



**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
TUESDAY, SEPTEMBER 20, 2022**

President Hess called the City of Urbana Regular Session Meeting to order at 6:00 pm.

**City Staff attending:** Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Director of Finance Chris Boettcher, Community Development Manager Doug Crabill, Superintendent of Public Works Chad Hall, Water Superintendent Joe Sampson, Fire Chief Dean Ortlieb, and Police Chief Matt Lingrell

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

**Minutes**

Mr. Thackery moved to put the minutes of August 25, 2022 and September 6, 2022 on the floor for discussion and possible approval. Mr. Paul seconded.

Council Clerk Steffan indicated minor changes that had already been corrected regarding name misspellings.

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

Motion passed 7-0

**Communications:**

1. Scrap Tire Recycling Event and Drive Thru Flu Vaccine Clinic Flyer
2. Affordable Gas and Electric Press Release dated September 9, 2022
3. Urbana Shade Tree Commission Meeting Minutes from June 2022 and July 2022
4. Ohio Auditor of State Award Press Release dated September 12, 2022
5. ORBIS Groundbreaking Ceremony Invitation
6. Cheryl Johnson Feral Cat concerns dated June 23, 2022 and September 3, 2022

Mr. Scott moved to put the communications on the floor for discussion and possible acceptance. Mrs. Bean seconded.

Mr. Paul asked for clarification on the length of the electric aggregation. Mr. Brugger stated it started a year ago and runs for twenty-four months. He indicated this was the way the aggregation program was bid.

Mr. Hess asked about the small dead tree removal. Mr. Crabill informed Council it had been mainly on US 36/Scioto Street. They have been removing these while they are small when there have been issues with mortality.

Mr. Thackery congratulated Ms. Boettcher on a great job with the Ohio Auditor of State award.

Voice vote on approval: all ayes, nays none.

Motion passed 7-0.

**Highland Real Estate General Overview regarding Dugan Place TIFs**

Mr. Crabill stated the commercial redevelopment along Scioto Street was the last TIF in the City. He has been working with Highland Real Estate regarding Dugan Place. The Real Estate company wanted the City to consider creating a TIF district to help with the cost of infrastructure. The City could establish a commercial TIF to apply to the apartments and a residential TIF to apply to the other three zones. These TIFs capture the increased assessed value when the land is approved upon. Those funds are diverted to a fund that improves the infrastructure in that location.

The current land only generates approximately \$800 in property taxes a year with a property value slightly over \$200,000. The estimate of the combined project would be around \$100 million for the total new property value. The TIF would use this towards improvement of Lippencott Lane and the potential connection of Washington Avenue. The TIF would capture 25% of the new funds with the school district still getting 75%.

Mrs. Bean asked if the City was asking for any action tonight. Mr. Crabill stated the next step would be to start down the path of legislation eventually, but tonight was just a high level overview.

Mrs. Collier asked if the TIF would be just for infrastructure. Mr. Crabill confirmed. He stated the homeowners would still be paying the same property taxes. Once those taxes reach the collection process, the auditor would divide based upon tax entities and the TIF.

Mr. Thackery asked for the timeframe for future legislation. Mr. Crabill stated the goal would be to have the TIF established before the end of the year.

Mr. Paul asked about the bond amount in the beginning of the project. Mr. Crabill stated that initially at least four million. He stated that they would have to see what projects in the area would be needed down the road. The TIF area must somehow derive a benefit from the project.

Mr. Paul was curious what concerns Ms. Boettcher had with rates. She stated she was looking at around 2.5% to 3%. The City would be reimbursed from the TIF later on. She would know more as we got closer to the bond sale.

Mr. Scott asked if connecting Washington Avenue would count as a TIF project. Mr. Crabill answered yes, as the TIF would derive a benefit from the connection. It was a project the City would be looking at in the future.

President Hess asked if residential TIFs were new. Mr. Crabill stated they were pretty common with Springfield and Sidney recently completing them.

