



APPROVED

**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, APRIL 15, 2025**

President Paul called the Public Meeting to order. This first topic discussed was the addition of Section 111.05, "Council Clerk Compensation" to the Codified Ordinances.

Mr. Feinstein stated the purpose of this section was to take the guesswork out of the Council Clerk salary. He stated the Council President and Members already have sections, and this adds rules for the Clerk. He further stated the intention is to have the Clerk mirror the Central Staff ordinance. Mr. Thackery liked the improvement as it keeps things simple.

There were no comments from the public.

The second topic was the approval of the final development plan and related plan exhibits for the planned unit development to be known as Dugan Place that was originally approved by Urbana City Council on May 17, 2022 with the passage of Ordinance 4572-22 and later extended for one additional year on May 21, 2024 with the passage of Ordinance 4572-24.

Mr. Crabill stated the timeline for the development has been outlined. He stated this takes the preliminary plan and turns it into a final development plan. Mr. Crabill stated the final plan is very similar to the preliminary plan. He added the plan calls for 513 dwelling groups in four subdivisions and it went through the Planning Commission in March.

Tori King (370 N. Dugan) asked if the plans will be shared with the public. Mr. Crabill responded that he has an electronic version of proposal that can be provided to any interested parties.

Doug Bovey (718 N. Dugan) inquired as to the current digging occurring now. Mr. Crabill answered that currently they were working on test pits to determine what type of retention ponds will be needed.

Ms. Jumper asked if the plan can be added to the City website. Mr. Crabill responded that he would look into that idea.

The third topic was the amendment of Chapter 1102 of the Codified Ordinances.

Mr. Crabill stated this was the definitions chapter. This ordinance adds the definition for computing infrastructure providers, further expands transport terminals, and renumbers all of the sections accordingly.

There were no comments from the public.

The fourth topic was the amendment of Chapter 1126 of the Codified Ordinances.

Mr. Crabill stated this ordinance covered the manufacturing district chapter. He stated this ordinance updates the general purpose and further describes permissive uses. Mr. Crabill further discussed height restrictions of fences and removal of the land use intensity requirement.

There were no comments from the public.

The fifth topic was the amendment of Chapter 1124 of the Codified Ordinances.

Mr. Crabill stated this ordinance covered the chapter for the B2 general business district. This ordinance clarifies the lot occupation calculation and land use intensity.

There were no comments from the public.

The sixth topic was the amendment of Chapter 1129 of the Codified Ordinances.

Mr. Crabill stated that this Chapter served as a supplemental catch-all chapter. This section covers temporary buildings removal, language regarding dumpster enclosures, and changes to fence walls and hedges.

There were no comments from the public.

The seventh topic was the amendment of Chapter 1133 of the Codified Ordinances.

Mr. Crabill stated this ordinance covered the chapter for off-street parking and loading. He stated it included the required parking formula for the new use involving data centers. He also added that it was consistent with the corridor overlay.

There were no comments from the public.

The eighth topic was updating the City of Urbana's Official Zoning Map to establish City designated zoning classifications for nine parcels that were petitioned for annexation to the City or Urbana on December 3, 2024 and are anticipated to be annexed into the City of Urbana corporation limits on or after May 23, 2025.

Mr. Crabill stated this was in connection with the petition for annexation filed last December for over 200 acres. He stated there are two proposed designations: R3 (covering Vancrest and the ESC) and M1 (in line with the to S. Main St. plan).

Mrs. Collier asked if once Vancrest and ESC are annexed into the City, if they need to be hooked into City services. Mr. Crabill stated they currently already utilize city water and sewer. Annexation into the City was part of the agreement at that time, and they became part of this petition

President Paul called the Public Hearing closed at 6:19 pm.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, APRIL 15, 2025**

President Paul called the City of Urbana Regular Session Meeting to order at 6:19 pm.

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

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

Minutes

Mr. Thackery moved to put the minutes of April 1, 2025 on the floor for discussion and possible approval. Ms. Jumper seconded.

No comments/questions from Council regarding the minutes.

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

Mayoral Proclamation – Arbor Day

Mayor Bean stated the City of Urbana has been a Tree City for 23 years. He proceeded to read his Arbor Day proclamation.

