

URBANA CITY COUNCIL
REGULAR SESSION MINUTES – FEBRUARY 26, 2013

The Urbana City Council Regular Session Meeting of Tuesday, February 26, 2013, was called to order at 7:08PM, by **Council President Marty Hess** in Court Chambers / The Municipal Building.

Attendance – All Council Members were present

City Staff – Mayor Bill Bean; Mr. Kerry Brugger, Director of Administration; Mr. Lee Williams, Finance Director; Mr. Doug Crabill, Assistant to the Director of Administration; Mr. Brad Bodenmiller; Mr. Chad Hall; and Mr. Chris Stokes

Roll Call and Pledge of Allegiance

Approval of Minutes

Mr. Robert Thorpe moved to approve the UCC Public Hearing Minutes, UCC Regular Session Minutes, and UCC Work Session Minutes (all of February 12, 2013); Mr. Dwight Paul seconded. Motion carried without objection.

Communications

Mr. Larry Lokai moved to place the LUC Regional Planning Commission Executive Committee Meeting Minutes (February 14, 2013) on file; Mr. Paul seconded. Motion carried without objection.

Administrative Reports – Board of Control

1. Mr. Lokai moved to authorize a purchase order to Fetz Inc. in the amount of \$18,350 for a new Lochinvar natural gas pool heater at the City Park (This was the lowest of 2 Lochinvar bids received. This expense will be charged to Recreation Capital, and is in the 2013 Budget); Mr. Al Evans seconded. Motion carried without objection.

Discussion –

Mr. Chris Stokes addressed Council indicating this item is needed to heat the pool for the Summer, and stated, “This is the 20th year for the one we’ve had.”

He noted three companies had bid/provided quotes, with bid details

Mrs. Virginia Smith asked, “The pool heater—you got 20 years out of it, which is good—is Fetz the one that put this one in 20 years ago, or was it another company?”

“That’s a great question,” replied Mr. Stokes. “I believe Fetz was the one, because there was a discrepancy over how that was all done. I heard about it a couple times.”

Mr. Paul asked, “What did we have budgeted for this—do you remember?”

“\$20,000.” answered Mr. Stokes.

“This unit’s a good unit—correct?” asked Mr. Evans.

“Yes—it’s supposed to be the best out there,” said Mr. Stokes.

“The one we have is the same...” Mr. Evans began.

Mr. Stokes interjected, “That’s why we’ve gotten the life expectancy we have.”

“Service as well?” asked Mr. Evans.

Mr. Stokes replied, “Yes.”

Mr. Eugene Fields said, “Keep up the good work! Thanks Chris!”

2. Mr. Doug Hoffman moved to authorize a blanket purchase order to EJP in the amount of \$30,000 for in-line valves for the water distribution system (This expense will be charged to Water Division, and is in the 2013 Budget); Mr. Fields seconded. Motion carried without objection.

Discussion –

Mr. Lee Williams (in the absence of Mr. Robert Munch) explained:

“This is a normal blanket purchase order that he would issue for the in-line valves. He normally did it for \$20,000—this year he did it for \$30,000—he won’t do it as frequently (hopefully).”

“So then it is in the Budget?” asked Council President Hess.

Mr. Williams said, “Yes it is.”

“You’ve got to have them on hand, don’t you?” asked Mr. Evans.

“Yes sir,” Mr. Williams replied.

Mr. Lokai provided a brief definition of a ‘blanket purchase order.’

3. Mr. Paul moved to authorize a purchase order to Island Enterprises in the amount of \$11,500 for the relocation of the secondary electric for the Waste Water Treatment Plant upgrade (This was the lower of (2) proposals received. This expense will be charged to the Waste Water Treatment Plant, and is not in the 2013 Budget / Funding will come from the carry-over balance); Mrs. Smith seconded. Motion carried without objection.

Discussion –

Mr. Chad Hall explained:

“This is the second half—if you recall, last meeting...we had the expenditure from DP&L (their portion), and this is now the second half...this is to finalize the whole project for relocating the electrical.”

Mr. Fields commented, “It had to be done.”

