked they were now on the City's do not hire list. Mr. Bumbalough stated that was his recommendation. Mr. Paul also asked how much in the change orders is due to

their planning and Mr. Bumbalough responded probably ¼ to 1/3. Mr. Paul asked what would happen if Council were to say no, what would be next step, getting sued? Mr. Brugger stated that would be a safe bet. Mr. Paul asked if this worth fighting. Mr. Feinstein stated that the liquidated damages have not been resolved. Mr. Brugger added that everyone cut their losses and they got to a point to finalize the project. Mr. Fields asked if the City could negotiate a lower amount. Mr. Feinstein stated that these number have nothing to do with the liquidated damages.

Mr. Paul moved to put this item 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, no; Mrs. Collier, yes; Mr. Ebert, yes; and Mr. Fields, yes.

Motion passed 5-1.

## **CITIZEN COMMENTS**

Keith Norris spoke in reference to the Habitat for Humanity house. He stated that there are still car issues, pallet issues, etc. He said that this issue has been going on for over a year. He stated that the pallets are made to look like a fence. He added that this issue is doing a terrible job for his property value. He advised that the resident is now building some sort of shed.

## **Ordinances and Resolutions**

### **First Reading –**

#### **Resolution No. 2593-20**

A Resolution declaring December as General Aviation Appreciation Month for 2020.

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

Mr. Brugger stated that this was an annual Resolution and everything out at the airport was up to date for the exception of the upcoming spring project. He also stated how lucky the City was to have Elton Cultice running the airport. He stated that he currently holds the office as Secretary for the FAA for Ohio and soon is to be in the role of Vice President of the FAA for the State of Ohio. Mr. Ebert state that the City of Urbana’s airport is a crown jewel of an airport.

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

Resolution passed 6-0.

**Ordinance No. 4532-20**

An Ordinance to amend Sections 121.01, 111.03, and 111.04 of the Codified Ordinances as required by the City of Urbana Charter, §4.06(k) (THE NEW SALARY COMMISSION)

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

Mr. Feinstein stated that the commission would be a panel of 5 residents of the community that are recommended by the Mayor and appointed by Council. Mayor Bean asked Council if they could recommend residents for each ward and one at-large for him to consider. Mr. Feinstein also stated that no City employees or family, etc. are allowed to sit on the commission.

President Hess declared this Ordinance to have its first reading.

**Second Reading –**

**Resolution No. 2433-20**

A Resolution to appropriate money for the several objects and purposes which the City of Urbana, Ohio must provide for the fiscal year ending December 31, 2021.

Mr. Scott moved to put this Resolution on the floor for discussion. Mr. Fields seconded.

Ms. Boettcher stated that this budget is based off the revenue of the 2020 Tax Budget.

President Hess declared this Resolution to have its second reading.

**Ordinance No. 4388-21**

An Ordinance authorizing the Indigent Defense Agreement with the Champaign County Commissioners to allow the City and County to receive partial reimbursement from the Ohio Public Defender Commission for the indigent expenses in the Champaign County Municipal Court. (Requires three readings)

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

President Hess declared this Ordinance to have its second reading.

**Ordinance No. 4528-20**

An Ordinance to approve and adopt the Urbana South Main Street Corridor Plan as an official planning guide of the City of Urbana, Ohio.

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

President Hess declared this Ordinance to have its second reading.

**Third Reading –**

**Ordinance No. 4529-20**

An Ordinance to vacate the 20' wide alley (0.046 AC) beginning at the northeast corner of Lot 288 of Depositors Addition, south 100.09' to the southwest corner of lot 276 of Depositors Addition, west 20' to a point of lot 288 of Depositors Addition then north 100.57' to the place of the beginning.