President Hess asked what would happen if the housing market collapsed. Mr. Crabill stated the builder has been around since the 1970s and has seen they cycles. They City feels the market is there and there will be buyers.

**Administrative Reports – Board of Control:**

1. The Board of Control recommends that City Council authorize the Director of Administration to enter into a contract with The Righter Co. Inc. in the amount of \$1,877,500.00 for the installation of a new water booster station at Melvin Miller Park and the replacement of the East Water Street water booster station. This bid was the lowest and best bid of two bids received (see attached). The engineer’s estimate was \$1,975,000.00. This project will be paid through the Water and Wastewater Infrastructure Grant program, in which, the city was awarded \$2.847 million. **VOTE: 3-0**

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

Mr. Sampson indicated that all of the water lines have been installed. The next step is to physically get the booster stations placed. The Righter Company met the criteria the best with the lowest bid. This company does this type of work often.

No comments/questions from Council.

Voice vote on approval; all ayes, nays none.

In regards to the August purchase orders, Ms. Collier asked if the City was painting all of the trash receptacles. Mr. Brugger stated the City has been working through these and they will all eventually be changed to black.

**Citizen Comments:** None

**ORDINANCES AND RESOLUTIONS**

**Third Reading:** None

**Second Reading:** None

**First Reading:**

**Resolution 2638-22:** A resolution to participate in the Ohio Department of Transportation’s Municipal Bridge Inspection Program.

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

Mr. Crabill stated this was an ODOT program for cities with less than 50,000 people. Urbana has eleven bridges in the city that needs inspecting. The only obligation the City has is to post load limit signs within thirty days if required. The City has utilized this program in the past and would save Mr. Bumbalough approximately two weeks.

President Hess asked about a scour plan of action. Mr. Crabill elaborated that the inspection looks for washaway that could cause the bridge to deteriorate faster than normal takes appropriate action. He also stated ODOT already inspects bridges on state routes.

President Hess called for a roll call on passage: Mr. Scott, aye; Mr. Paul, aye; Ms. Truelove, aye; Mr. Thackery, aye; Mrs. Collier, aye; Mrs. Bean, aye; and Ms. Jumper, aye.

Resolution passes 7-0.

**Resolution 2639-22:** A resolution to approve a sanitary sewer tap-in for S&L Home Center, Inc. at 1711 East US Highway 36 (Parcels #K41-11-11-11-00-009-00 & K41-11-11-11-00-010-00) as an extraterritorial customer, and declaring an emergency. (Suspension of rules requested by utility services applicant)

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

Mr. Crabill stated this resolution was for S&L Lumber. It is a property contiguous to the City of Urbana. The Pence properties were previously annexed, and S&L Lumber company wants to be connected to the sanitary sewer line. The property is not a real user of water. The contract contains provisions to connect the property to the water line in the future.

Mr. Paul asked why the City would be willing to waive the water requirement. Mr. Crabill stated that after speaking with Mr. Sampson and Mr. Hall, the ordinance is not overtly clear. Mr. Paul is concerned with setting a precedent. Mr. Sampson stated the estimate for a water hook-up was going to be around \$18,000. The ordinance was more for water mains and not services.

Mr. Scott asked if sewer bills were typically based on water usage. Mr. Crabill stated the City would be able to install a specialized meter.

President Hess asked what was the range for the sewer hook-up. Mr. Hall stated it was in the \$7,000 to \$8,000 range.

Mr. Paul moved to suspend the rules for the passage of Resolution 2639-22.

President Hess called for the suspension of the rules: Mr. Paul, aye; Ms. Truelove, aye; Mr. Thackery, aye; Mrs. Collier, aye; Mrs. Bean, aye; Ms. Jumper, aye; and Mr. Scott, aye.

Rules suspended 7-0.

President Hess called for a roll call on passage: Ms. Truelove, aye; Mr. Thackery, aye; Mrs. Collier, aye; Mrs. Bean, aye; Ms. Jumper, aye; Mr. Scott, aye; and Mr. Paul, aye.

Resolution passes 7-0.