“The carry-over amount is going to handle the whole thing, right?” asked Mr. Paul.

“Yes—correct,” answered Mr. Williams.

Mr. Lokai said, “If we don’t approve this, we can’t relocate and build a new plant... so...I recommend passing this.”

Citizen Comments

There were no citizens who came to the podium. Council President Hess read an email that was sent to the Council Clerk (Feb. 26, 2013) with the subject : ‘Change is Needed.’ The email from Mr. Joe Buckwalter called for improvement of payment options in the Utilities Dept., and suggested credit card acceptance/paperless billing. (*See Council File).

Mr. Evans recommended the email be given to the Finance Director to ‘let him take care of it.’

“I think this is something that could be done fairly easy...it’s fairly simple,” said Council President Hess.

“There are resolutions in place today that can handle that...I’ll have to get into it, and talk to him directly,” Mr. Williams said.

Ordinances and Resolutions

Third Reading –

There were no Third Readings.

Second Reading –

ORDINANCE NO. 4389 – (NOW AMENDED: Feb. 26, 2013)

AN ORDINANCE TO REPEAL AND REPLACE SECTION D. SIGNS OF THE URBANA CORRIDOR DEVELOPMENT STANDARDS ESTABLISHED BY CHAPTER 1127

(*Read and declared a Second Reading)

Mr. Brad Bodenmiller announced this as AMENDED, and to have had a Second Reading. This Ordinance will go to a Third Reading on March 12, 2013. He said he would be happy to answer any questions Council may have regarding this Ordinance. Council President asked whether this Ordinance could be passed at this Meeting, and Mr. Bodenmiller said it has to have three readings.

Mrs. Smith noted that Mr. Richard McCain would like a copy of this Ordinance.

Mr. Bodenmiller noted the changes that were made (numbers/letters/misspelled words, etc.)

RESOLUTION NO. 2384 –

Mr. Evans moved to suspend the rules on three readings; Mr. Lokai seconded.

Roll call vote to approve suspension: Mrs. Smith, yes; Mr. Lokai, yes; Mr. Thorpe, yes; Mr. Hoffman, yes; Mr. Fields, yes; Mr. Evans, yes; Mr. Paul, yes (7-0)

Mr. Evans moved to place RESOLUTION NO. 2384 on the business floor for discussion and passage; Mr. Lokai seconded.

Roll call vote to approve: Mr. Lokai, yes; Mr. Thorpe, yes; Mr. Hoffman, yes; Mr. Fields, yes; Mr. Evans, yes; Mr. Paul, yes; Mrs. Smith, yes (7-0)

Discussion -

Mr. Doug Crabill explained this Resolution again.

He said:

“The funding request is for three and a half million dollars--\$550,000 of that is for Wooddale—we’re going to go ahead and ask for \$3.5mil, and try to get \$550,000 from Ohio Public Works Commission...so if we were successful in getting that funding this year, then we would move forward on with that as its own separate project through that funding source...but going in we’re going to ask for the \$3.5mil...we do request suspension of this tonight...this application is due March 1st (which is Friday). We would still like to request to have...this is a (I guess) a Work Session topic, or a Saturday Session topic. This is something that probably...talking about looking at long-term financials related to this project...it’s something that’s going to take more than a half hour after a Council Meeting (so just be aware of that). It would take at least an hour to sit down, and talk about...so at a later date we’d like to talk more about paying this type of debt back, and also looking at future phases...because ultimately we have a lot things that need to be replaced...”

Mr. Paul asked, “So roughly—how many homes are in that area?”

Mr. Crabill replied, “A lot—I don’t know—if you think about it being one of the older parts of town...the density’s higher.”

Mr. Paul said, “So—okay—roughly we’re talking about the City trying to get a loan for roughly \$3mil (assuming the half million comes through).”

Mr. Crabill replied, “Well, the other half million would still be a loan—it would just be a different funding source.”

“So—we’re going to borrow \$3.5mil, and then we have other mains we need to fix—so we’re talking...” Mr. Paul began.

