

 APPROVED

**URBANA CITY COUNCIL  
REGULAR SESSION MEETING MINUTES  
TUESDAY, OCTOBER 4, 2016 @ 6:15 p.m.**

President Pro Tem Dwight Paul called the regular meeting of the Urbana City Council to order at 6:01 p.m. City staff attending: Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Breanne Parcels, City Engineer Tyler Bumbalough and Community Development Director Doug Crabill.

**PRESIDENT CALLED ROLL:** Doug Hoffman, present; Tony Pena, present; Pat Thackery, present; Ray Piper, present; Dwight Paul, present; Cledis Scott, present; and Gene Fields, present. Mr. Paul led those present in the Pledge of Allegiance.

**MINUTES** of the regular session meeting of September 20, 2016 were presented for approval. Mr. Thackery moved for the approval of both sets of minutes and Mr. Pena seconded. Voice vote on approval: all ayes; nays, none. Motion carried without objection.

**COMMUNICATIONS:**

1. Storm Water Advisory Committee Minutes of August 29, and September 12, 2016.
2. Planning Commission Minutes of June 27, July 25, and August 22, 2016.
3. Design Review Board Minutes of July 11, and August 22, 2016.
4. Board of Zoning Appeals Minutes of June 13, and August 8, 2016.
5. Oak Dale Cemetery Board Minutes of August 18, 2016.

Mr. Hoffman moved to accept all communications together and Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

**ADMINISTRATIVE REPORTS – BOARD OF CONTROL:**

1. **Stantec Consulting Services, Inc. - \$9,894.00 (FAA AIP grants and Airport Capital Improvement Fund)**

Mr. Thackery moved to authorize a purchase order for needed plan revisions, specifications and bidding documents for the construction of the proposed T-Hangar and Conventional Hangar. Mr. Fields seconded. Mr. Brugger stated “Obviously the hangars are on hold because of questions from the neighbor; while it's off the table we're looking at the opportunity to adjust the location approximately 70 feet further to the north to satisfy any issues.”

Preliminary engineering and site plan preparation will be done this year, and the project will go out for bids next year. Voice vote on approval: all ayes; nays, none. Motion passed 7-0.

**2. The Howell Building Company - \$62,045.00 (Capital Improvement - Recreation)**  
Mr. Fields moved to authorize a purchase order for the construction of a restroom facility at the city park. Mr. Thackery seconded. Mr. Brugger stated the plans were modified for the project to stay within the budget, such as elimination of a storage shed, sacrificing all block construction, and reducing the size of each restroom by one stall. He also stated that approval was received by the Planning Commission and they hope to begin construction this fall if the weather cooperates. He also added that each restroom will be handicap accessible. Voice vote on approval all ayes; nays, none. Motion passed 7-0.

**CITIZEN COMMENTS:**

Eleanor McGuire of 424 Lafayette Avenue spoke on the topic of the medical facility rezoning request by Union County Memorial Health for the Dugan Road planned unit development. She voiced her concerns about the hospital and fears that the community may not be aware. She stated that she felt the need to support Mercy Memorial Hospital, where she was formerly employed, and hoped that Council would table the legislation (Ordinances 4461-16 and Ordinance 4462-16).

**ORDINANCES AND RESOLUTIONS:**

**Third Reading –**

**ORDINANCE NO. 4461-16**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF URBANA, OHIO BY REZONING THE 11.5399 ACRE (+/-) TRACT AT THE NORTHWEST CORNER OF US 36 EAST AND NORTH DUGAN ROAD (URBANA COMMONS PUD, SUBAREA E) AND FURTHER IDENTIFIED AS (PARCEL #K48-25-11-03-49-005-00).

Mr. Scott moved to put this ordinance on the floor for discussion and possible passage. Mr. Pena seconded. Mr. Crabill reviewed that the zoning map is already designated as a planned unit development, so the subarea will not radically alter the map. “Ultimately, we’re considering land use, not free market capitalism,” he said with respect to the citizen comments. “We’re not here to limit competition between properties.” Mr. Pena noted the facility would not be built without consumer demand for it. Mr. Hoffman agreed, noting “this is strictly zoning for that site, and that area is definitely acceptable.” Mr. Paul called for a roll call for passage: Mr. Pena, yes; Mr. Thackery, yes; Mr. Piper, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Fields, yes; and Mr. Hoffman, yes. Ordinance passed 7-0.

**ORDINANCE 4462-16**

AN ORDINANCE TO FORMALLY ADOPT THE OFFICIAL ZONING TEXT FOR OFFICE AND MEDICAL CAMPUS USES FOR SUBAREA E OF THE URBANA COMMONS PUD.

Mr. Thackery moved to put this ordinance on the floor for discussion and possible passage. Mr. Scott seconded. Mr. Crabill explained that the zoning text for the site gives it a transitional use between retail and residential. Mr. Paul called for a roll call for passage: Mr. Thackery, yes; Mr. Piper, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Fields, yes; Mr. Hoffman, yes; and Mr. Pena, yes. Ordinance passes 7-0.