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

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

Ordinance passed 6-0

**Ordinance No. 4530-20**

An Ordinance to vacate the 20' wide alley (0.21 AC) beginning at the northwest corner of Lot 292 of Depositors Addition, south 150' to the southwest line of Lot 292 of Depositors Addition, southeast 116.15' to the north line of Fyffe St., northwest 105.9 to a point that intersects with the extension of the west line of 136 Hagenbuch St., north 50' to the southwest corner of 136 Hagenbuch St., east 50' to the southeast corner of Lot 294 of Depositors Addition, north 150' to a point in part Lot 297 of Depositors Addition, then finally, east 20' to the original place of beginning.

Mr. Crabill stated that this was an expansion that Ultra Met would like to undertake. This would expand approximately 5,000 square feet.

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

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

Ordinance passed 6-0

**Ordinance No. 4531-20**

An Ordinance to amend the City of Urbana's Official Zoning Map by rezoning four parcels of land located at 136 Hagenbuch St., 736 N. Main St., & 738 N. Main St. (Parcel IDs: K48-25-00-04-02-075-00 & K48-25-00-04-02-059-00, K48-25-00-04-02-058-00, K48-25-00-04-02-057-00)



which are currently zoned R-2 Medium Density Residential District to M-1 Manufacturing District.

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

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

Ordinance passed 6-0

### **MISCELLANEOUS BUSINESS/WORK SESSION**

Ms. Boettcher stated at the last Council Meeting, the Cares Act Award was discussed and the City did receive funds in the amount of \$473,361.94, and this amount would be included in the upcoming Resolution regarding Budget Appropriations and the next meeting.

Mr. Crabill spoke about tomorrow's edition of the Urbana Daily Citizen and how there was going to be a press release signaling True Inspection and how they are renovating the Z3 Building.

Mr. Hall stated that the leaf pick-up for the City would be completed next week, weather permitting. He also advised the Compost Facility would close next week as well. President Hess asked when they were going to begin grinding and Mr. Hall advised either January or February.

Mayor Bean said there have been over 1,000 Covid cases for Champaign County. He pleaded to everyone to please wear a mask, wash your hands, and to keep yourself, your family, and your neighbor's safe.

Mr. Brugger reminded all that S.R. 54 is closed for a couple of weeks. He advised the Sewer Project was moving forward. He also spoke about the Q3 Building and stated how amazing it was by taking time to walk through things, to see a project like this happen. He also gave thanks to True Inspections for working with the City. He also spoke about the Community Health and Wellness that would be in the Q3 Building as well. He said that patience is a virtue and it's been a long haul, but fruitful.

Mr. Scott stated that the local YMCA is holding a charity auction and that anyone could bid for items on line.

Mr. Paul asked about a timeline with the finishing up and getting into the Q3 Building. Mr. Brugger stated that we should see some activity in the middle of December. Mr. Paul stated that was just fantastic and a phenomenal project.

President Hess asked if Council wanted to have a final Work Session for the year. It was decided that a Work Session would be scheduled for December 8, 2020, at 6:00 p.m. and it would be a virtual meeting.

Mr. Paul moved to excuse Mr. Thackery. Mr. Scott seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 6-0

Mr. Fields moved to adjourn. Mr. Scott seconded. Voice vote on approval: all ayes; nays, none.

Motion passes 6-0.

**ADJOURN AT 7:35 p.m.**

**NEXT SCHEDULED MEETING**  
December 15, 2020, at 6:00 p.m.

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Council Clerk

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Council President

To: Urbana City Council

From: Chris Boettcher, Director of Finance 

Date: December 11, 2020

Re: Urbana City Council proposed meeting schedule for calendar year 2021

Attached is the proposed 2021 meeting schedule for Urbana City Council (UCC). This reflects the current schedule of conducting the UCC regular session meetings on the first and third Tuesday's of each month at 6:00 p.m. This schedule will not hinder the Finance Department with meeting the mandated deadlines (i.e. Tax Budget July 15<sup>th</sup>).

Please review the attached calendar.

