



APPROVED

**URBANA CITY COUNCIL  
PUBLIC HEARING  
TUESDAY, OCTOBER 21, 2025**

President Paul called the Public Meeting to order. This sole topic discussed was establishing and describing the boundaries of Community Reinvestment Area #2 in the City of Urbana, and authorizing and approving related matters.

Mr. Crabill informed Council that the City of Urbana has used CRAs for several decades. CRA #1 was put in place in 2011 and updated in 2022. He added that there is also the historic CRA in the downtown area.

Mr. Crabill stated that most cities utilize these as an economic tool.

This ordinance proposes a new area. He stated that the ordinance revalidates the 2010 study and accepts a new study. Mr. Crabill explained the legislative process to establish a CRA, which also outlines what type of projects may be eligible for the CRA. He added that it includes negotiations with the party, the City, and the school boards.

Finally, if agreement is worked out, it's filed with the State of Ohio with yearly reporting requirements.

Mr. Thackery asked for details on what consisted a mega project. Mr. Crabill responded that he believes it requires a billion-dollar investment.

Mrs. Collier asked for confirmation that each individual agreement would need to be approved by Council. Mr. Crabill confirmed that it did.

Mrs. Bean stated that she believes it's good for the investment of Urbana.

Ms. Truelove asked Mr. Crabill to address concern she previously discussed. Mr. Crabill stated the concern was about speculation regarding potential projects that could come into City, with specific questions about a potential data center. Mr. Crabill answered that the City has not engaged in any agreements. He further explained that this is a step about making any project potentially possible.

Mr. Scott asked with a potential project, what would be the benefit to an investor. Mr. Crabill responded that this legislation allows the possibility for projects. Mr. Scott asked about tax advantages. Mr. Crabill stated that every project with CRAs is unique.

Mr. Thackery stated that a CRA could also help small shops get started within the location, as a CRA helps smaller businesses as well, not just big corporations.

Mandy Hildebrand (Urbana City Schools) – She stated the school has received questions about CRAs and the school district. She stated the statute allows up to a 75% abatement without going to the school board. She added the school has still received great communication with the City when under the percentage. She added the School Board has questions whenever a 100% abatement is asked for. Ms. Hildebrand stated the last few requests to come forward have been under 100%.

Ms. Hildebrand also explained the possibility of revenue sharing when the total payroll is over \$2 million. She also stated that when taxes are abated on a commercial side, the tax base is shifted more towards residential.

Brad Winner (551 Dugan) – Mr. Winner grew up in Urbana and loves the development. He stated that the process is becoming a new Pandora’s Box era with the different incentives. He expressed his concern with where Ohio is at is on the industrial/commercial side, as he believes this is not what CRAs were designed for. He stated CRAs were designed for dilapidated buildings and the ability to make improvements and get use out of it.

He believes opening up a blanket CRA is baiting companies with bargaining chips in order to get them here.

Mr. Winner believes it should be brought up to decision makers on a case-by-case basis. He stated our community is highly sought after with cheap land, labor, and water, and the City shouldn’t have to sell the farm to get corporations here.

He expressed his concern with the amount we might give up off the jump.

Bryce Carafa (104 Lafayette) – Mr. Carafa discussed the industrial aspect. He stated the industrial side does not have large spillover and creates large tax issues with the school. He also added there may be resentment from smaller business owners as they are left with a larger portion of the tax base.

He added that CRAs remain a valuable tool for neighborhood revitalization.

President Paul called the Public Hearing closed at 6:23 pm.

**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
TUESDAY, OCTOBER 21, 2025**

President Paul called the City of Urbana Regular Session Meeting to order at 6:23 pm.

**City Staff attending:** Director of Law Mark Feinstein, Director of Finance Matt Wellbaum, Director of Administration Spencer Mitchell, Mayor Bill Bean, Superintendent of Public Works Chad Hall, 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, present; Ms. Truelove, present; Mr. Thackery, present; Mrs. Collier, present; and Mrs. Bean, present.

**Minutes**

Mr. Scott moved to put the minutes of October 7, 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.

**Kim Snyder – Wreaths Across America**

Ms. Snyder stated that she is participating in the program this year for what she believes is the seventh year. It is sponsored by the Daughters of American Revolution, a group of women that love to get things done and have ancestors that served in Revolutionary War.

Ms. Snyder stated that she is in charge at Oak Dale cemetery, which is a local piece of an international program that started at Arlington National Cemetery. She added that the program is up to 4,225 cemeteries across the United States and internationally.

