



**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, MAY 3, 2022**

President Hess called the Public Meeting to order. This topic discussed was to approve the preliminary development plan for the planned unit development to be known as Dugan Place.

Doug Crabill spoke that City received the preliminary development plan in February. The Planning Commission approved the plan on March 28th and it was then submitted to Council for their approval. The subdivision will be approximately 93 acres and will contain a mix of housing types.

Jim McConnell (75 Pearce Place) expressed concern of the residences being spaced too close together. He also expressed concern on the potential drain on utilities this project may have.

Taylor West (221 Boyce Street) expressed his concern on what it would do to the market rates of current properties in Urbana.

Mr. Paul questioned the existence of a square on the map. Mr. Crabill clarified that it was the property outline of the strip mall that is not a part of the Walmart property.

President Hess called the Public Hearing closed at 6:09 pm.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, MAY 3, 2022**

President Hess called the City of Urbana Regular Session Meeting to order at 6:09 pm.

City Staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, Community Development Manager Doug Crabill, and Fire Chief Dean Ortlieb

President Called Roll: Ms. Jumper, present; Mr. Scott, present; Mr. Paul, present; Mr. Thackery, present; Mrs. Collier, absent; and Mrs. Bean, present.

Proclamation by the Mayor

Mayor Bean spoke that in 1952, the National Day of Prayer was established by Congress as a way to unite those in all cultures, beliefs, and religions. Therefore, Mayor Bean declared Thursday, May 5, 2022 as the National Day of Prayer in the City of Urbana.

Minutes

Mr. Paul moved to put the minutes of April 19, 2022 on the floor for discussion and possible approval. Mr. Thackery seconded. A correction of a misspelling of Mr. Thackery was noted. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

Communications

1. Safety Committee Meeting Minutes – April 13, 2022
2. Urbana Junior High Students – E.W.B. Curry letter
3. Urbana Shade Tree Commission Minutes – October 2021

Mrs. Bean moved to put the communications on the floor for further discussion and possible passage. Mr. Thackery seconded.

Mr. Crabill recently spoke with 7th Grade Social Studies Teacher Amanda Goodwin. The City's memorial tree fund costs \$350. Currently the students have over \$300 pledged or donated already. The tree comes with an 8" by 8" engraved paver.

When Mr. Crabill went to Mount Vernon for the Tree City USA meeting, the nursery also donated oak trees. There will be a burr oak tree being planted at the K-8 school.

Voice vote on approval: all ayes; nays, none.

Motion passed 5-0.

Administrative Reports – Board of Control

1. Authorize a purchase order to Pfund Superior Sales in the amount of \$276,925.00 for the purchase of a new Life Line EMS Vehicle in the Fire Division. This expense will be charged to the Police & Fire Capital Improvement Fund and is in the 2022 budget at \$325,000.00.

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

Chief Ortileb informed Council the City looked at three vendors for the new medic. Life Line came in the lowest with an opportunity for a prepayment discount. Not only was it also the least expensive, it also answered all of their concerns. It will come with an eight year bumper-to-bumper warranty. The City purchased its own radio to save money.

Mr. Scott and Mr. Thackery both liked the number compared to the budget.

Mr. Paul asked how long it would take for Life Line to provide the medic. Chief indicated hopefully 300 days. If it goes over 400 days, there is a \$100 penalty per day.

Voice vote on approval; all ayes, nays none.

Board of Control Footnotes:

Mr. Paul thanked the City for the carpet to the Taft building. Ms. Boettcher informed Council it was actually a hard surface instead of carpet.

Mr. Paul stated the amount from EJ Prescott seemed high. Mr. Brugger indicated it required a lot of pipe for Nova Drive. Mr. Paul understands, it's something the City has to have.

Mr. Scott confirmed the numbers for East Jordan were correct.

Citizen Comments: None

ORDINANCES AND RESOLUTIONS

Third Reading:

Ordinance 4570-22: An ordinance to update the City of Urbana's Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the City of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022

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

Mr. Crabill stated this is the land that was petitioned by Phoenix Ag and approved by the Board of Commissioners. This is to classify the soon-to-be annexed property as M1 – Manufacturing, and make it effective at the same time as the annexation goes into effect.

No comments/questions from Council.

President Hess called for a roll call for passage. Mr. Scott, yes; Mr. Paul, yes; Mr. Thackery, yes; Mrs. Bean, yes; and, Ms. Jumper, yes.

Ordinance Passed 5-0.

Second Reading:

Ordinance 4474-22: An ordinance to revise the codified ordinances by adopting current replacement pages.

Mr. Paul moved to put this ordinance on the floor for discussion. Mr. Thackery seconded.

Mr. Paul asked why this was being passed on the second reading. Clerk of Council Roger Steffan clarified that it could have passed on the first reading, but the City had to meet the requirements for publication before it could do so.

Mr. Thackery asked what were the changes in the ordinances. Mr. Feinstein indicated that the sections changed were in the ordinance. Mr. Thackery asked what were the specific changes in the languages. Mr. Feinstein stated that while they mirror the Ohio Revised Code, he did not have the language with him. He indicated Council could table this until the next meeting to research it. Mr. Thackery indicated that was not necessary.

President Hess called for a roll call for passage. Mr. Paul, yes; Mr. Thackery, yes; Mrs. Bean, yes; Ms. Jumper, yes, and Mr. Scott, yes.

Ordinance passed 5-0.

Ordinance 4571-22: An ordinance accepting the annexation of territory consisting of approximately 256.386 acres, more or less, to the City of Urbana.

Mr. Paul moved to place this ordinance on the floor for discussion. Mrs. Bean seconded.