# Calendar for Year 2021 (United States)

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March						
Su	Mo	Tu	We	Th	Fr	Sa
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20	21	22	23	24	25	26
27	28	29	30	31		

April						
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				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
Su	Mo	Tu	We	Th	Fr	Sa
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
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25	26	27	28	29	30	31

August						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## Holidays:

Jan 1	New Year's Day	Oct 11	Columbus Day
Jan 18	Martin Luther King Jr. Day	Nov 11	Veterans Day
Feb 15	Presidents' Day (Most regions)	Nov 25	Thanksgiving Day
May 31	Memorial Day	Dec 24	'Christmas Day' day off
Jul 4	Independence Day	Dec 25	Christmas Day
Jul 5	'Independence Day' observed	Dec 31	'New Year's Day' day off
Sep 6	Labor Day		



OCTOBER 2020  
PURCHASE ORDERS \$2,501-\$50,000

PURCHASE ORDER #:	VENDOR :	PURCHASE ORDER AMOUNT :	DEPARTMENT :	EXPLANATION :	BOC APPROVAL DATE & VOTE:
27506	W PRODUCTIONS	\$ 4,000.00	CARES ACT	MUNICIPAL BLDG DIRECTIONAL SIGNAGE (OUTDOOR)	BOC= 9.30.20 (2)
27507	D&L SERVICES, PIQUA	\$ 5,485.00	CARES ACT	PROVIDE & INSTALL VIRTUAL MEETING EQUIPMENT FOR TRAINING & CONFERENCE ROOM	BOC= 9.30.20 (2)
27508	SKELLY LUMBER	\$ 3,800.00	PARK	BLANKET FOR TENNIS COURT RESTROOM RENOVATION	BOC= 9.30.20 (2)
275522	ANDY LINGRELL PLUMBING	\$ 9,250.00	CARES ACT	LABOR TO INSTALL HANDS FREE DEVICES CITY WIDE	BOC= 10.7.20 (3)
27524	THOMPSON HINE, LLP	\$ 5,000.00	NON-DEPARTMENTAL	FILING GOVERNMENTAL OPIOID PROOF OF CLAIM	BOC= 10.7.20 (3)
27546	URBANA MATERIALS	\$ 3,000.00	CAPITAL IMPROVEMENT	STONE FOR NEW PARK BUILDING	BOC= 10.14.20(3)
27547	BUSINESS EQUIPMENT	\$ 8,940.00	CARES ACT	LORELL FLIPPER TRAINING TABLES, NESTING FOLDING CHAIRS, INSTALLATION	BOC=10.14.20(3)
27548	ESO SOLUTIONS INC	\$ 3,099.95	FIRE DEPT	CLOUD HOSTED SOLUTION FOR FIREHOUSE RECORDS MANAGEMENT SYSTEMS	BOC=10.14.20(3)
27554	IN THE SWIM	\$ 4,423.05	POOL	DOLPIN C6 PLUS ROBOTIC	BOC=10.21.20(3)
27555	WESTECH	\$ 3,984.00	WASTEWATER	(2) 40 HP OX DITCH MOTOR	BOC=10.21.20(3)
27561	LEAK SEEKERS	\$ 6,500.00	WATER	2020 LEAK DETECTION SURVEY	BOC=10.21.20(3)
27569	BENJAMIN STEEL CO	\$ 2,895.75	SEWER	1" HR PLATE 5' X 5'	BOC=10.28.20(3)

