

**URBANA CITY COUNCIL  
PUBLIC HEARING  
TUESDAY, MARCH 5, 2024**

President Paul called the Public Meeting to order at 6:00 pm.

This first topic discussed was the amendment to Amendment to Sections 111.02, 111.03, and 111.04 of the Urbana Codified Ordinances.

President Paul stated the amendments dealt with restructuring the flow of meetings. One item being amended was how Council debates. President Paul stated Council is trying for a more open discussion. He added that the amendments also included basic housekeeping items such as rearranging numbers, updating meeting times, and removing references to tablets. President Paul added that these amendments did not include the addition of President's comments, as he felt it was not appropriate for the role of President. Mr. Feinstein added that the amendments included a deadline for legislation proposal.

There were no comments from the public.

The second topic was enacting Chapter 1303 of the Codified Ordinances of the City of Urbana, entitled Property Maintenance Code.

Mr. Carter informed Council that this chapter would adopt the International Property Maintenance Code. This code would allow the City to identify gaps between the nuisance and zoning codes. Mr. Carter added that it would predominantly be applied to structural issues (windows, gutters) that the current codes don't address. He also added the penalties reflect the changes also proposed in other codes.

There were no comments from the public.

The final topic was updating the City of Urbana official zoning map to establish City designated zoning classifications for two recently annexed properties: K48-25-11-02-009-00 & K48-25-11-02-11-010-00.

Mr. Carter stated this ordinance would establishing zoning for the two parcels annexed last year at S & L Lumber. He added that the zone would fit the usage of these properties and the surrounding properties.

There were no comments from the public.

President Paul called the Public Hearing closed at 6:05 pm.

**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
TUESDAY, MARCH 5, 2024**

President Paul called the City of Urbana Regular Session Meeting to order at 6:05 pm.

**City Staff attending:** Director of Administration Kerry Brugger, Director of Law Mark Feinstein, Director of Finance Chris Boettcher, Mayor Bill Bean, Public Works Superintendent Chad Hall, Zoning and Compliance Officer Preston Carter, and Fire Chief Dean Ortlieb

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

**Joe Sampson – Leak Detection Update**

Mr. Sampson stated the previous company the City used for leak detection was ok, but the City had the opportunity through EPA for a leak detection grant. Ultimately, the City was awarded \$9,500. Mr. Sampson explained that the water department uses data loggers, which are listening devices put down in valve boxes. These data loggers have found one leak so far. Mr. Sampson explained that the Water Department wants to run the system a little bit longer before they fix the leak. He added that the reports show a specific estimate where the leak is, which takes the guess work out of it.

Hopefully be able to go through the whole town within a year.

Mr. Thackery stated this was really neat technology. He asked if the data loggers were permanent. Mr. Simpson stated no, the loggers can move around.

Mrs. Collier asked if this technology has any affect to residents. Mr. Sampson stated the only affect is the Water Department standing in the middle of the roads.

Mr. Thackery asked if additional loggers were expensive. Mr. Sampson stated that the price for data loggers can add up, but when the City fixes all the leaks, the technology pays for itself.

**Minutes**

Mr. Thackery moved to put the minutes of February 20, 2024 on the floor for discussion and possible approval. Mrs. Collier seconded.

Mr. Thackery mentioned a typo involved with a misprinted name.

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

**Communications:**

1. Sutphen Grand Opening Ceremony Invitation (E-mailed February 21, 2024)
2. City of Urbana 2023 Curbside Recycling Report (See Attached)
3. Miami Valley Regional Planning Commission Survey Flyer (See Attached)

Council did not have any requests for removal of communications off the consent agenda for discussion.

**Administrative Reports – Board of Control:** None

**Citizen Comments:** None

## ORDINANCES AND RESOLUTIONS

**Third Reading:** None

**Second Reading:** None

**Ordinance 4601-24:** An ordinance to amend Sections 111.02, 111.03, and 111.04 of the Codified Ordinances. (Three readings required, public hearing required)

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

President Paul stated he did not have anything to add from the Public Hearing.

No comments/questions from Council.

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

**Ordinance 4602-24:** An ordinance adopting the Planning Commission recommendation to enact Chapter 1303 of the Codified Ordinances, Property Maintenance Code, and enacting Chapter 1303 of the Codified Ordinances of the City of Urbana, entitled Property Maintenance Code. (Three readings required, public hearing required)

Mrs. Bean moved to put this ordinance on the floor for discussion. Ms. Jumper seconded.

Mr. Carter stated he had nothing to add from the Public Hearing.

Mr. Thackery asked about the standard for hardships. Mr. Carter stated it would be a case by case basis, not necessarily a standard. He added the City is willing to work with folks as long as dialogue and progress are being made.

Ms. Truelove asked how the City determines the need. Mr. Carter stated it would be no different than the nuisance code. The City would look at the varying degrees of infractions and the level of impact to the surrounding area.

Mr. Thackery stated the savings clause was confusing. Mr. Feinstein clarified that the clause states that prior actions or litigations already in action can proceed with its current progression.

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

**Ordinance 4603-24:** An ordinance to adopt the Planning Commission recommendation accepting the proposal to update the City of Urbana official zoning map to establish City designated zoning classifications for two recently annexed properties: K48-25-11-02-009-00 & K48-25-11-02-11-010-00. (Three readings required, public hearing required)

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

Mr. Carter stated he had nothing to add from the Public Hearing.

Ms. Jumper thanked Mr. Carter for his work on the issue.

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

**First Reading:**

**Ordinance 4606-24:** An ordinance to amend Sections 1339.99 and 1149.03 of the Codified Ordinances. (Three readings required, public hearing required)

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

Mr. Carter stated the objective was for uniformity for penalties under all of the City codes. These are reflective of what is in proposed in the property maintenance code. He clarified that all violations would have the same options: Court, injunctions, or fines, or any combination of the three.

Mr. Thackery and Ms. Truelove thanked Mr. Carter for his work on the issue.

President Paul declared this Ordinance to have had its first reading.

**Department Liaison Reports:**

Ms. Collier stated there would be a Safety Committee meeting on March 14<sup>th</sup> at 5:00 pm in the training room.

**Miscellaneous Business:**

Mrs. Bean asked when would be appropriate to have the discussion about the deer population. She would like the discussion to take place when the concerned citizens are present. President Paul asked the Clerk if a letter could be sent to the citizens that wrote the initial letter. Mr. Feinstein stated a work session should be proper to satisfy the Open Meetings Act. President Paul announced the Work Session would take place after the regular Council meeting on April 2<sup>nd</sup>, and to come to the meeting on March 19<sup>th</sup> with any additional topics they would like to see added.

Chief Ortlieb stated there would be a gathering next Friday for retiring firefighter Chris Logan. Chief Ortlieb added Mayor Bean would be swearing in the new firefighter on Friday. Finally, he thanked Ms. Boettcher and Mr. Crabill for submitting the ladder grant.

Ms. Jumper moved to adjourn. Ms. Truelove seconded. Voice vote on approval: all ayes, nays none. Motion passes 6-0.

ADJOURNED AT 6:41 p.m.

NEXT SCHEDULED MEETING

March 19, 2024 at 6:00 p.m.



  
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Council Clerk

  
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Council President Pro Tempore