

URBANA CITY COUNCIL
REGULAR SESSION MEETING MINUTES
TUESDAY, MARCH 25, 2014 @ 7:00 p.m.

President Marty Hess called the regular meeting of the Urbana City Council to order at 7:01 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Rhonda Ward, Director of Law Breanne Parcels, Police Chief Matt Lingrell, Assistant to Director of Administration Doug Crabill, Code Enforcement Officer Brad Bodenmiller.

PRESIDENT CALLED ROLL: Tony Pena, present; Doug Hoffman, present; Gene Fields, present; Al Evans, present; Dwight Paul, absent; Virginia Smith, present; and Pat Thackery, present.

President Hess led those present in the Pledge of Allegiance.

MINUTES of the previous Urbana City Council Public Hearing, Urbana City Council Regular Session and Urbana City Council Work Session, all from March 11, 2014, were approved as received upon motion by Councilman Evans, seconded by Councilman Fields. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

COMMUNICATIONS: Councilwoman Smith moved to place the following communications on file: minutes of the Urbana Board of Zoning Appeals meetings for November 11, 2013, and December 9, 2013, minutes of the Urbana Design Review Board meetings for November 18, 2013, and December 16, 2013, and minutes of the Urbana Planning Commission meetings for November 18, 2013, and December 16, 2013. Councilman Fields seconded. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

ADMINISTRATIVE REPORTS – BOARD OF CONTROL:

1. Treasurer, State of Ohio (Street Department)

Councilman Hoffman moved to authorize a purchase order to the Treasurer, State of Ohio, in the amount of \$104,832 for paving and engineering services on U.S. Route 68, which will be charged to Capital Improvements and is in the 2014 Budget. Councilman Fields seconded. Councilman Evans inquired when the project would begin, and Mr. Crabill advised the project would begin with ODOT bidding in early April, 2014, with construction anticipated early summer. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

2. Strawser Construction, Inc. (Street Department)

Councilwoman Smith moved to authorize a purchase order to Strawser Construction, Inc., in the amount of \$66,676.45 for pavement repair, chip sealing and microsurfacing on Children's Home Road between East Lawn Avenue and the corporation limit, and East Lawn Avenue between Bloomfield Avenue and Dellinger Road, and to authorize the Director of Administration to enter into a cooperative agreement with Urbana Township because these roads have shared ownership.

Councilman Thackery seconded. Mr. Crabill spoke of the details of the project, passing out an information sheet from Strawser and noting the material for the project is “similar to hot mix” with the benefit of being able to use the state cooperative purchasing program to obtain it at a lower cost. Councilwoman Smith inquired about future usage of this material, and Mr. Crabill said if it does extend the surface life of asphalt as expected, could be used in other areas of the city. Councilman Thackery asked about the cost savings on this project, and Mr. Crabill advised that it would cost about one-third less than traditional asphalt without the additional expense of milling the road surface before application. Councilman Pena inquired about the durability of the material. Mr. Crabill advised the prediction would be 3-4 year difference than regular hot mix asphalt, based on what the City of Sidney has experienced. “If we can get more bang for our buck and alleviate financial pressure it’s a good idea,” Councilman Hoffman said. President Hess inquired as to the breakdown of cost between the City and the Township. Mr. Crabill said Urbana Township’s share is approximately \$27,000 and the city will “piggyback” with the county engineer to save money on striping once the microsurfacing is complete. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

3. EMH&T

Councilman Fields moved to authorize a purchase order to EMH&T, in the amount of \$20,440, for completion the aerial mapping related to the hydraulic and hydrologic (floodplain) study of Dugan Run (Ditch), which will be charged to Capital Improvements and is in the 2014 Budget.