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Chris Boettcher  
Secretary

**Ordinance 4533-20**

**AN ORDINANCE TO VACATE ALL OF BEECH STREET ADJOINING THE SOUTH LINES OF LOTS 18, 19, 20, 21, 22, & 23 OF MOSGROVE, WILEY, WINSLOW, & YOUNG ADDITION AS RECORDED IN PLAT SLIDE 92, CABINET 1, OF THE CHAMPAIGN COUNTY PLAT RECORDS; AND TO VACATE ALL OF THAT PART OF BEECH STREET ADJOINING THE SOUTH LINE OF LOTS 6, 7, & 8 OF WILLIAM WILEY'S ADDITION AS RECORDED IN PLAT SLIDE 60, CABINET 1, OF THE CHAMPAIGN COUNTY PLAT RECORDS; AND TO VACATE THE 12' WIDE ALLEY BETWEEN LOTS 21 and 22 OF MOSGROVE, WILEY, WINSLOW & YOUNG ADDITION AS RECORDED IN PLAT SLIDE 92, CABINET 1, OF THE CHAMPAIGN COUNTY PLAT RECORDS.**

**WHEREAS**, on September 28, 2020, the City of Urbana petitioned to vacate a portion of Beech Street and a 12' wide alleyway as described in Exhibits A & B; and

**WHEREAS**, this portion of Beech Street and the 12' wide alleyway are located among parcels owned by the petitioner, the West Central Ohio Port Authority, and Elm Street Corporation (Orbis); and

**WHEREAS**, the petitioner has had dialogue with the West Central Ohio Port Authority and Elm Street Corporation (Orbis) regarding existing parcel ownership within this area and the West Central Ohio Port Authority has authorized survey work within this area; and

**WHEREAS**, as part of this authorized survey work on behalf of the West Central Ohio Port Authority, Mr. William D. Edwards, Ohio licensed Professional Surveyor No. 7574, determined that unimproved Beech Street and an unimproved 12' wide alleyway in this area had not been vacated; and

**WHEREAS**, the petitioner and surveyor determined that this street and alleyway vacation should be completed prior to additional survey work being undertaken in this area; and

**WHEREAS**, on September 28, 2020, the City of Urbana Planning Commission recommended by a 5-0 vote that Urbana City Council approve this request to vacate a portion of Beech Street and an unnamed 12' wide alleyway; and

**WHEREAS**, after the vacation of this portion of Beech Street is completed, the petitioner desires to maintain right of access from Ann Street across the vacated portion of Beech Street for the 5.484 acre parcel recorded in O.R. 550, pg. 317; and

**WHEREAS**, this right of access shall be retained within an 0.095 acre area (additional vacation) area as depicted and described in Exhibits D-E.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Urbana, County of Champaign, and the State of Ohio:

**SECTION ONE:**

The Plat Map section showing the proposed vacation of a portion of unimproved Beech Street and an unnamed, unimproved 12' wide alleyway is attached and labeled as "Exhibit A".

**SECTION TWO:**

The street and alleyway description for the areas to be vacated, as prepared by Mr. William D. Edwards, Ohio licensed Professional Surveyor No. 7574, is labeled as "Exhibit B".

**SECTION THREE:**

The City Council finds that there is good cause for such vacation as requested and such vacation will not be detrimental to the general interests of the citizens of the City of Urbana.

**SECTION FOUR:**

A portion of Beech Street and a 12' wide alleyway are hereby vacated subject to easement preservation terms as outlined in Ohio Revised Section 723.041.

**SECTION FIVE:**

The transmission of the City of Urbana Planning Commission's recommendation prepared by the Zoning & Compliance Officer, Adam Moore, is attached and labeled as "Exhibit C".

**SECTION SIX:**

Right of access shall be maintained across the vacated portion of Beech Street from Ann Street for the 5.484 acre parcel recorded in O.R. 550, pg. 317 through the 0.095 acre area (additional vacation) area as depicted in "Exhibit D" and described in "Exhibit E".

**SECTION SEVEN:**

The Clerk of Council is instructed to endorse upon such plat the action of this Council in vacating such portion of street and alleys and cause the said plat to be recorded in the office of the Recorder of Champaign County, Ohio.

**SECTION EIGHT:**

The Clerk of Council is directed to notify the Auditor of Champaign County, Ohio of this vacation by sending the Auditor a copy of this Ordinance.