Mr. Crabill spoke on behalf of the Shade Tree Commission. He stated that in order for Urbana to be a Tree City, there are four requirements: A municipal tree ordinance, a shade tree commission, spending \$2 per capita, and having an Arbor Day celebration/proclamation. He added that there will be a tree planting on Arbor Day at Weidmann park on Gwynne St.

Communications:

1. City of Urbana 2025 1st Quarter Highlights (See Attached)

Council did not move to remove any communications from the consent agenda.

Administrative Reports – Board of Control: None

Citizen Comments: None

ORDINANCES AND RESOLUTIONS

Third Reading: None

Second Reading:

Ordinance 4423-25: An ordinance to add Section 111.05, “Council Clerk Compensation” to the Codified Ordinances. (Three readings required, public hearing required)

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

Mr. Feinstein stated that he had nothing further to add from the public hearing, and he would entertain any questions.

Council did not have any questions/comments.

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

Ordinance 4618-25: An ordinance to approve the final development plan and related plan exhibits for the planned unit development to be known as Dugan Place that was originally approved by Urbana City Council on May 17, 2022 with the passage of Ordinance 4572-22 and later extended for one additional year on May 21, 2024 with the passage of Ordinance 4572-24. (Three readings required, public hearing required)

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

Mr. Crabill stated he would entertain any questions.

Council did not have any questions/comments.

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

Ordinance 4619-25: An ordinance accepting the annexation of parcels (territory) consisting of approximately 219.986 acres, more or less, in Urbana Township as petitioned by Andrew Wecker, attorney-at-law, appointed as agent by the petitioners: Urbana Health Facilities, LLC, an Ohio limited liability company; governing board of the Madison-Champaign Educational Service Center; Board of County Commissioners of Champaign County, Ohio; and Organ Farms, LLC, an Ohio limited liability company. (Three readings required)

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

Council did not have any questions/comments.

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

Ordinance 4620-25: An ordinance to amend Chapter 1102 of the Codified Ordinances. (Three readings required, public hearing required)

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

Council did not have any comments/questions.

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

Ordinance 4621-25: An ordinance to amend Chapter 1126 of the Codified Ordinances. (Three readings required, public hearing required)

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

Council did not have any comments/questions.

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

Ordinance 4622-25: An ordinance to amend Chapter 1124 of the Codified Ordinances. (Three readings required, public hearing required)

Mrs. Collier moved to put this ordinance on the floor for discussion. Ms. Truelove seconded.

Council did not have any comments/questions.

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

Ordinance 4623-25: An ordinance to amend Chapter 1129 of the Codified Ordinances. (Three readings required, public hearing required)

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

Mr. Thackery asked if dumpster enclosures are required in the historic district. Mr. Crabill answered that there has always been the regulation of dumpsters in an enclosure. He stated that this ordinance adds language and clarifies. He also added that the ordinance applies to everything but is mostly enforced with new construction.

Ms. Jumper inquired if it will require businesses with a dumpster enclosure to add doors. Mr. Crabill responded that it will be applied more so to when an improvement happens, as it should be added at that time.

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

Ordinance 4624-25: An ordinance to amend Chapter 1133 of the Codified Ordinances. (Three readings required, public hearing required)

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

Council did not have any comments/questions.

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

Ordinance 4625-25: An ordinance to update the City of Urbana's Official Zoning Map to establish City designated zoning classifications for nine parcels that were petitioned for annexation to the City of Urbana on December 3, 2024 and are anticipated to be annexed into the City of Urbana corporation limits on or after May 23, 2025. (Three readings required, public hearing required)

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

Ms. Truelove stated that Mr. Crabill has done a very good job. Mr. Crabill responded that all of the rewrites were a collective effort.

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

First Reading:

Resolution 2449-25: A resolution authorizing the Director of Administration of the City of Urbana, County of Champaign, to participate in the Ohio Department of Transportation's (ODOT's) 2024-2025 Salt Contract Participation (018-26) awarded in 2025, and declaring it an emergency. (One reading required)

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

Mr. Brugger stated this is the annual refill for winter salt. He indicated the City tries to keep between 1,000 to 1,100 tons. He stated currently the City has around 400 tons after the winter season. This year the City has asked for 600 tons. Mr. Brugger stated that bid awards would be in June, with delivery occurring late this year or early next year.