Councilwoman Smith seconded. Mr. Crabill gave details on this project, which will coincide with Champaign County’s five year aerial survey with Wolpert. “Unfortunately, the county’s maps have a lower level of detail than we need,” he said, noting four firms submitted proposals. Councilman Hoffman shared his own experience with floodplain insurance and noted “some people pay thousands based on inches” if the federal floodplain maps are inaccurate. Mr. Crabill said taking some properties out of the floodplain is the eventual goal and property owners can also pay for independent studies to save on insurance costs in the meantime. Councilman Thackery asked how long the project will take and Mr. Crabill said this is the “first step” in updating FEMA maps. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

4. EAST LAWN & GARDEN (Parks and Recreation)

Councilman Hoffman moved to authorize a purchase order in the amount of \$7,998 for the purchase of two 72-inch Cub Cadet Mowers, inclusive of the trade-in allowance, which will be charged to Capital Improvements and is in the 2014 Budget. Councilwoman Smith seconded. Mr. Crabill informed council of the need for a correction, in that the purchase order should be for \$8,998. Mr. Brugger said the figure was still the lowest bid. “We try to keep the mowers on a cycle so none of them are out of warranty,” Mr. Crabill said. Mr. Fields asked for council to receive copies of the sealed bids and Mr. Crabill said he would provide them in the future. President Hess re-read the recommendation to authorize the purchase order in the amount of \$8,998 to East Lawn & Garden. Councilman Evans moved to authorize a purchase order in the amount of \$8,998, and Councilman Thackery seconded. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

5. PUBLIC ENTITIES POOL

Councilwoman Smith moved to authorize a purchase order in the amount of \$136,581, for the cost of property and casualty insurance, which will be charged to departmental insurance accounts and is in the 2014 Budget. Councilman Thackery seconded. Mrs. Ward explained the insurance is for the annual premium through Dye and Doss as the broker. The city has increased insurable assets by approximately \$1 million since last year to \$57 million. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

President Hess read aloud the "FOOTNOTE" with respect to the Board of Control, noting the Board approved Administrative Regulation 30, Water Division Rates, to reflect a rate increase of 5 percent effective July 1, 2014. Mr. Crabill explained that the water rates have been increased to help service the debt for the Phase I Water Main Replacement Project. "What is that in dollars and cents?" Councilman Fields asked. "We were at \$4.25 per unit before and effective July 1 will be \$4.46," Mr. Crabill said.

CITIZEN COMMENTS:

Richard Colvin, 205 Scioto St., and Sherrie Boytell, 369 Camelot Dr., Urbana, spoke of the efforts of the Champaign County Preservation Alliance, Monument Square District and Four Seasons Garden Club's downtown landscaping and other projects. "We want to be more present at meetings so you know what we're doing" Mr. Colvin said. Handouts were provided to Council members to show the new planter urns under the monument as well as an example of a business location map from the Short North district in Columbus. They said a similar map for the downtown Urbana area could assist residents and visitors to the city. Council members thanked them for their efforts and Mr. Colvin said the three groups continue to seek volunteers.

ORDINANCES and RESOLUTIONS:

Third Reading-

There were no Third Readings.

Second Reading-

ORDINANCE NO. 4418-14

ORDINANCE OF COUNCIL OF THE CITY OF URBANA APPROVING AN ADDENDUM TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF URBANA, OHIO AND THE CITY OF URBANA SWERVICE DIVISION AND THE PUBLIC EMPLOYEES OF THE OHIO TEAMSTERS LOCAL UNION NO. 284, PASSED MARCH 12, 2013 (ORDINANCE NO. 4391). Mr. Brugger explained again briefly this ordinance is necessary due to a parity clause in the original contract. No questions from Council. President Hess declared this Second Reading.

RESOLUTION NO. 2417-14

A RESOLUTION TO AUTHORIZE THE OHIO DEPARTMENT OF TRANSPORTATION TO PROCEED WITH THE PAVEMENT PLANNING AND RESURFACING OF THE EXISTING UNITED STATES 68 ROADWAY (PID #91177); TO AUTHORIZE THE FISCAL OFFICER (DIRECTOR OF FINANCE) TO APPROPRIATE \$104,832 TOWARD SAID PROJECT; TO AUTHORIZE THE DIRECTOR OF ADMINISTRATION TO SIGN ANY CONTRACT OR OTHER DOCUMENTS RELATED TO SAID PROJECT; AND TO DECLARE AN EMERGENCY. (SUSPENSION OF RULES REQUESTED). Mr. Crabill explained the reason for the rule suspension request due to ODOT deadlines. Councilman Evans moved to suspend the rules of passage on this Resolution, Councilwoman Smith seconded.

Roll call on suspension: Hoffman, yes; Fields, yes; Evans, yes; Smith, yes; Thackery, yes; and Pena, yes. Councilman Evans moved to adopt, Councilwoman Smith seconded. No questions.