“It’s a long term vision (if you will) of looking at replacing all of the mains over a 50 year period...it’s a long term,” said Mr. Crabill.

“So roughly—how long would it take to get this project done—from soup to nuts, start to finish?” asked Mr. Paul.

Mr. Crabill answered, “When we were looking into it...we did apply last year, and then pulled out...because we were deciding if we were going to do sewer with it...but I’m thinking it would be like over a year of construction...especially if we do the sewer, because they’ll actually lay the sewer first, and then the water second....and then put everything back...all the streets would get resurfaced.”

“Okay, so this is Phase 1...have you identified a possible Phase 2 site?” asked Mr. Paul.

“Phase 2 (if I remember correctly) would be Washington Ave., Lafayette, Lincoln, a portion of Boyce (I believe)...and then Grimes Circle,” stated Mr. Crabill.

“...and then we’d be looking at roughly the same cost—or maybe a little more (depending)?” asked Mr. Paul.

“It’s hard to say until its—until the engineers look at it,” said Mr. Crabill.

Mr. Kerry Brugger said, “Mike’s designing that.”

“So if we have this amount of credit that we take on now for this project—we go ahead and get a Phase 2, we’re going to have another lump sum (or another amount that we’re going to be borrowing)...are there sources out there that maybe we can roll things together?” asked Mr. Paul. “Are they all going to be just considered separate line items from here on out? What do we think we’re looking at as far as that goes?”

“It becomes part of our debt schedule—under the model of what we want to discuss in the Work Session is looking at...(you know) when is...the first loan drop off, and a new loan goes on...and that process just keeps continuing...so...but...you’re going to have inflation in the cost of doing the projects over time so...plus interest,” said Mr. Crabill.

Mr. Lokai recapped, “It’s my understanding we’ve got 75 miles of line in the city and we’ve got a 50 year plan...each year we’re going to do a mile and a half, so this is one-fiftieth of the project. I guess the positive thing is (all you have to do is listen to t.v.) and what’s happening in Columbus, and the people there are waiting many days for gas breaks, water breaks, line breaks to be repaired so...we need to have a little vision right now on this, and think ahead...this is a 50 year project, and this is one-fiftieth.”

Mr. Crabill referred to it as ‘a nationwide problem,’ and said his Mother told him about (half) the city of Athens being without water for 12 hours...because of a main break.

“It’s not unique to us...all the pipes are aging,” he added.

Mr. Thorpe said, “One thing I would say is—we should contact each property owner as we’re coming down the street, and offer them a contact to put the line in to their house (at their expense)...but if we had a contractor that would do it, and bid the whole street (properties for a whole street)...you could probably do that a lot cheaper than what you would have to pay individually. I know—individually that’s expensive.”

“My understanding is—we would go to the (what is it) the curb stop for water, and the edge of the right-of-way for the lateral for sewer...that’s my understanding,” said Mr. Crabill.

Mr. Thorpe said, “That’s what I’m saying...”

“But as far as going on private property—that’s going to be between the contractor and the property owner,” stated Mr. Crabill.

“I understand all that—what I’m saying is (you know) we could get something proactive here, and go to them...and offer them...you know, ‘Here’s your contractor. Talk to him. See what he’s doing’...while you’re here!” said Mr. Thorpe.

Mr. Crabill replied, “Yeah—if there’s a relationship between that contractor and that property owner—that’s up to them, but we’re not going to get involved in facilitating that. I understand what you’re saying, Bob.”

“It breaks my heart, buddy! I thought we were here to serve the people!” stated Mr. Thorpe.

Mr. Crabill referred to the expense of the project.

Mr. Doug Hoffman said, “I’m just glad that we’ve got people in place that are looking at tackling this! I appreciate it—this is an important issue—thank you!”

Mr. Crabill added:

“I will make a comment to Mr. Thorpe’s concern—I do agree that it would be an advantageous time for folks along these streets (that when the project is going on, to have planned ahead to replace their sewer or their water line if it’s dated--or aged)... You know--tear it up once, instead of tearing it up 6 months after this one’s done (or something)...so I understand your point, Mr. Thorpe...so I guess if I was a property owner on that street, and I knew my lines were older (and potentially in the same condition), I would be planning to look at that on my own as the project comes through.”