**SECTION NINE:**

This Ordinance shall become effective at the earliest time provided by law.

\_\_\_\_\_  
*President, City of Urbana Council*

PASSED: \_\_\_\_\_, of \_\_\_\_\_, 2021

EFFECTIVE: \_\_\_\_\_, of \_\_\_\_\_, 2021

ATTEST: \_\_\_\_\_  
*Clerk of Council*

This Ordinance approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
*Mayor, City of Urbana*

Department requesting: Community Development		Personnel: D. Crabill	Director of Law review
Expenditure? <b>Y (N)</b>	Emergency? <b>Y (N)</b>	Public Hearing? <b>(Y) N</b>	
Readings required: <b>1 2 (3)</b>		If yes, dates advertised: December 26, 2020	
First reading date: December 15, 2020	Second reading date: January 5, 2021	Third/Final reading date: January 19, 2021	

Anticipated effective date if approved: February 19, 2021



**EXHIBIT B**

**AREA OF BEECH STREET & ALLEY TO BE VACATED:**

Being situate in the State of Ohio, County of Champaign, City of Urbana, described as follows:

All of Beech Street adjoining the South lines of Lots 18, 19, 20, 21, 22, & 23 of Mosgrove, Wiley, Winslow, & Young Addition as recorded in Plat Slide 92, Cabinet 1, of the Champaign County Plat Records, and all of that part of Beech Street adjoining the South line of Lots 6, 7, & 8, of William Wiley's Addition as recorded in Plat Slide 60, Cabinet 1, of the Champaign County Plat Records.

ALSO: the 12' wide Alley between Lots 21 and 22 of Mosgrove, Wiley, Winslow & Young Addition as recorded in Plat Slide 92, Cabinet 1, of the Champaign County Plat Records.

Areas to be vacated are shown on Exhibit "A".



Exhibit C

Department of Zoning and Compliance

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205 South Main Street • Urbana, Ohio 43078 • <http://www.urbanaohio.com> • (937) 652-4300

