



APPROVED

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, OCTOBER 7, 2025**

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

City Staff attending: Director of Law Mark Feinstein, Director of Finance Matt Wellbaum, Director of Administration Spencer Mitchell, Mayor Bill Bean, Community Development Manager, Grime Airport Manager Drake Huffman, Fire Chief Dean Ortlieb, and Police Chief Matt Lingrell

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

Minutes

Mr. Thackery moved to put the minutes of September 16, 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.

Communications:

1. City of Urbana Shade Tree Commission Minutes from July 10, 2025 (See Attached)
Council did not move to remove the communication from the consent agenda.

Mayoral Proclamation – Breast Cancer Awareness Month

Mayor Bean stressed the importance of medical awareness and treatment as he declared October to be Breast Cancer Awareness Month in the City of Urbana

County Commissioner Tim Cassady – Ramifications of Property Value Reevaluations

Mr. Cassady stated that 2025 was a Property Tax reappraisal year, which requires the County Auditor to have every parcel reappraised by an outside appraisal firm. He stated that as a result of the appraisals, there are significant, unvoted increases across the board.

Mr. Cassady stated the highest increase in the County is the Village of Mechanicsburg at 44%.

He stated that there is a legislative proposal to cap inside millage increase at 3%.

He also added that the County will only have an effect if all of the County bands together to give the money back to the tax payers. Mr. Cassady stated that he believes if you turn back on people, you're not leading.

Mr. Cassady stated the County Commission is planning on dropping 97% of the increase to only accept 3% of increase, and asked the City to join the Commission.

Ms. Jumper appreciated Mr. Cassady coming in and explaining.

Mr. Thackery asked how the City would get involved. Mr. Cassady responded that the third page is a sample resolution. He also added that this is just for next year, as he anticipates that the legislature will address the issue by the end of next year.

Mr. Thackery asked about the process to challenge the value. Mr. Cassady responded that a citizen of the County can file an appeal with auditor's office, who will then evaluate based on third party appraisals and recent sales.

Mayor Bean asked about the timetable on potential legislation. Mr. Cassady responded that ideally it would be by November 1st, as it would have to be certified by November 21st.

Administrative Reports – Board of Control: None

Citizen Comments:

Rick Cordle (1001 S. High St.) – Mr. Cordle stated that the Engineer placed no parking signs on both sides of the street on Broadway, which prevents citizens in the area from having visitors. He also stated it would be nice if there were a secondary exit from the area, as High St. did not alleviate the traffic off of Main St.

Finally, Mr. Cordle expressed his concern with electric bicycles on the sidewalk.

ORDINANCES AND RESOLUTIONS

Third Reading:

Ordinance 4628-25: An ordinance to establish the “City of Urbana Opioid Settlement Relief Grant Program”, and declaring an emergency. (Three readings required, public hearing required)

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

Mr. Feinstein stated as this has been discussed in detail with the previous readings and public hearing, he would entertain any questions.

Mrs. Bean stated she believed the topic had been covered well.

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

Ordinance passes 7-0.

Second Reading: None

First Reading:

Ordinance 4631-25: An ordinance establishing and describing the boundaries of Community Reinvestment Area #2 in the City of Urbana, and authorizing and approving related matters. (Three readings required, public hearing required)

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

Mr. Crabill stated the City already has one community reinvestment area from 2010-2011. He added that there is an old legacy CRA on the books covering the downtown area and In 2022, the City repealed overlapping CRAs.

He informed Council that the major change was to allow residential properties being added for potential CRA. He added that there have also been annexations that have added additional lands that could be developed.

Mr. Crabill stated that there was also a housing study completed to validate the new survey and reminded Council that a CRA only applies to the improvement of the value.

Mrs. Bean asked if it was possible to go back and give ORBIS an opportunity. Mr. Crabill stated that was a very quick timeline and it didn't work out for that project. He did state that this would allow for any future projects.

Ms. Jumper asked who be in charge of area 2. Mr. Crabill stated that since he was already in charge of area 1, he anticipated being in charge of area 2, but ultimately it was up to the Director of Administration to decide.

He also added that any proposed deal comes back to Council for final approval.

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

Resolution 2720-25: A resolution to authorize the Director of Administration to enter into a master services agreement with Butler, Fairman and Seufert, Inc., to provide engineering consulting services pursuant to Federal Aviation Administration Advisory Circular 150/5100-14E "Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects" from November 2025 to November 2030, and declaring an emergency. (One reading required)

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

Mr. Huffman explained that every five years, Ohio airports must go through the selection process to determine a consultant. He stated that the agreement with Stantec expires this year. Mr. Huffman informed Council that BF&S was the highest scoring firm.

He further explained that this agreement doesn't commit funds or projects, it only provides the legal framework to go through them in the future.

Mr. Feinstein added that the entity is not limited to just grant projects. It gives the City the option to utilize their services if it likes.

Council did not have any comments/questions.

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

Resolution passes 7-0.

Department Liaison Reports:

Mrs. Bean stated the update to the sign code was approved at Planning Commission and will come to Council in the future.

Miscellaneous Business:

Mr. Thackery appreciated Mr. Cordle speaking about electric bicycles.

Mrs. Bean asked where the City was at regarding Dugan place. Mr. Crabill stated the project is currently working on contracts with builders. He also expressed concern the project would not have any apartments if the CRA was not put in place. Mr. Crabill explained the developers have a letter of intent for each sub-area, they are just hashing out the details of the contracts.

Ms. Jumper stated that the electric bikes, etc. are a problem throughout the City and she also feels the frustration.

Chief Ortlieb stated the City received thirteen applications for Fire Marshall and were planning on interviewing five. He added that the City is in the final stages regarding the new firefighter hire.

Mr. Crabill informed Council that the City is trying to finish up the construction projects and is gearing up for next year.

Mr. Huffman stated he should have something to present soon regarding the Grimes hangar.

Mr. Wellbaum stated he was in the process of creating the 2026 budgets.


Mr. Mitchell stated the fire training tower demolition project will be in full force and the City should have a specific timeline soon.

Mayor Bean stated that he and Mr. Mitchell have been going around for the employee recognition. He stated that the 25-year service award was presented to Nanette Butcher and Mark Cooper. He stated that 20-year awards were given to Jade Cooper, Robbie Evans and Andrew Thomas. 10-year awards were presented to for Adam Nitchman and Mark Mabry. Finally, 5-year awards were given to Preston Carter and Tristan Williams.

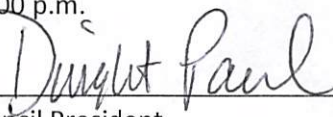
Ms. Jumper moved to adjourn. Ms. Truelove seconded. Voice vote on approval: all ayes, nays none.

ADJOURNED AT 6:58 p.m.

NEXT SCHEDULED MEETING
October 21, 2025 at 6:00 p.m.



Council Clerk



Council President