“The thing I was looking at is—you’re going to redo the street and repave the street...but then you’re going to dig into it about 4 feet to get out to the tap?”

“No—we’ll go back in the sidewalk area, but still it’s...a great time for the property owners to do it when this gets done,” Mr. Crabill responded.

RESOLUTION NO. 2386 –

(*Read and declared a Second Reading)

Discussion –

Ms. Marcia Bailey provided a brief update noting the County Commissioners passed their portion of the Resolution (effective this date), with a 50% match with the City for the CDBG allocation.

Mr. Lokai said, “This is still kind of a hot buzz item—there are a lot of people that, ‘Why are we spending all this money for a local project?’...and I explained to them, ‘This is a 2 year loan’...”

He expressed concern that people understand this is not being done for 5 property owners and one business.

“We’re doing it for thinking ahead,” he emphasized.

Ms. Bailey announced a meeting of the landowners along Route 36 to Robert Rothschild, scheduled for March 11.

RESOLUTION NO. 2387 –

Mr. Crabill again explained the purpose of this Resolution.

Mr. Lokai moved to suspend the rules on three readings; Mr. Paul seconded.

Roll call vote to approve suspension of the rules: Mr. Thorpe, yes; Mr. Hoffman, yes; Mr. Fields, yes; Mr. Evans, yes; Mr. Paul, yes; Mrs. Smith, yes; Mr. Lokai, yes (7-0)

Mr. Lokai moved to place RESOLUTION NO. 2387 on the business floor for discussion and passage; Mr. Paul seconded.

Roll call vote to approve: Mr. Hoffman, yes; Mr. Fields, yes; Mr. Evans, yes; Mr. Paul, yes; Mrs. Smith, yes; Mr. Lokai, yes; Mr. Thorpe, yes (7-0)

Discussion –

Mr. Paul asked, “What was the projected start date?”

Mr. Crabill answered, "ODOT's going to put it out for bid in April (I believe), so I would assume...early Summer...June/July."

ORDINANCE NO. 4390 –

(*Read and declared a Second Reading)

ORDINANCE NO. 4391 –

(*Read and declared a Second Reading)

ORDINANCE NO. 4392 –

(*Read and declared a Second Reading)

First Reading –

RESOLUTION NO. 2388 –

A RESOLUTION AUTHORIZING THE SUBMITTAL OF A FY2013 COMMUNITY HOUSING IMPROVEMENT PROGRAM GRANT APPLICATION TO THE OHIO DEVELOPMENT SERVICES AGENCY AND AUTHORIZATION TO CONTRACT FOR CONSULTING SERVICES AND TO ACCEPT GRANT UPON AWARD

(*Read and declared a First Reading)

Discussion-

Mr. Crabill said the first CDBG Public Hearing was held prior to this Meeting, and recited information that was covered in that Public Hearing. He announced another (CHIP) Public Hearing to be conducted on March 26, 2013 at 6:45PM.

Mr. Evans said, "I just saw Paul over there, and I just thought of something...I understand this program is for improvements in housing...and it's qualified by income...are there any provisions for distress factors similar to what's happening down there with the water?...so that maybe these folks could use this program to....?"

"I don't know for sure, but my only thought might be...that...based on income qualification...if there was some type of repair...like a sump pump, or some type of mechanism like that...that that may be eligible through the home repair part of this program...but I don't know that for sure," stated Mr. Crabill.

"Would you look into that?" asked Mr. Evans.

"I can check on that," said Mr. Crabill.

"That might be a way—if we can do that—to get some assistance," said Mr. Evans.

"The program does pay for water heaters, furnaces, things like that...so..." Mr. Crabill added.

"If we could do that—maybe that would be one of our target areas," said Mr. Evans.

"That neighborhood has been a target area before, during at least one of the programs...I'd have to look back to see exactly when," said Mr. Crabill.