President Hess called roll on the vote: Fields, yes; Evans, yes; Smith, yes; Thackery, yes; Pena, yes, and Hoffman, yes. *Resolution passed 6-0.*

First Reading

ORDINANCE NO. 4419 - 14

AN ORDINANCE AUTHORIZING THE DIRECTOR OF ADMINISTRATION OF THE CITY OF URBANA TO DISPOSE OF SURPLUS REAL ESTATE LOCATED AT 218 HARMON AVENUE (PARCEL #K48-25-00-04-12-109-00) THROUGH THE PUBLIC BID PROCESS OUTLINED IN OHIO REVISED CODE SECTION 721.03.

Mr. Crabill provided details, noting that the City has owned this vacant lot since about 1988, and Habitat for Humanity is interested in acquiring it to build a home. Councilman Hoffman asked if there will be a minimum bid. Mr. Crabill said not at this point, but the minimum bid will have to cover the costs of advertising and preparation for sale. Councilman Thackery inquired about having a clear deed, and Mr. Crabill advised a title search would be completed before it goes out to bid. Councilman Evans asked about recovering costs of mowing over the years and asked Mr. Crabill to research how much the City has spent on it. President Hess declared a First Reading.

ORDINANCE NO. 4420 - 14

AN ORDINANCE TO AMEND THE FINAL COST RECOVERY PLAN FOR THE SOUTH MAIN STREET/US ROUTE 68 SOUTH WATER DISTRICT AS ESTABLISHED BY CHAPTER 939.10 OF THE CODIFIED ORDINANCES OF THE CITY OF URBANA. (SEE ATTACHMENT)

Mr. Crabill explained this ordinance, along with 4421 and 4422, are "housekeeping" measures connection with revised parcel numbers and reflecting current property ownership. Councilman Fields asked about citizen responsibility for the costs of connecting to the water main line outside the City. "As customers hook in, there is a cost per foot of frontage," Mr. Crabill said. Councilman Evans asked about annexed properties, and Mr. Crabill stated that the City ordinance restricts drilling of a new well once annexed into the City. Ms. Parcels also noted that

the EPA and health district also have regulations related to for water and sewer hook-ups in areas adjacent to municipal utilities. President Hess declared a First Reading.

ORDINANCE NO. 4421 – 14

AN ORDINANCE TO AMEND THE FINAL COST RECOVERY PLAN FOR THE EAST STATE ROUTE 29 WATER DISTRICT AS ESTABLISHED BY CHAPTER 939.09 OF THE CODIFIED ORDINANCES OF THE CITY OF URBANA. (SEE ATTACHMENT)

Mr. Crabill provided details. Councilman Fields asked about the difference between the costs of frontage fees on State Route 29 and U.S. Route 68, and Assistant Administrator Crabill explained the difference has to do the final construction costs for two separate projects. President Hess declared a First Reading.

ORDINANCE NO. 4422 – 14

AN ORDINANCE TO AMEND THE FINAL COST RECOVERY PLAN FOR THE EAST STATE ROUTE 29 SEWER DISTRICT AS ESTABLISHED BY CHAPTER 931.25 OF THE CODIFIED ORDINANCES OF THE CITY OF URBANA. (SEE ATTACHMENT)

Mr. Crabill provided details with no questions from Council. President Hess declared a First Reading.

RESOLUTION NO. 2418 – 14

A RESOLUTION TO AUTHORIZE MAKING APPLICATION TO THE CHAMPAIGN COUNTY COMMISSIONERS UNDER THE FISCAL YEAR 2014 COMMUNITY DEVELOPMENT BLOCK GRANT COMMUNITY DEVELOPMENT PROGRAM.