The program will take place on December 13<sup>th</sup> for the 1,765 known veterans buried at Oak Dale. She added that wreaths are \$17 apiece. Ms. Snyder stated that there is a QR code on brochure or checks and cash can be given no later than the Tuesday before Thanksgiving. She informed Council that the online ordering is through the Monday after Thanksgiving.

Ms. Snyder stated that in addition to donating, the community can also help on December 13<sup>th</sup> with the ceremony at noon.

President Paul asked how close they came to covering all the veterans last year. Ms. Snyder responded that originally they were short fifty, but they ended up all covered by the end.

**Communications:**

1. City of Urbana 3<sup>rd</sup> Quarter 2025 Highlights (See Attached)
  2. Urbana Shade Tree Commission Minutes from September 11, 2025 (See Attached)
- Council did not move to remove the communication from the consent agenda.

**Administrative Reports – Board of Control:**

1. The Board of Control recommends Council authorize a purchase order to The Masonry Standard Company LLC in the amount of \$54,300 for exterior masonry, façade, and window repairs/improvements of the Urbana Municipal Building. This expense will be charged o the General Capital Improvement fund and is in the 2025 budget. **VOTE: 3-0**

Mr. Thackery moved to put this request on the floor for discussion and possible approval. Mrs. Bean seconded.

Mr. Hall stated that most of the areas that need improvement already have damage. He added that it felt like a good time to reach out and see what could get done.

Council did not have any comments/questions.

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

Board of Control Item #1 approved 7-0.

2. The Board of Control recommends Council authorize the Director of Administration to enter into a contract with Compass Infrastructure Group, LLC for the roadway design, traffic design, and survey/right of way plan development for the Urbana Traffic Signal Improvements, Phase 1 (Design), CHP-US 36 Signals (ODOT PID #122411) in the amount of \$636,329 which includes \$12,622 in “if authorized” tasks with work being authorized in phases from 2025-2028. The anticipated budget is \$212,508 in 2025, \$366,795 in 2026, \$49,894 in 2027, and \$7,132 in 2028. All work under this contract will be paid from the local Capital Improvement Fund. This project was not in the original 2025, but there is enough funds in the Capital Improvement reserve to fund this project. Compass

Infrastructure Group, LLC was selected as part of a qualification-based selection process, and this firm was the top scoring engineering firm out of eight firms. **VOTE: 3-0**

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

Mr. Crabill stated the City has applied for money from ODOT to replace the traffic signals. He explained the goal is to tackle east/west signals first. He added that he believes there will be additional funding available from Ohio Public Works.

Mr. Crabill explained in order to get to construction, the City has to hire an engineering firm. He added the costs are fairly close to what the City thought they would be. The City has \$66,037 available for the project already from federal funding, with additional funding potentially available by applying with the LUC Planning Commission for funding they may have available.

Mr. Thackery asked why the intersection at Kenton and Scioto was not eligible. Mr. Crabill stated that traffic lights were deemed not warranted by ODOT. He added that the discussion is to leave it in place and determine how to tie in without using federal funding.

Mr. Scott asked if the figures included inspection. Mr. Crabill answered that there would be separate money and a budget for inspection.

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

Board of Control Item #2 approved 7-0.

3. The Board of Control recommends Council increase blanket purchase order 2025-00394 to SNF Polydyne. in the amount of \$15,000.00 for additional polymer which is used in the treatment of water at the Wastewater Treatment Plant. The blanket purchase order was originally approved for \$78,750 by Board of Control on January 15, 2025 and Council on January 21, 2025. This expense will be charged to the Sewer Fund and is in the 2025 budget. **VOTE: 3-0**

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

Mr. Hall informed Council that it is used to separate sludge and water on the press operation and the City is right on track with the amount used last year.

Council did not have any comments/questions.

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

Board of Control Item #3 approved 7-0.

**Citizen Comments:** None

## **ORDINANCES AND RESOLUTIONS**

**Third Reading:** None

### **Second 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. Mr. Scott seconded.

Mr. Crabill stated that he appreciated the revenue sharing comments from Ms. Hildebrand. He added that megaprojects almost always have some sort of agreed upon infrastructure component.

Mrs. Bean stated that Mr. Winner talked about overall coverage. She added that it sounds like the City does take it case-by-case. Mr. Crabill stated that every project is unique. He explained that some areas already developed but it leaves some room for redevelopment.

Mr. Thackery asked for clarification regarding “related matters”. Mr. Crabill stated it was a broad way of describing the associated tasks, such as approving the filing with the State, etc.

Mr. Feinstein explained that a CRA creates a geographic area where if City wants to extend an incentive, it gives an additional tool to do it. He stated it was not a guarantee, as there needs some direct benefit to the citizens of Urbana. He further explained that then it’s subject to negotiations that include the school district. Finally, if an opportunity ever came about, Council would have the final say anyway.

