

 APPROVED

**URBANA CITY COUNCIL
REGULAR SESSION MEETING MINUTES
TUESDAY, AUGUST 4, 2015 @ 7:00 p.m.**

President Marty Hess called the regular meeting of the Urbana City Council to order at 7:00 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Law Breanne Parcels, Community Development Director Doug Crabill, , City Engineer Tyler Bumbalough, Fire Chief Mark Keller, as well as Economic Development Director Marcia Bailey of CEP and Ben Vollrath of DP&L and several other guests.

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

President Hess led those present in the Pledge of Allegiance.

Fire Chief Mark Keller introduced new Firefighter/Paramedic Thad Davis and Mayor Bean administered his oath of office. Mr. Davis was congratulated by co-workers, family and friends.

MINUTES of the regular session meeting of July 21, 2015, in addition to the work session minutes of July 28, 2015, were approved as received. Mr. Thackery moved for the approval of the minutes and Mr. Pena seconded. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

COMMUNICATIONS:

- Copy of letter to Urbana City School Board
- Division Activities Report
- Champaign Countywide Public Safety Communications Center Financial Report
- Planning Commission Minutes
- Ohio Municipal League Income Tax Information

Mrs. Smith moved to accept all communications at once. Mr. Fields seconded. Motion carried without objection. Mr. Evans called a point of order due to no vote on the acceptance of said communications, as Mrs. Smith's motion was only to considering them as a group rather than separately. President Hess called for the acceptance of said communications: all ayes; nays none.

ADMINISTRATIVE REPORTS – BOARD OF CONTROL:

1. DLZ Ohio, Inc. - \$17,500.00 (Capital Improvement Fund)

Mr. Evans moved to authorize the Director of Administration to amend the existing contract with DLZ Ohio, Inc. to add additional services for project management, negotiation services, closing

services, and recording services related to the Safe Routes To Schools, Phase 2 project. Mr. Paul seconded. Mr. Crabill stated that this would allow the City to get to the point of completing the right-of-way acquisitions/plans. He stated that the project is close to the end of the process but there were a lot of hoops to go through to receive the ODOT funds. Voice vote on approval: all ayes; nays, none. Motion carried.

2. Strawser Construction, Inc. - \$79,791.22 (Capital Improvement, Street Paving)

Mr. Paul moved to authorize a purchase order to Strawser Construction, Inc., for crack sealing, chip sealing and micro surfacing on North Jefferson Avenue and crack sealing on East Water Street. Mrs. Smith seconded. Mr. Bumbalough stated that this constitutes the street paving project for the year, as other streets are being paved in conjunction with water main replacements. He further stated that there would be three treatments on Jefferson. Crack seal fills the pavement cracks and holes, a chip seal makes it flexible and the third treatment involves a micro-surfacing. He stated that pavement layers should last approximately 7-8 years. Mr. Fields questioned the cost compared to traditional paving and Mr. Bumbalough advised it would be approximately \$125,000 total to redo with asphalt entirely. Voice vote on approval: 5 ayes; nays, 1, from Mr. Fields. Motion carried.

3. Griffin Pavement Striping - \$20,559.43 (Capital Improvement, Street Paving)

Mr. Paul moved to authorize a purchase order to Griffin Pavement Striping, Inc., for the thermoplastic striping on Monument Square, North Jefferson Avenue and East Water Street. Mr. Evans seconded. Mr. Bumbalough stated that this is the final phase of the project previously discussed once surfacing is done. Voice vote on approval: all ayes; nays, none. Motion carried.

4. Various vendors - \$68,309.00 – (Capital Improvement, Airport)

Mr. Thackery moved to authorize purchase orders to various vendors for the installation of two new (north and south) High Power hydraulic hangar doors along with the necessary electrical, drainage and concrete improvements at the Grimes Hangar at Grimes Field. Mr. Paul seconded. Mr. Brugger spoke about the current state the doors are in, and spoke in detail of the deterioration. He further stated that after 72 years, it was time to replace them. He continued by stating that the intent is to open up the apron and put in a trench drain going off to the east for the concrete improvements and to preserve what is currently out there. Voice vote on approval: 5 ayes, nays, 1, from Mr. Evans. Motion carried.

CITIZEN COMMENTS:

Rick Rademacher of College Street spoke about his work to spread interest in Urbana through the general aviation and experimental aircraft pilots' community and his recent trips to events in OshKosh, WI as well as the upcoming Wings N' Wheels theme for the Mid Eastern Regional Fly In ("MERFI") at the airport scheduled for August 21-23 and provided a flyer for distribution.