December 11, 2020

Urbana City Council  
205 S. Main St.  
Urbana, OH 43078

RE: Beech St. Right of Way Vacation

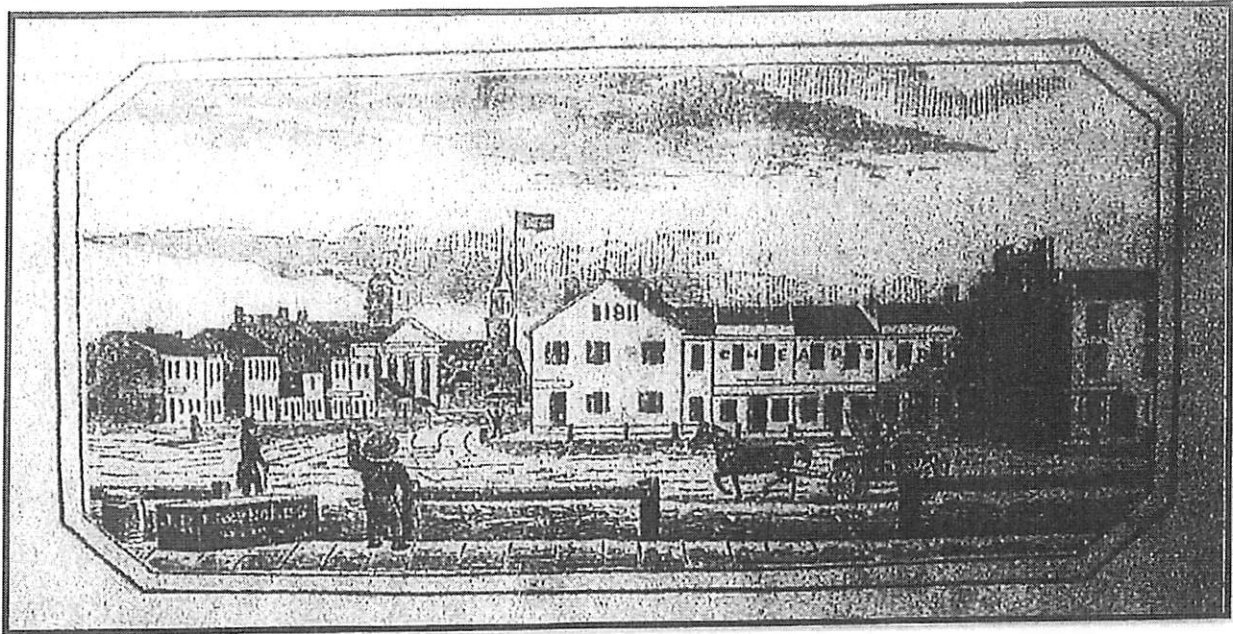
Dear Councilmembers,

On September 28, 2020, the City of Urbana Planning & Zoning Staff proposed the right-of-way vacation of a portion of Beech St. & an adjoining Alley, as described and depicted in the attached documents. Planning Commission, by a 5-0 vote, recommended the proposed amendment be *approved*. The Department of Zoning & Compliance Staff Report is attached for your review.

Respectfully,

A handwritten signature in black ink that reads "A. Moore".

Adam Moore  
Department of Zoning & Compliance Officer



## STAFF REPORT

**Project Case No.:** PC-2020-017  
**Staff:** Adam Moore – Zoning & Compliance Officer  
**Applicant:** City of Urbana Planning & Zoning Staff  
**Property Address:** N/A  
**Property Size:** N/A  
**Current Zoning:** M-1 Manufacturing District

### Request Summary:

The City of Urbana is requesting for all of Beech Street adjoining the south lines of Lots 18-23 of Mosgrove, Wiley, Winslow, & Young Addition as recorded in Play Slide 92, Cabinet 1, of the Champaign County Plat Records, and all of that part of Beech Street adjoining the south line of Lots 6-8 of William Wiley's Addition as recorded in Play Slide 60, Cabinet 1, of the Champaign County Plat Records. ALSO, the 12' wide Alley between Lots 12 and 22 of Mosgrove, Wiley, Winslow, & Young Addition as recorded in Play Slide 92, Cabinet 1, of the Champaign County Plat Record. Areas to be vacanted are shown in your packet as EXHIBIT A.