Mrs. Bean added that TIRC also meets annually to make sure that the agreements are functioning properly.

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

### **First Reading:**

**Resolution 2721-25:** A resolution requesting the County Budget Commission’s approval to temporarily reduce the City of Urbana’s share of the General Fund (Inside) property tax collection from 1.8 mills to 1.5 mills for the 2025 property taxes collected in 2026, and declaring an emergency. (One reading required)

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

Mr. Feinstein explained that normally when the City brings legislation, it has something that it wants to accomplish. He explained that is not the case with this resolution. He specified that Finance is not asking Council to pass this. Mr. Feinstein explained that this resolution is in front

of Council because Commissioner Cassady came to Council last meeting. Mr. Feinstein stated the City has some serious concerns.

Mr. Wellbaum provided analysis on the numbers provided. He indicated that with passage, the General fund would forego around \$107,000 in revenue, which totals to \$27 per home. In terms of upcoming expenses, he stated the health insurance is looking at a 10% increase instead of 5% the City was planning on, which equates to an additional \$87,000. He added that the City is also looking at the future purchase of a ladder truck, which will also increase expenses in General fund around \$90,000.

Mr. Wellbaum informed Council that Fairborn, Beavercreek, and Xenia area all not participating in Greene Counties. He recommended that the City not participate, as it would be a bad look for any potential future levies.

Mr. Mitchell stated that when the Commissioner presented, he felt responsible to conduct his due diligence. He thanked Mr. Wellbaum for reaching out for context.

Mr. Thackery thanked the City, as he didn't know all the information when it was first discussed. Mrs. Bean appreciated the figures that came out. She stated the future expenses compared to the \$27 per household doesn't merit supporting the proposed legislation.

Roll call on passage: Mr. Thackery, no; Mrs. Collier, no; Mrs. Bean, no; Ms. Jumper, yes; Mr. Scott, yes; Mr. Davis, no; and Ms. Truelove, no.

Resolution fails 2-5.

#### **Department Liaison Reports:**

Mrs. Bean stated Planning Commission would be meeting on Monday, October 27th.

#### **Miscellaneous Business:**

Ms. Truelove thanked Mr. Wellbaum for the information.

Mr. Thackery thanked Mr. Crabill for spending time with him regarding the CRA.

Mrs. Bean sent her kudos to Chief Lingrell for another successful citizen's police academy.

Ms. Jumper stated that the fall cleanup at Oak Dale Cemetery starts the first full week of November. She added that any items need to be removed the weekend before.

President Paul brought light to the announcement by Chief Lingrell that his last day is November 21<sup>st</sup> after 41 years with the Urbana Police Division.

Mr. Crabill stated a lot of City projects were starting to wrap up. He said the bike trail should be finished by the end of the month. He added the paving program was doing some punch list items and the Park Avenue storm project should start next week.

Mr. Hall stated the community may see crews with the name of Frostline, as they are working through the Get the Lead Out program. He stated they are conducting hydrant excavating and determining if there are lead lines. He added that there will not be physical backhoes in yards.

Mr. Hall added that leaf pickups started, with currently only one truck operating but a second truck will come out when the amount gets larger.

Finally, Mr. Hall informed Council that the tower demo was ramping up, with about 90% on the ground. He has not been made aware of any issues with the project.

Mr. Scott asked if the project was only identifying lead lines. Mr. Hall answered lead, galvanized, plastic or copper.

Mr. Scott asked if a line was lead-lined, are homeowners forced to fix it. Mr. Hall responded that there is not federal or state funding as of now, but was originally told there would be funding available for private homes.

Mr. Mitchell thanked the City for its patience during the fire training tower demolition. He also added that the City posted a full-time receptionist position.

Mr. Feinstein stated that regarding new legislation for cyber security, a tech committee will be meeting November 4<sup>th</sup> at 9:00 am.

Mayor Bean thanked Council for not passing the resolution. He stated he doesn't think the County takes into account what the City does in regards to fire, water, waste treatment, etc.

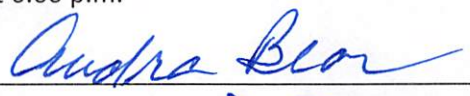
Council Clerk Steffan informed Council to start thinking about the 2026 Council calendar as it will be approved in November.

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

**ADJOURNED AT 7:14 p.m.**

**NEXT SCHEDULED MEETING**  
November 4, 2025 at 6:00 p.m.

  
\_\_\_\_\_  
Council Clerk

  
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Council President *Pro Tempore*