ORDINANCES AND RESOLUTIONS:

Third Reading –

ORDINANCE NO. 4443-15

AN ORDINANCE ACCEPTING THE ANNEXATION OF A TRACT OF 2.052 ACRES, MORE OR LESS, TO THE CITY OF URBANA, OHIO.

Mr. Evans moved to put this ordinance on the floor for discussion and possible passage. Mr. Paul seconded. President Hess called for a roll call for passage: Mr. Fields, yes; Mr. Evans, yes; Mr. Paul, yes; Mrs. Smith, yes; Mr. Thackery, yes; and Mr. Pena, yes.
Ordinance Passed 6-0.

Second Reading –

ORDINANCE NO. 4444-15

AN ORDINANCE TO ESTABLISH THE COMPENSATION OF FUTURE ELECTED OFFICIAL OF THE CITY OF URBANA, OHIO, (as amended after first reading)

President Hess declared this Ordinance to have a second reading. Ms. Parcels noted amendments were made to reflect OPERS changes to minimum monthly compensation for public employees.

First Reading –

RESOLUTION NO. 2458-15

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION AND/OR FIRE CHIEF TO ACCEPT, ON BEHALF OF THE CITY OF URBANA, THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (“SAFER”) GRANT FROM THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY AND DECLARING AN EMERGENCY. (Suspension of rules requested)

Mr. Evans moved to suspend the three reading rule, and Mr. Fields seconded. Voice vote on approval: President Hess called for a roll call for passage on the suspension of rules request: Mr. Fields, yes; Mr. Evans, yes; Mr. Paul, yes; Mrs. Smith, yes; Mr. Thackery, yes; and Mr. Pena, yes. President Hess declares suspension of the rules passed 6-0. Mr. Evans moved to put this resolution on the floor for discussion and possible passage. Mr. Fields seconded. Fire Chief Mark Keller said the grant amount for \$305,232.00 would be used to compensate two firefighters, to include benefits, for a two- year period. President Hess called a roll call for passage: Mr. Evans, yes; Mr. Paul, yes; Mrs. Smith, yes; Mr. Thackery, yes; Mr. Pena, yes; and Mr. Fields, yes.
Resolution Passed: 6-0.

MISCELLANEOUS BUSINESS:

Mrs. Smith stated that there were citizens working on their cars and that the grass is overgrown around the car and she inquired as to the process of citing continuous offenders. Mr. Crabill said

that the criminal penalties for nuisance violations need to increase when a resident continues to ignore abatement efforts by the code enforcement division, as the court often has difficulty with service on absentee property owners for a minor misdemeanor. The City's current ordinance language caps a first-time fine at \$50 and does not include jail time unless the offender has been previously convicted in the past three years.

Mr. Paul asked about the status of the garage that burned on Church Street. Mr. Crabill advised that removal of solid waste would be the first item of the demolition project. He further stated that permits are being sought and the 10-day notice to EPA is in the process. The property owner has until August 30, 2015, to respond. Mr. Paul additionally addressed Mr. Rademacher's discussion and stated that as a City, we want to grow and attract business and that the City of Urbana is a very attractive town.

Mr. Evans said that the Comprehensive Plan should be revisited with respect to future planning to continue to grow and attract business, and pointed out that former City development manager Melanie Kendrick was in attendance at tonight's meeting, visiting from Florida. "There's a lot of useful information in that report that was given by the citizens," he said.

Mr. Evans also stated that the Park Festival was a tremendous success and thanked Chris Stokes and Cheryl Wade for all of their hard work. He continued by thanking all of the musicians, vendors, veterans, the VFW, the Fire Department and all of the people that helped with the Fishing Derby. He mentioned that they gave away over 20 fishing poles and stated that this event is one that should be annual. He also inquired as to purchasing additional portable toilets for such events, and Mr. Brugger stated that he would look into that issue.

Mr. Fields questioned the status of the water tower repair and maintenance on East Lawn Avenue. Mr. Crabill stated that it was empty and that it would be off-line for about 8 weeks.

Mr. Fields moved to excuse Mr. Hoffman's absence. Voice vote on approval: 5 ayes, nays, 1, from Mr. Evans. Motion carried.

Chief Keller advised that the flag on Monument Square is down for repair to the flagpole. Ms. Parcels advised citizens to behave at the Champaign County Fair which begins August 7. "I don't want to see them in court," she noted. Further she explained that the income tax ordinance revisions have to be completed by the end of the year to be compliant with the state statutes, and had previously provided information about this issue from the Ohio Municipal League. She advised the topic may need multiple work sessions to discuss with the Director of Finance.