Mr. Thackery asked for clarification of the City's current inventory. Mr. Brugger answered around 400 tons.

Mrs. Collier asked if the City was anticipating a price increase. Mr. Brugger informed Council that the price has always been all over the board and was difficult to predict.

President Paul inquired if the salt would be delivered all at the same time. Mr. Brugger stated the delivery will be piecemealed so the City would not have to take it all at once.

Roll call on passage: Mr. Scott, yes; Ms. Truelove, yes; Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; and Ms. Jumper, yes.

Resolution passes 6-0.

Resolution 2711-25: A resolution in support of State Issue 2, which will appear on the ballot for the May 6, 2025 primary election, and will allow for renewal of the State Capital Improvement Program if passed and administered by the Ohio Public Works Commission. (One reading required)

Mr. Thackery moved to put this resolution on the floor for discussion and possible passage. Ms. Jumper seconded.

Mr. Crabill stated that every ten years, this issue goes back on the ballot. He added that the City has received well over 10 million dollars in assistance between grants and 0% loans since the program started. Mr. Crabill stated the State can issue up to \$250 million per year for infrastructure purposes.

Ms. Truelove stated this is a good program.

Roll call on passage: Ms. Truelove, yes; Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; and Mr. Scott, yes.

Resolution passes 6-0.

Department Liaison Reports:

Mrs. Collier stated there would be a Safety Meeting on May 14th at 5:00 pm.

Miscellaneous Business:

Ms. Jumper asked about the end date on High Street. Mr. Crabill stated the contract says June 30th.

Mr. Thackery stated the situation with e-bikes on the sidewalk is getting worse. He indicated he would like to spend some time with Mr. Feinstein. Ms. Jumper added that there is an issue especially in the Monument Square District during events.

Mr. Thackery also advocated for more trees for downtown.

Mrs. Bean concurred in regards to the bikes. She stated the City should be able to do something in regards to downtown.

Chief Lingrell stated on April 26th from 10 am to 2 pm, the Police Division would be hosting a drug drop off on old and unused medications. He stated expired prescriptions were the top misused drug in Urbana and last year the Police Division collected between forty and fifty pounds.

Chief Ortlieb asked if there was still a concern for Code red. Ms. Jumper stated there was. Chief Ortlieb stated he would bring it up at the Ops meeting set for this Thursday.

He also added that Civil service was meeting Thursday for the process of a new hire.

Mr. Crabill stated there would be a pre-construction meeting regarding the N. Main St. curb and gutter project. He stated that project would be starting in May and the apron work at the Municipal building would start sometime in June.

Mr. Crabill also added that the Bike trail project would be meeting at the end of this month.

Mr. Brugger reminded Council about the third meeting in April next Tuesday. He appreciates Council's flexibility and also stated he will have three more pieces of legislation next meeting.

Mayor Bean urged citizens to vote for issue 2. He added the City receives quite a bit of grant money, as well as the townships and villages.

He also thanked Council regarding all of the amendments. He stated they may seem redundant but the City has been wanting to update the ordinances for a while.

Council Clerk Steffan brought up the Easter Egg hunt this Saturday. Chief Lingrell further expanded that it would be Saturday at 1 pm, in front of the Skeeter Moss gym at Urbana High School.

President Paul thanked Mrs. Bean for filling in last week during his absence.

Mr. Thackery moved to enter Executive Session pursuant to Ohio Revised Code section 121.22(G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the public employee, official, licensee, or regulated individual requests a public hearing. Ms. Jumper seconded.

Roll call to enter Executive Session: Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; Mr. Scott, yes; and Ms. Truelove, yes.

Council entered Executive Session at 6:53 pm.

Mr. Thackery moved to return to normal session at 7:05 pm. Ms. Jumper seconded.

Roll call to enter Executive Session: Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; Mr. Scott, yes; Ms. Truelove, yes; and Mr. Thackery, yes.

Council returned to normal session at 7:05 pm.

Ms. Jumper moved to adjourn. Ms. Truelove seconded. Voice vote on approval: all ayes, nays none.

ADJOURNED AT 7:05 p.m.

NEXT SCHEDULED MEETING

April 22, 2025 at 6:00 p.m.



Council Clerk



Council President