

**URBANA CITY COUNCIL  
PUBLIC HEARING  
TUESDAY, DECEMBER 20, 2022**

President Hess called the Public Meeting to order. This topic for discussion was amending Chapter 1339 of the Urbana Codified Ordinances, and declaring an emergency.

Mr. Feinstein stated the first change in the ordinance was to add a larger definition section, which incorporates more areas into the nuisance code. He indicated the new language streamlines abatement and makes the City's authority expressed, instead of implied. Also, the new ordinance would remove the requirement regarding the owner of record, instead allowing service to include the occupant.

Mr. Scott asked if this changed the process of appeal and what the fee was to appeal. Mr. Feinstein stated this ordinance does not change the appeal process. Mr. Carter added the appeal fee was \$50.

Mr. Paul liked the language as he believed it was a lot cleaner. He asked if a car was unregistered, but for sale, would this be a violation. Mr. Carter indicated that if the vehicle is not a nuisance, the City wouldn't necessarily care. Mr. Paul also asked whether an owner would receive notice that a renter was served. Mr. Feinstein stated the owner would receive a courtesy copy.

Ms. Truelove asked for further explanation about vacant structures. Mr. Feinstein explained how vacant structures would be nuisances under 1339.03(B)(2), (3), and (4). Ms. Truelove asked how this ordinance would apply to 405 Gwynne Street. Mr. Feinstein stated there was no owner for service purposes.

Mr. Thackery asked who completed the abatements. Mr. Brugger stated it depended on the nature of the nuisance. The City would complete the abatement if it were able.

President Hess called the Public Hearing closed at 6:16 pm.

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

President Hess recalled the City of Urbana Regular Session Meeting to order at 6:16 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, Zoning Enforcement Officer Preston Carter, and Fire Chief Dean Ortleib.

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

**Minutes**

Mr. Scott moved to put the minutes of December 6, 2022 on the floor for discussion and possible approval. Ms. Jumper seconded.

No comments/corrections were made.

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

Motion passed 6-0

### **Heritage Ohio Award Presentation for Public-Private Partnership with Legacy Place**

Mr. Crabill stated the he and Mayor Bean recently received an award at a presentation at the Ohio Theatre in Toledo back in October. This was for the City's partnership with Legacy Place for the historic preservation of the Douglas, North Elementary, and South Elementary into senior living facilities. Mr. Crabill added the partnership included the City, the CEP, the school board, RSSI, Duane Miller and the development team. Currently, all fifty-one units are occupied. Mayor Bean added that it was a nice evening and he saw a lot of good projects throughout the State of Ohio.

### **Communications**

1. Melvin Miller Park Board Meeting Minutes – October 17, 2022
2. Safety Committee Meeting Minutes from December 13, 2022

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

Mr. Paul inquired as to the location of the pickleball courts. Mr. Brugger stated they were east of the volleyball courts, near the tennis courts.

Mr. Scott stated he wasn't aware the City could create a landbank without the County. Mr. Crabill stated that there are different powers under the Ohio Revised Code, with liability being one. Mr. Brugger added that the County would still have to finish there actions, even with a City-created landbank.

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

Motion passed 6-0.

### **Administrative Reports – Board of Control**

1. The Board of Control recommends Council authorize a purchase order to Burton Planning Services in the amount of \$36,650.00 for the North Main Street Corridor Plan. This expense will be charged to the General Fund – Community Development and is not in the 2022 budget. **VOTE: 2-0**

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

Mr. Crabill stated this a planning initiative for redevelopment along North Main Street. This will work through overall land use on North Main from Washington Avenue to Grimes Circle. It will consist of a steering committee, stakeholder interviews and include sidewalks, utilities, etc.

Mr. Paul stated this was long overdue, as sometimes the City tends to focus on downtown or the South end of town. He believes this is a good use of external resources for specialization.

Voice vote on approval; all ayes, nays none. Passes 6-0.

\*\*\*Footnote – Purchase Orders \$2,501 - \$50,000 for October & November 2022\*\*\*

Mr. Paul inquired into the Rock N Rescue and Petzel ASAP. Chief Ortlieb explained the City was updating its rescue equipment and can now more-efficiently conduct events, such as boats, high-angles, and trains. This will help the Division use a lot less items.

Mr. Scott asked if the sludge hauling from RB Trucking was a monthly expense. Ms. Boettcher clarified that it was an as-needed expense.

\*\*\*Footnote – On October 17, 2022, the Parks & Recreation Board approved the release of \$7,350 to replace the paint machine used for lining the baseball and soccer fields at Melvin Miller Park. The new paint machine was purchased from Pioneer Athletics located in Cleveland, Ohio.

No comments/questions from Council regarding this Footnote.

**Citizen Comments:** None

## **ORDINANCES AND RESOLUTIONS**

### **Third Reading:**

**Resolution 2433-22:** A resolution to appropriate money for the several objects and purposes which the City of Urbana, Ohio must provide for the fiscal year ending December 31, 2023. (Three readings required.)

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

Ms. Boettcher stated she was there to answer any questions regarding next year's appropriations.

Mr. Truelove stated she felt good, as she trusted the people working on it.

Mr. Thackery stated this is something the City does every year.

Mr. Scott inquired as to exempt-expected receipts. Ms. Boettcher stated those were items that while not specifically guaranteed, the City expects every year, such as FAA grants for the airport and 403-Court improvements that were a part of Court costs.

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

Resolution passed 6-0.

**Second Reading:**

**Ordinance 4388-23:** An ordinance authorizing the Indigent Defense Agreement with the Champaign County Commissioners to allow the City and County to receive partial reimbursement from the Ohio Public Defender Commission for the indigent expenses in the Champaign County Municipal Court. (Three readings required)

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

Mr. Feinstein stated this was a housekeeping issued to help assure indigent defendants could receive Court-appointed counsel.