Mr. Brugger requested a Work Session meeting for August 25, 2015. He continued with saying that referencing Mr. Rademacher's discussion, the act of being able to look differently and not so

much routine would be a plus for the City. He also stated to take time and look back and think on how we want to be as a City and said that this is a great topic to speak about sooner than later. Mr. Brugger said the City has been spraying for mosquitos every two weeks and should anyone want to know the actual dates, the information is on the City's website.

Mr. Brugger advised that in the August 4 morning meeting with the Board of Revision about Q3, City officials believed that final steps of the expedited foreclosure transfer process were imminent, but the Board of Revision has insisted on sheriff's sale as the auditor's re-appraisal valued the property at more than \$900,000 and did not take into account the environmental contamination issues which will cost more than \$3 million to remedy. As the impositions for delinquent taxes are less than \$300,000, they will be sold for delinquent taxes and costs as the minimum bid at sale. He stated that there is a "very tight window of opportunity" with this project, being that the groundwater and soil cleanup should be done in November when the water table is low. Any delay will increase costs of that project. As a result of the sheriff's sale, the administration may make a request of Council with respect to acquisition of the property to "get things rolling" in September and October, as no bidders are expected at the sheriff's sale due to the need for remediation. Mr. Crabill added that at this stage of the process, every imposition except for property tax liens and costs of the sale has been resolved. Mr. Brugger said the goal is to be revenue-neutral on the cost of acquisition and cleanup. "Long term debt is not in our plans," he said.

Mr. Crabill added that the biggest cost of the project will be the cleanup of the groundwater contamination, so competitive bidding will be required. Going out for bid will require approval in 30 days minimum, and 60 days will be allotted to award a bid, so that is a risk as the city would spend about \$19,000 either way. Council will see that expense as a Board of Control recommendation to have Hull and Associates perform that work.

Mrs. Bailey said that we must stay focused on the end goal of re-development and job creation. She said that between 110 and 150 jobs could arise out of this project. She also advised that the EPA would be attending the sheriff's sale, and she has a list of potential end users, and they are all aware of the circumstances with the contamination.

"It's like putting a puzzle together," Mr. Paul said. "The pieces have to line up exactly right."

Mayor Bean stated that the City has been working on this project tirelessly for more than two years. He further commended Mrs. Bailey, Mr. Brugger and Mr. Crabill in their diligent efforts for trying to redevelop this property and work with the county, Ohio EPA and Dayton Development Coalition. He said that it is a frustrating time, but the City will move forward and try to get the project done for the benefit of the community. "Today was a real downer but we

need to look at the end,” he said. “There is a small window of opportunity but ... as much as it was disheartening to hear that today, we will persevere.”

Mr. Hess noted he was at the Board of Revision meeting as well and several individuals also expressed surprise to him at the setbacks in the process.

Mr. Brugger then spoke about a recent meeting with the Urbana City School District staff. The school district presented a proposal and the City finalized internal discussions and offered a revision of a previous option presented by the school. Based on the City’s comprehensive land use plan, Washington Avenue is platted to be built east and connect to Community Drive and Lippencott Lane. He further stated that the City does not have the funds to construct these roads and that the City’s ordinance declares that the developers shall pay for the infrastructure.

Mayor Bean also encouraged MERFI attendance, stating that Saturday there would be a pancake breakfast, plane rides, in addition to tours of the museum, and Grimes Flying Lab. He said that the “Cruise-In” begins at 9:00 a.m. Saturday and there will also be a race, about an hour long, as well as live music, a beer garden and hog roast.

Mrs. Bailey encouraged attendance at the Champaign County Fair and noted that the local manufacturers’ council will have an educational booth and display in the Merchants’ Building as well as activities for youth campers at the YMCA in the days leading up to the fair. Mayor Bean encouraged attendance at an open house at the City for Mrs. Bailey on August 5 to celebrate her years of service to the City and transition to the CEP’s new space on Monument Square.

Mr. Fields moved to adjourn. Mr. Paul seconded. Voice vote on approval: all ayes; nays none. Motion carried without objection.

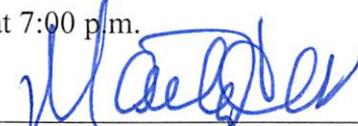
ADJOURN at 8:46 p.m.

NEXT SCHEDULED MEETING

August 18, 2015, at 7:00 p.m.



Council Clerk



Council President