**ORDINANCE NO. 4463-16**

AN ORDINANCE TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR THE ALLEN-CHAMPAIGN-HARDIN-MADISON-SHELBY-UNION JOINT SOLID WASTE MANAGEMENT DISTRICT (“NORTH CENTRAL OHIO SOLID WASTE DISTRICT”)

Mr. Thackery moved to put this ordinance on the floor for discussion and possible passage. Mr. Fields seconded. Mr. Brugger explained the previous plan was from 2010 based on 2007 data; the updated plan is based on 2013 data and would run from 2017 through 2031 related to solid waste management as well as efforts for recycling and composting to reduce the 62 percent of solid waste that goes to the landfill in Logan County. Mr. Paul called for a roll call for passage: Mr. Piper, yes; Mr. Paul, yes; Mr. Scott, yes; Mr. Fields, yes; Mr. Hoffman, yes; Mr. Pena, yes; and Mr. Thackery, yes.

Ordinance passes 7-0.

**Second Reading – NONE**

**First Reading –**

**RESOLUTION NO. 2492-16**

A RESOLUTION TO APPROPRIATE AN INTEREST IN REAL PROPERTY FOR THE EAST U.S. ROUTE 36 ROADWAY RECONSTRUCTION PROJECT AND DECLARING AN EMERGENCY. (Rules suspension requested)

Mr. Crabill stated that this would allow for a temporary easement for 24 months from the construction start date for “Parcel 24-T,” which involves the Urbana Inn and Suites sidewalk, but no permanent take. He stated that the negotiator has made several attempts to speak with the company representative, but has been unsuccessful due to unresponsiveness. The City’s offer for the temporary construction easement is \$1,380.00. He added that the City had to keep the ball rolling to keep the Route 36 reconstruction project moving forward. Mr. Thackery moved to suspend the three reading rule and Mr. Fields seconded. Mr. Paul called for a roll call for passage of the suspension of the three reading rule: Mr. Paul, yes; Mr. Scott, yes; Mr. Fields, yes; Mr. Hoffman, yes; Mr. Pena, yes; Mr. Thackery, yes; and Mr. Piper, yes. Suspension of Rules passed 7-0. Voice vote on approval: all ayes; nays, none. Resolution passed 7-0.

**RESOLUTION NO. 2430-16**

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (Suspension of rules requested)

Mr. Thackery moved to suspend the three reading rule and Mr. Scott seconded. Mr. Paul called for a roll call for passage of the suspension of the three reading rule: Mr. Scott, yes; Mr. Fields, yes; Mr. Hoffman, yes; Mr. Pena, yes; Mr. Thackery, yes; Mr. Piper, yes; and Mr. Paul, yes.

Suspension of Rules passed 7-0. Ms. Boettcher explained this is an annual budget item that has a deadline of October 15 for submission to the county auditor. “Every fall we go through this process,” she said, noting estimated property tax revenue for the city in 2017 will be about \$700,000.

Mr. Thackery moved to put this resolution on the business floor for discussion and possible passage. Mr. Scott seconded. Mr. Paull called for a roll call for passage: Mr. Fields, yes; Mr. Hoffman, yes; Mr. Pena, yes; Mr. Thackery, yes; Mr. Piper, yes; Mr. Paul, yes; and Mr. Scott, yes. Resolution passes 7-0.

**ORDINANCE NO. 4001-16**

AN ORDINANCE TO CORRECT PREVIOUS CITY OF URBANA ORDINANCE 4001, VACATING AN ALLEY IN P.B. ROSS 2<sup>ND</sup> ADDITION SUBDIVISION.

Mr. Bumbalough spoke about this alley vacation and advised that this alley on Bloomfield Avenue is being used as if it was not fully vacated. "It was never recorded, and when we went to record, we realized the original ordinance vacated too much by about 12 feet, cutting off the north south access to another alley," he said. Mr. Paul declared this ordinance to have its first reading.

**MISCELLANEOUS BUSINESS:**

Mr. Thackery thanked National Pipeline for being courteous to local business during installation of gas lines and also thanked Mrs. McGuire for coming in and sharing her opinions with Council.

Mr. Crabill stated that the next Storm Water Meeting was scheduled for Monday, October 10, 2016, He also mentioned that regarding the school district, a zoning permit was issued for the high school, and regarding the preK-8 site, a little more clarity has been provided by the school district after he met with district staff on Oct. 3.

Ms. Parcels encouraged council members to attend the Ohio Municipal League conference.

Mr. Brugger spoke about plans for a scrap tire recycling event and noted that the agenda for the Council/Commissioner meeting scheduled for October 25, 2016, is being finalized, and that should anyone have a topic they wish to have on the agenda, to please let Council Clerk Amy Deere know.

Mr. Paul inquired to the compost facility's closing date. Mr. Brugger said he would look into it.

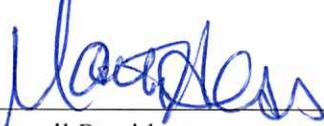
Mr. Fields moved to adjourn the meeting and Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none. Meeting adjourned.

**ADJOURN at 7:01 p.m.**

**NEXT SCHEDULED MEETING**

October 18, at 6:00 p.m.

  
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Council Clerk

  
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Council President