Mr. Crabill stated this was the start of the actual acceptance of the annexation that is related to the zoning map legislation. The City has already passed land use and services. This formalizes the acceptance.

No comments/questions from Council.

President Hess declared this ordinance to have had its second reading.

Ordinance 4572-22: An ordinance to approve the preliminary development plan for the planned unit development to be known as Dugan Place

Mr. Thackery moved to place this ordinance on the floor for discussion. Mr. Paul seconded.

Mr. Crabill spoke to this earlier. He added that part of the plan did include addressing services. There was a lot of due diligence on the developer's part. This also included a flow model of the sanitary sewer lines.

Mr. Paul asked if there will be a different version when the plan is finalized. Mr. Crabill stated that some finer details may change, but the overall design will remain.

Mr. Paul asked if by approving this plan, we're telling the planning commission and administration to spear head the project. Mr. Crabill stated the final plan will get into more nuanced details, but the plan is already pretty well developed.

Mr. Hess asked if sidewalks were only going to be on one side of the street. Mr. Crabill clarified that any neighborhood that has City right-of-ways will have sidewalks on both sides of the streets. Private driveways, the apartments for example, may only have one sidewalk.

Mr. Hess also inquired about street width. Mr. Crabill stated that the City looked at similar new developments. It will likely have parking on one side and still allow comfortable passing. Mr. Crabill stated that the trend is to have smaller lot sizes that thirty years ago. The infrastructure costs more today, which lends to the houses being closer together.

Mr. Hess asked how many miles of streets will be added. Mr. Crabill had not necessarily calculated that figure.

Mr. Scott asked how long the process will take. Mr. Crabill stated that the City will energize many different product types in the beginning to allow different needs being met. The single family sub unit will be developed in phases.

President Hess declared this ordinance to have had its second reading.

First Reading: None

Department Liaison Reports:

Mr. Paul had a nice conversation with Mr. Brugger about deer policy and populations. The addressed ordinance did reference a deer plan, which seems to be a blank piece of paper. Mr. Paul indicated there may not be much needed to do now, but should be addressed down the road.

Miscellaneous Business

Mrs. Bean enjoyed the NIMS training. She is anxious to see the new Council member.

Mr. Paul brought up the issue that after storms, some residents leave sticks in the Street. It is not the City's responsibility to clean this up. He's not sure how to stop people from doing this.

Mr. Scott indicated there may be a safety light out on Scioto coming into the square. He asked if somebody could take a look at it. He believes there may be a potential design flaw if lights are needed on both sides.

Chief Ortlieb stated he has started recruiting campaigns at technical schools and community colleges for the open fire position. He also indicated there was excellent turnout at the G402 training. He was pleased to see all of the safety committee there.

Finally, he indicated he gave his opinion to Mr. Feinstein in regards to the new fireworks legislation. He believes the State did a good job as long as it stays the way it is. He has a potential checklist for enforcement and believes it could be better than potentially opting out.

Mr. Crabill attended the Arbor Day celebration at the Johnny Appleseed museum. He stated it was a nice event with the planting of twelve apple trees with lineage to Johnny Appleseed trees. They were lined with tree guards to be protected from deer. He also indicated that Goodwill's lease has expired. There is still ongoing dialogue to find them a new location, but they are going to vacate the current location to make way for Aldi's.

Mr. Brugger stated the next meeting will be the third reading for the Dugan Place development. He urged Council to look through Mr. Crabill's binder. He also asked Council to take time, ask questions, and trust that the division heads have taken their time for the proper development. Mr. Brugger also clarified that the City is not regulating who comes and goes from the City of Urbana. The City's role is to tell what the rules are and allow the companies to follow those rules.

Mr. Bean indicated that on May 28th and 29th, there will be services and proper burial for Army Corporal Charles Eugene Hiltibran. His remains will be coming to Urbana and buried at Oak Dale

Cemetery next to his mother. Mr. Hiltibran was serving in Korea when he came up missing in 1950. President Trump and Kim Jung Un had previously created an agreement for remains of soldiers from the Korean War to be returned to the United States.

Mr. Steffan indicated that he had distributed the uniform legislation template to department heads and we will see the implementation of that template in the upcoming weeks.

He also stated he talked with the Director of the Champaign County Board of Elections, Meredith Bodey. Today is Election Day. The Board will certify election results on May 24th. This means the swearing-in of our new Councilwoman will be on Tuesday, June 7th.

Finally, he informed Council that he will be out of state for the meeting on June 21st, and he will meet with Mr. Thackery as President Pro Tempore to discuss making sure the meeting goes smoothly that night.

Mr. Thackery made a motion for a work session to be held on Tuesday, May 24th to discuss the deer issue and the fireworks legislation. Mr. Paul seconded.

Ms. Jumper asked to add parking enforcement to the agenda.

Voice vote on holding the work session; all ayes, nays none.

President Hess indicated there were three houses on Gwynne Street in disrepair and a lot of trash under the underpass. He asked who in the City can people talk to about vacant lots. Mr. Crabill stated that vacant lots can go to a sheriff sale, and if it doesn't sell, it can eventually go to an auditor sale. He also indicated that vacant lots should not be mowed. They should be reported as non-compliant. That way the City can mow, assess it on the property taxes, and start the proper procedures. Mrs. Bean indicated she also referred the matter to Zoning and Compliance Officer Preston Carter.

Ms. Jumper moved to adjourn. Mr. Thackery seconded. Voice vote on approval: all ayes, nays none. Motion passes 5-0.

ADJOURNED AT 7:03 p.m.

NEXT SCHEDULED MEETING

May 17, 2022, at 6:00 p.m.




Council Clerk


Council President