**Resolution 2640-22:** A resolution to dedicate the public sanitary sewer manhole and related 8” sanitary sewer main/crossing that was installed in the public right of way by a contractor on behalf of Dwight E. Pence and Phyllis A. Pence between 1675 and 1693 East US Highway 36, and declaring an emergency. (Requires one reading)

Mr. Paul moved to place this ordinance on the floor for discussion and possible passage. Ms. Jumper seconded.

Mr. Crabill stated that after a new construction, the City needs to accept the materials that are in the right of way. The intention is that it can be used by others going forward.

Mr. Paul asked if Mr. Bumbalough has had a chance to inspect it. Mr. Hall stated the City is good in that regard.

President Hess called for a roll call on passage: Mr. Thackery, aye; Mrs. Collier, aye; Mrs. Bean, aye; Ms. Jumper, aye; Mr. Scott, aye; Mr. Paul, aye; and Ms. Truelove, aye.

Resolution passes 7-0.

### **Department Liaison Reports:**

Mr. Paul stated that there had been scheduling issues for the next meeting on lateral transfers, but hopes to meet soon.

Mr. Thackery hoped to get with Mr. Crabill soon regarding the TIF.

### **Miscellaneous Business**

Mrs. Bean was a volunteer at the balloon festival. She was also pleased to be a part of the 9/11 flag lowering ceremony and the Rittal lunch.

Mrs. Collier stated the chili cookoff will be this Saturday with about twenty contestants and twenty-five vendors. She will also be meeting on Friday regarding housing issues.

Mr. Paul stated the hoopla parade will be this Saturday as well, with approximately forty groups lined up. He also asked Mr. Sampson when the booster station would start. Mr. Sampson was hoping he wouldn't be asked that. He stated the two big parts having problems were the electrical components and the generators. By the end of next year, he was fairly confident that at least one of the stations would be up and running, potentially both.

Mr. Scott asked if it was too late to enter the chili cookoff. Mrs. Collier stated it needs to be submitted by Thursday, September 22<sup>nd</sup> by the absolute latest.

Ms. Jumper asked about the time of the parade, to which Mr. Paul clarified noon. Ms. Jumper was thankful for the 9/11 presentation. She also asked if there was a date for the High Street project. Mr. Crabill stated bids are due in April of May of 2023 with construction starting in July or August.

Mrs. Bean asked if the City has received possession of the full-size wheel loader. Mr. Hall confirmed the City had. Mrs. Bean stated she would like a ride, to which Mr. Hall suggested she wait a couple weeks as the City loaded sludge today.

Chief Ortlieb informed Council that the fire division had finished the community paramedic program obligations.

Mr. Crabill informed Council that he would be taking a road trip to Toledo for a Legacy Place Award. He previewed an enterprise zone agreement ordinance regarding ALDI's that would be in front of Council soon. It would be for a six-year agreement, accumulating in 35%. The school district would go first, followed by Council, and ending with the county commissioners. He also stated he would have more information regarding the DORA for Council at either the first or second meeting of October.

Ms. Boettcher stated that budget sheets for 2023 would be going in the department heads' mailboxes.

Mayor Bean read the Ohio Auditor award and thanked Ms. Boettcher for her department's hard work. He also stated the AGE was a great cubic feet rate, and will save the citizens of Urbana a lot of money.

Mr. Hall gave a paving update. They City is working on patching South Main Street. Milling will start on October 3<sup>rd</sup> with a final completion date scheduled for October 18<sup>th</sup>.

Mr. Steffan reminded Council that the topic list would be sent out on Friday and work sessions are not live-streamed.

President Hess asked how the electronic water meters were doing. Mr. Sampson stated they were wonderful and had no complaints.

Ms. Truelove moved to adjourn. Ms. Jumper seconded. Voice vote on approval: all ayes, nays none. Motion passes 7-0.

**ADJOURNED AT 7:12 p.m.**

**NEXT SCHEDULED MEETING  
WORK SESSION  
September 27, 2022, at 6:00 p.m.**



  
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Council Clerk

  
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Council President