"Check that out!" said Mr. Evans.

"Yep!" Mr. Crabill replied.

Mr. Paul asked, "Doug—so this \$400,000 grant program—are all the (for example) consulting services, would that come out of the 400k...or would that be something the City would take on?"

Mr. Crabill answered, "Correct--The consulting is done by a consultant, because they have to have a housing inspector, and a person that sits and processes through everybody's income qualifications stuff...it's pretty involved. There is a good amount of money that goes to administration. Another thing that adds to the cost—there absolutely has to be a Lead Risk Survey done—I don't know what triggers that. Most of the houses end of having lead surveys done before work gets done, and that's a HUD

requirement...but that adds to the cost of the program...but the program still has been effective in getting improvements made, and helping people.”

“Mr. Paul--you might ask what that percentage of administrative costs are,” Council President Hess directed.

“You know, I’d really like to know the percent of administration costs are ,” Mr. Paul said.

“I could look at the last grant, but...you’ll learn more about the design of this grant on the 26th,” replied Mr. Crabill.

RESOLUTION NO. 2389 –

(*Read and declared a First Reading)

Discussion –

Mr. Crabill explained:

“We’ve applied for this program in the past—this is a State funded program. We used this program for the playground at the Park, and the Market St. Shelter House (the basketball court)...we also applied last year to allow the pool to have swim meets (to buy that equipment)...we finally got the grant agreement for that about a month ago (it hasn’t come back to us signed yet, but we’ll be able to get our money back for that program)...but this would be a new program that’s due on May 1st, and we would be looking at replacing the lifeguard chairs (which are very close to original)...and looking at replacing some of the interior plumbing (from what I understand, a lot of its cast iron, and deteriorating...and causes a lot of clogs and maintenance issues during the Pool Season). The other thing would be looking at replacing the board on the low-dive.”

Mr. Fields asked whether redoing the high-dive is still being considered.

Mr. Chris Stokes said:

“We took it out a couple years ago, because people don’t know how to dive...they jump. If they jump head first and they hit their head on the ledge...just...there’s a liability issue...so as far as replacing it, I think we’re looking at \$1,400/\$1,500. ...and the application for approval to put the slide there (which was an \$800. application)...and approval...all that means we’d now have to get an application to move the slide, put the high dive back...to add liability...there’s talk of it, and that may be the case if that’s what they want to have done...but it entails a lot more than just moving it...bolting it down...that kind of thing, so there’s got to be a lot more talk before that ever comes about. That’s just my opinion.”

Mayor Bill Bean said, “Gene—as far as liability—most public pools are getting rid of the high boards, because of liability...so...we obviously did it, and I don’t know if it would be a good idea to go back to the high board...just because of the liability. I hope that helps.”

Miscellaneous Business

Mr. Fields - Nothing at this time

Mr. Evans - (To Police Chief Matt Lingrell) asked, “Did we get a new speed limit sign on South 68 there?”

Chief Lingrell answered, “I think we’re in the process of doing that—not yet.”

Mr. Brugger said, “We had conversation several weeks ago with ODOT. They strongly suggested that we go through and correct some of our speed limit signs on the outskirts of the city...so Mike has worked with

them and developed a layout (if you will), and I believe they just recently completed all the new speed limit signs...so we're putting the final plan together...we can make that available to you, so you know where they're at."

Mr. Evans said, "Well so—it caused a little bit of confusion, because according to a truck driver (who just happened to stop into NAPA)—said that there are 3 different speed limits between Dellinger Rd. and..."

He noted he heard there are speed signs of 55, 50, and 35. Mrs. Smith verified that was true.

Chief Lingrell explained that one side of the road is in the city, and the other side is not...where the changes occur.

Mr. Evans said he told the trucker there would be an announcement made with diagramming.

"We'll probably have it for the next meeting," said Mr. Brugger.