# Exhibit D

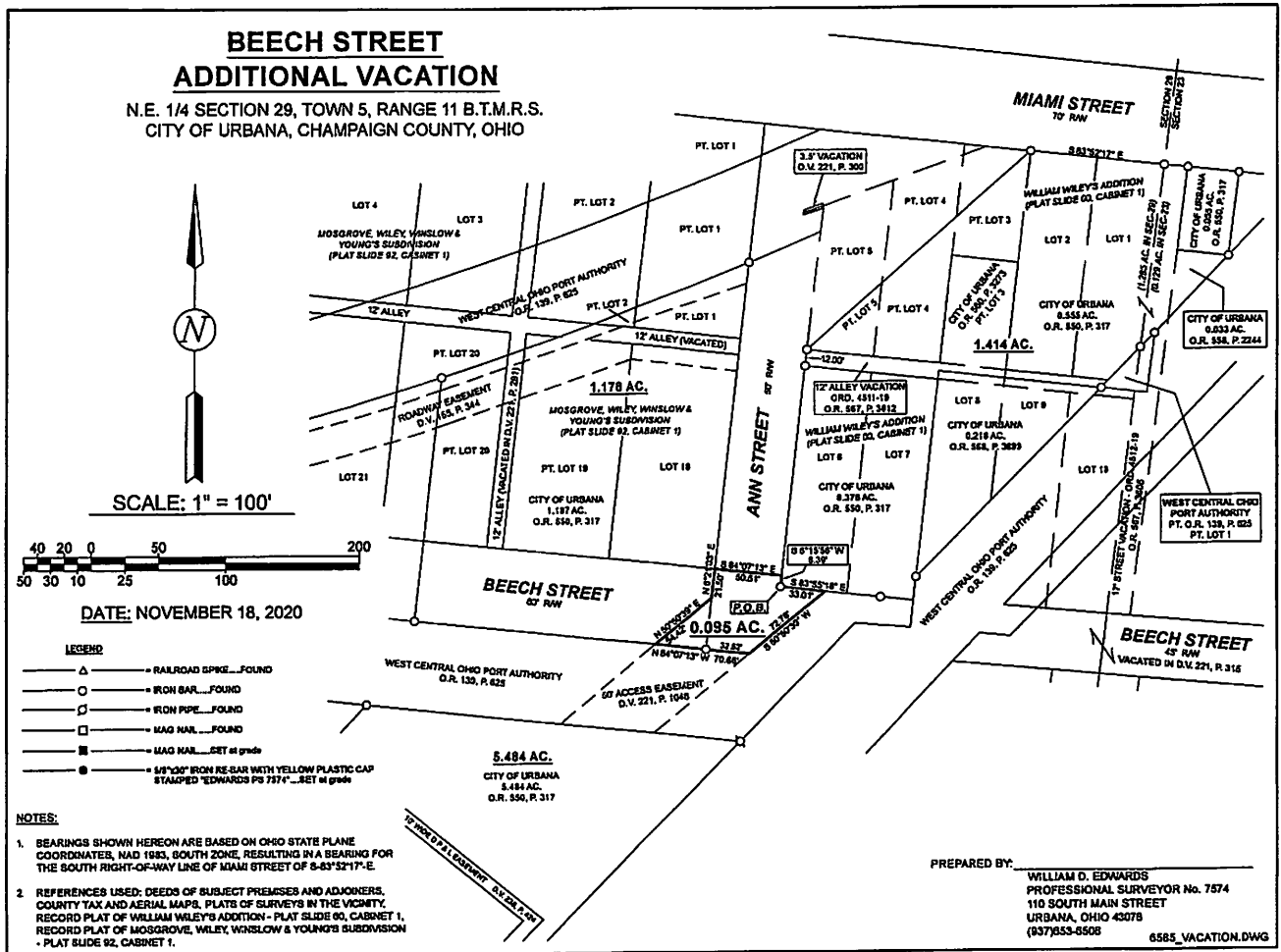


EXHIBIT E

**BEECH STREET – ADDITIONAL VACATION**

Being situate in the State of Ohio, County of Champaign, City of Urbana, and being a part of the Northeast Quarter of Section 29, Town 5, Range 11, B.T.M.R.S., and being more particularly described as follows:

**BEGINNING** at an iron bar found at the Southwest corner of Lot 6 of William Wiley's Addition as recorded in Plat Slide 60, Cabinet 1, of the Champaign County Plat Records;

Thence with the South line of Lot 6, S-83°55'18"-E, 33.01'(feet) to a point at the Northeast corner of a 50' wide access easement per Deed Volume 221, Page 1048;

Thence with the East line of the 50' wide access easement, S-50°50'39"-W, 72.78'(feet) to a point on the South line of Beech Street (60' right-of-way);

Thence with the South line of Beech Street and the South line of a 1.178 acre tract conveyed to the City of Urbana by deed recorded in Official Record 92, Page 317, N-84°07'13"-W, 70.66'(feet) to a point, passing for reference an iron bar found at the Southeast corner of the 1.178 acre tract at 32.52'(feet);

Thence N-50°50'39"-E, 54.42'(feet) to a point on the East line of the 1.178 acre tract and on the West line of Ann Street(50' right-of-way) projected;

Thence with the West line of Ann Street projected and the East line of the 1.178 acre tract, N-6°21'03"-E, 21.50'(feet) to a point at the Southeast corner of Lot 18 of Mosgrove, Wiley, Winslow, & Young's Subdivision as recorded in Plat Slide 92, Cabinet 1;

Thence S-84°07'13"-E, 50.51'(feet) to a point on the West line of aforementioned Lot 6 and on the East line of Ann Street;

Thence with the East line of Ann Street and the West line of Lot 6, S-6°15'56"-W, 8.39'(feet) to the place of beginning.