Mr. Crabill requested that the rules be suspended for passage for this Resolution due to the application being due to the state on May 2, 2014. Councilman Evans asked Ms. Parcels for further explanation on declaring an emergency and suspension of rules. Ms. Parcels explained the project application is not for “critical infrastructure” under CDBG guidelines, therefore does not fit the City Charter definition of an emergency necessary to preserve public health, safety and welfare. Mr. Crabill explained changes in state allocation of CDBG to the county rather than the city directly also posed a problem with timelines. “Next year, we will get it in February,” he said. Councilman Evans moved to suspend the three reading rule, Councilwoman Smith seconded. Roll call on suspension: Evans, yes; Paul, yes; Smith, yes; Thackery, yes; Pena, yes; Hoffman, yes; and Fields, yes. Councilman Evans moved to adopt, Councilwoman Smith seconded. Roll on the vote: Smith, yes; Thackery, yes; Pena, yes; Hoffman, yes; Fields, yes; and Evans, yes. *Resolution passed 6-0.*

RESOLUTION NO. 2419 – 14

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 PROGRAM, and TO ACCEPT THE

RECOMMENDATIONS OF THE TIRC CONCERNING THOSE AGREEMENTS WITHIN THE ZONES, and DECLARING AN EMERGENCY.

Mr. Bodenmiller said all program participants for tax abatements in the city are living up to their commitments, with most exceeding what they have committed to. Councilman Fields moved to suspend the rules on passage for this Resolution, Councilwoman Smith seconded. Roll call on suspension rules: Smith, yes; Thackery, yes; Pena, yes; Hoffman, yes; Fields, yes; and Evans, yes. Councilman Fields moved to adopt, Councilwoman Smith seconded. Roll call on passage of Resolution: Thackery, yes; Pena, yes; Hoffman, yes; Fields, yes; Evans, yes; and Smith, yes. *Resolution passed 6-0.*

MISCELLANEOUS BUSINESS:

Councilman Fields moved to excuse Councilman Paul from the meeting. Councilwoman Smith seconded. Voice vote on approval: all ayes; nays, none. Motion carried without objection. Councilman Fields inquired again about the missing street sign at Scioto and Locust, and was advised by Mr. Brugger there is no pole to put it on, so they were looking into alternatives.

Councilman Evans praised the Urbana United Methodist Church for purchasing the Urbana Twin Cinema with renovation plans and congratulated the Veterans of Foreign Wars and the Disabled American Veterans posts for their transformation of the former Urbana Daily Citizen building into a banquet facility, and encouraged citizens to stop by and take a look.

Councilwoman Smith asked Mr. Brugger about the handicap parking sign in front of the Post Office. Mr. Brugger advised that they are still looking into that.

Councilman Thackery agreed with Councilman Evans regarding the renovation of the former newspaper building and also reminded citizens to clean up in the business districts and residential neighborhoods. He finished by stating that he wanted to thank again, the volunteer downtown landscapers for their tremendous efforts in giving the downtown the facelift it deserves.

Councilman Hoffman asked Ms. Parcels to further explain the process for declaring an emergency. Ms. Parcels said for passage, the emergency had to coincide with the charter language of immediate need for "preservation of public health, safety and welfare." Resurfacing of a residential side street, for instance, is less critical to public safety than resurfacing of a main route such as U.S. Route 68, she said.

Mr. Bodenmiller gave an update on the number of BZA cases assigned due to signage, and said there was one sign variance. A lot of the other ones were conditional usage. Councilman Fields inquired about the ongoing demolition of blighted structures, and Mr. Bodenmiller advised that one house is left on Russell Street and a garage on Walnut Street.

Mr. Crabill advised that the Dellinger Road project will be completed sometime in the near future as soon as asphalt facilities open, sometime in mid April.

Mr. Brugger updated council on work at the Wastewater Treatment Plant project and said he will do a written synopsis or ask for a Work Session for April or May. The compost facility opens Monday, March 31, 2014, and Mr. Brugger advised users to not go beyond the compost pile to avoid conflicts with construction traffic due to the "significant amount of activity."

Mayor Bean advised April is National Child Abuse Prevention Month, and encouraged everyone to wear blue on April 9, 2014. Mr. Bean also thanked the *Urbana Daily Citizen* for the highlighting of the heroin problem in the community with a series of articles.

Councilman Fields moved to adjourn the meeting, Councilwoman Smith seconded. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

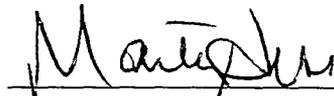
Meeting adjourned at 8:23 p.m. A Work Session followed after a short break (see Work Session minutes).

NEXT SCHEDULED MEETING:

April 8, 2014, at 7:00 p.m.



Council Clerk



Council President