Mr. Paul - Discussed attendance at Urbana City Schools Board Meetings, the teacher to student ratio, and the need for support of the schools
Said he has invited Board Members to come to Council Meetings to provide updates

Mrs. Smith - Discussed a 4th Ward noise issue, and correction of it

Mr. Lokai - Expressed concern regarding lengthy meetings (that meetings should last no more than 1 hour, if Council receives information in advance and meetings are structured properly)

"That brings me to my concern about having Saturday meetings—we are only a city of less than 12,000 people! If you look around the state of Ohio...we are trying to have meetings on Saturdays...I just think that's ludicrous to have meetings on Saturday, when we can do it during the week in the time frame that we set aside! I'm interested in having efficiency in government, and in not having a whole bunch of meetings!" Mr. Lokai emphasized.

He suggested having a prepared list of key points, and added, "I don't want to have somebody come up in the meeting, and read everything that I've got on a paper!"

He stressed that meetings should be organized, and encouraged the Administration not to conduct Saturday meetings.

"It's not a beef—it's not a gripe—it's just a concern," said Mr. Lokai.

Mr. Thorpe - Said, "I don't believe you want me to answer to that, sir!"

"Not in public anyway," added Council President Hess.

Mr. Hoffman - Nothing at this time

Chief Lingrell - Nothing at this time

Mr. Stokes - Recognized Bill McCall & Ned Davis; Said Bill will not return to the Park due to health issues, and Ned is also having health issues; Expressed appreciation to both part-time men for their time, dedicated/conscientious effort to help people in the community (and especially the kids)

"I love them—I appreciate them, and I want to say...thank you very much," said Mr. Stokes.

- Mr. Crabill - Discussed paving notices, and a list of planned paving, bids, and a tentative June construction timeline
 “Do you have a list of streets already?” asked Council President Hess.
 “We’ll be getting the information out—just didn’t have time to get it out before this meeting,” said Mr. Crabill.
- Mr. Hall - Nothing at this time
- Mr. Williams - Nothing at this time
- Mr. Brugger - Said, “In light of Mr. Lokai’s comments—I do want to ask if you would consider a third Tuesday meeting next month (an hour and a half to two hours)—we have a lot of things coming at us, and if we don’t spend a little time understanding it...unfortunately, you can’t always write it succinctly enough for everyone to understand it without any questions...so we do have some financial implications... there’s some engineering projects, Phase 1, Phase 2...water coming at us...so we’re asking if you’d consider a March 19th session...we can start early (we can do 6:00 to 7:00/7:30/8:00)...or we could consider a Saturday (maybe 3 hours on a Saturday). I don’t think we’ve had that many special meetings (I think we had 3 last year)...so if that’s too many—I apologize—but I think they were well received, and covered a lot of good items...”
- Mr. Evans suggested each Council Member email the Clerk to voice a meeting (date/time) preference
- Council President Hess said, “...or I guess the Administration can call a meeting, and whoever shows up...or has enough interest in the city to find out what’s going on will show up. If you don’t have that much interest...then you won’t show up!...”
- Mr. Hoffman expressed agreement with Mr. Evans’ idea
- Mr. Evans again suggested an email to the Clerk
- Mr. Lokai said, “I’ve got a speedy way we can get that answer tonight.”
- “If that’s what Mr. Evans suggests—that’s what we’re going to do, I guess,” replied Council President Hess.
- “But I’ve got a speedy way to do it tonight,” said Mr. Lokai.
- Council President Hess said, “Mayor—do you have anything tonight?”
- “No—I have nothing tonight,” replied Mayor Bill Bean.
- Mr. Lokai said, “Rise to a point of order...” and he moved to have a Work Session on Tues., March 19 (7:00PM); Mr. Fields seconded.
- Roll call vote: Mr. Fields, yes; Mr. Evans, yes; Mr. Paul, yes; Mrs. Smith, yes; Mr. Lokai, no; Mr. Thorpe, yes; Mr. Hoffman, yes (6-1)
- Council President Hess –
 Reminded Council to complete paperwork (with check), & mail in Ohio Ethics information required

ADJOURNMENT

Mr. Thorpe moved to adjourn the Regular Session Meeting; Mr. Paul seconded. All were in favor of adjournment at 8:00PM.

Council Clerk

Council President