Containing 0.095 acre but being subject to the rights of all legal highways and all easements of record.



**RESOLUTION NO. 2594-20**

**RESOLUTION OF THE CITY OF URBANA COUNCIL ADOPTING THE COMMUNITY REINVESTMENT AREA AGREEMENT BY AND BETWEEN THE CITY OF URBANA AS THE MUNICIPAL CORPORATION, THE ULTRA-MET COMPANY AS THE ENTERPRISE**

WHEREAS, the City of Urbana, by Ordinance 4348 adopted February 22, 2011, designated the Community Reinvestment Area No.1 pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective May 13, 2011, the Director of Development of the State of Ohio determined that the aforementioned areas designated in said Ordinance No. 4348 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and certified said areas as an Community Reinvestment Area under said Chapter 3735; and

WHEREAS, the City of Urbana has encouraged the development and acquisition of real property located in the areas designated as a Community Reinvestment Area; and

WHEREAS, the Ultra-Met Company has applied for a Community Reinvestment Area Agreement; and

WHEREAS, notice has been provided to the appropriate school districts of the proposed Agreement for comment; and

WHEREAS, the City of Urbana as the municipal corporation will enter into an Community Reinvestment Area Agreement with the Ultra-Met Company 720 N. Main St. Urbana, OH an Ohio Corporation and the property owner for a tax exemption for 75% (seventy-five percent) of the real property tax for a term of 15 (fifteen) years for a project including the construction of a 5,040 square foot manufacturing addition and the creation and preservation of employment opportunities with an estimated investment of \$800,000.00.

WHEREAS, the Ultra-met Company will create 10 (ten) full time permanent job opportunities and retain 102 (one hundred two) full time permanent job opportunities in Urbana, OH as a result of this Community Reinvestment Area Agreement. Creating an additional \$425,000.00 in payroll and retaining \$5,541,711.00; and

WHEREAS, Urbana City School Board by Resolution 1219.05 adopted December 15, 2020, approved the tax exemption of 75% for a period of 15 years, as set forth in the CRA agreement among the Ultra-met Company and the City of Urbana; and

WHEREAS, the Ultra-met Company have applied for said Community Reinvestment Area Agreement is required to be adopted by resolution approved by the Council of the City of Urbana.

**NOW, THEREFORE, BE IT HEREBY RESOLVED, BY THE COUNCIL OF THE CITY OF URBANA, OHIO:**

SECTION ONE: That this Community Reinvestment Area Agreement between the City of Urbana, as municipal corporation, the Ultra-met Company as the enterprise and lessee, is hereby adopted by the Council of the City of Urbana.



SECTION TWO: That this Council finds that the said Community Reinvestment Area Agreement mentioned in Section One herein and above shall include a job creation and retention provision. The same to be achieved by December 2025.

SECTION THREE: That this Council finds that the said Community Reinvestment Area Agreement mentioned in Section One Herein and above shall include the following:


\_\_\_\_\_  
 Council President, City of Urbana

Passed: \_\_\_\_\_

Attest: \_\_\_\_\_

This Resolution approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Mayor, City of Urbana

Department requesting:		Personnel:	Director of Law review 
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? Y (N)	
Readings required: (1) 2 3		If yes, dates advertised:	
First reading date: 12/15/2020	Second reading date:	Third/Final reading date:	

Anticipated effective date if approved: 12/16/2020