Mr. Paul asked what happens if a Defendant does not want the attorney the Court assigns. Mr. Feinstein stated that at the Municipal Court, a Defendant would be out-of-luck, as they do not get to pick their attorney.

Mr. Paul stated five years before review seemed a bit long, and thought three might be better for the first review or two. Mr. Feinstein stated the statute requires within five years, but Council is always allowed to review earlier.

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

**Ordinance 4585-23:** An ordinance to amend Chapter 1339 of the Urbana Codified Ordinances, and declaring an emergency. (Three readings required, Public Hearing required)

Mr. Scott moved to put the ordinance on the floor for discussion. Ms. Jumper seconded.

Mr. Feinstein stated he believed he covered everything at the earlier public hearing.

No additional comments/questions from Council.

President Hess declared this ordinance to have had its second reading

**First Reading:**

**Resolution 2623-22:** A resolution to amend resolution 2433-21 to modify or increase appropriations within various funds of the City of Urbana, Ohio for current expenses during the fiscal year ending December 31, 2022. (Supplemental appropriations) (Suspension of rules requested)

Mr. Paul moved to suspended the rules and allow for passage of the Resolution on the first reading. Mr. Thackery seconded.

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

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

Ms. Boettcher stated this was the annual supplemental appropriations to match the budget with the actual expenditures.

No comments/questions from Council.

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

Resolution passed 6-0.

**Resolution 2648-22:** A resolution approving the execution of a Community Reinvestment Area real property tax abatement between the City of Urbana, Ohio and Phoenix Drive Properties, LLC, approving a tax revenue sharing agreement, and declaring an emergency. (One reading required)

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

Mr. Crabill stated this was a CRA request for Phoenix Drive Properties (the landowner), under which ColePak is operated. This CRA is for 8 years and 75% of the tax revenue solely for the new construction. The new construction will be approximately 90,000 square feet at Edgewood and SR 55 and create an additional 40 positions over 4 years. It also comes with a tax revenue sharing agreement with the school boards.

Ms. Truelove, Mrs. Bean, Mr. Scott, and Mr. Thackery thanked Rick Cole for creating business in Urbana. Mr. Thackery also inquired into the tax revenue sharing agreement. Mr. Crabill further explained that when the revenue from new position passes the one-million-dollar threshold, a portion of the taxes need to be distributed to the schools to counteract the reduction in property taxes the school districts would be receiving.

Mr. Paul inquired into the difference between Phoenix Drive Properties and ColePak. Mr. Pak explained it was for liability reasons.

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

Resolution passed 6-0.

**Resolution 2649-22:** A resolution enacted by the City of Urbana, Champaign County, Ohio, to authorize the Director of Administration to accept grant funding and enter into an agreement under

the Ohio Department of Transportation's office of Jobs & Commerce Economic Development Program for the Miami and Edgewood radius improvement (PID 117971), and declaring an emergency. (One reading required)

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

Mr. Crabill stated there was recently a traffic impact study regarding truck turns (turning radius) at Southeast Edgewood and Miami Street. Sutphen agreed to contribute. This showed that the turning radius was deficient as it currently stands. He continued to say ODOT conducted a site visit and very quickly offered a grant after seeing conditions. The City has already acquired the right-of-way and plans to construct during the Miami Street curb and gutters project.

Mr. Scott asked how big the radius needs to be. Mr. Crabill was unsure, but stated that the project used computer software to determine the accurate schematics. Mr. Scott then asked how this would be contracted for completion. Mr. Crabill stated the hope was to use the same contractor as the curb and gutter project.

Mr. Thackery asked if this intersection needed a traffic signal. Mr. Crabill stated that it was part of the consideration, but there is not any plans at this time.

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

Resolution passed 6-0.

**Department Liaison Reports:** None

**Miscellaneous Business:**

Mr. Paul wished the City luck in street preparation for the upcoming winter storm. Mr. Brugger indicated the City was ready.

Mr. Scott indicated that he saw the temporary fencing around the Aldi site. Mr. Crabill added that Aldi's has an opening date scheduled for July 2023.

Chief Ortlieb stated that the safety committee meeting had great dialogue. He also added that there is only one full week for new fire fighter recruitment. There have been five applicants so far.

Mr. Brugger stated that the year 2022 has seen the fruits of a lot of hard labor. He added that the bar is going higher and the City has a good thing going. In regards to the Urbana University site, he indicated all the City knows is what the headline says. The City is here to make sure the community benefits.

Mr. Paul added that when he started in 2012, it felt like Council only dealt with emergency after emergency. He doesn't see that anymore. He tipped his hat to the City.

Mayor Bean talked about all of the expertise the City has in its staff members. He also added that the Jerusalem Second Baptist Church would have a Martin Luther King event on MLK day from 6-7 pm.

Council Clerk Steffan indicated that due to the City holidays, the next packet would be sent out on Thursday, December 29<sup>th</sup> around 1 pm. He also added that packets would not be available for pickup on that Friday or following Monday due to the City being closed.

President Hess stated he saw two accidents today on Patrick Avenue. Chief Ortlieb stated that neither one was serious.

Ms. Jumper moved to adjourn. Mrs. Bean seconded. Voice vote on approval: all ayes, nays Mr. Scott. Motion passes 5-1.

**ADJOURNED AT 7:19 p.m.**

**NEXT SCHEDULED MEETING**

January 3, 2023 at 6:00 p.m.



  
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Council Clerk

  
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Council President