

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, NOVEMBER 4, 2025**



APPROVED

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

City Staff attending: Director of Law Mark Feinstein, Director of Administration Spencer Mitchell, 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, present; Ms. Truelove, present; Mr. Thackery, present; Mrs. Collier, present; and Mrs. Bean, present.

Minutes

Mr. Thackery moved to put the minutes of October 21, 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. Letter from AES Ohio dated October 10, 2025 (See Attached)

Council did not move to remove the communication from the consent agenda.

Administrative Reports – Board of Control: None

Citizen Comments:

Steve Brune (206 Scioto St.) – Mr. Brune wished to thank the fire and police divisions for their awesome jobs over the last over 24 hours.

Brad Winner (551 S. Dugan) – Mr. Winner thanked everyone for communications regarding the CRA. He feels it produces uneven pressure on local residents and small businesses regarding abatements for large companies. He added there would be artificial values on properties that increase costs to surrounding property owners. He thinks a CRA is a good tool for multi-family properties. He urged Council to vote no and refocus their efforts on a more specifically-focused CRA.

He reminded Council about the recent abatement in Sydney that recently passed regarding a data center that nobody besides the City and developer wanted.

He added that megaproject language opens up interests for out-of-town investors over citizens.

ORDINANCES AND RESOLUTIONS

Third 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 and possible passage. Mrs. Collier seconded.

Mr. Feinstein stated he didn't necessarily have a lot to add due already discussing the legislation at previous meetings. He did say that he felt it was important educationally to make sure Council knew what it would be voting for. He stated that CRAs already exist in Urbana. He explained that CRAs area a geographic designation that can incentivize development in areas that need development. Mr. Feinstein stated they give a tool to the City that a developer can use as an abatement in the value that only comes if it is developed.

He further explained that the legislation is to create an area, not an agreement. He clarified that what happened in Sydney is an agreement. He informed Council that any agreement that comes to the City, Council would still say yes or no. He added the only way it gets to Council is if there is some direct benefit to the City. He also stated that there are no current agreements on the table. Mr. Feinstein reminded Council they approved data centers through zoning ordinance. A CRA doesn't have anything to do with data centers.

Mrs. Collier asked if this CRA is different or if it takes over for the other CRA. Mr. Feinstein responded that this CRA is different. He added the other CRA would still be in effect, just covering a different area.

Mr. Thackery stated he had discussions with eight or nine people in the last two weeks. He stated the two issues that seem to come up are a data center and tax abatements. He indicated he feels like by the time the agreement comes to Council, it would feel too late for Council to say no. He added that if the big issue is the megaproject, it can get turned down when it gets proposed.

Ms. Jumper asked if there was any way to take the language involving megaprojects completely out of the wording. Mr. Feinstein responded that it would not necessarily change anything in regards to preventing megaprojects from coming.

Ms. Truelove stated she would like some discussion prior to the finalized agreement. Mr. Feinstein stated people in the City do heavy lifting and typically present a polished project, but Council can still vote it down and say why, which allows the project to go back to the drawing board.

Ms. Truelove asked what would happen to an agreement that doesn't fulfill employment numbers. Mr. Feinstein stated TIRC review the agreements regularly to make sure there is compliance. He added that TIRC can take action all the way up to terminating an agreement for breach. Mayor Bean added that Mrs. Bean Audra is serving on the TIRC committee as Council's representative. He also selects two Mayoral appointments as well as the Finance Director.

Mrs. Bean reiterated that this was not an approval of any specific project, just an area. She considers it a tool for future investment. She added the primary objective is to encourage multi-family areas in underinvested areas while also supporting commercial and industrial growth.

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

Ordinance passes 5-2.

Second Reading: None

First Reading:

Resolution 2433-24: 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, 2026. (Three readings required)

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

Mr. Mitchell stated that this resolution was the City's annual appropriation expense budget for 2026. He reminded Council that the Tax Budget was passed on June 3rd. He further added that the City health insurance was budgeted for a 10% increase. Mr. Mitchell informed Council that Mr. Wellbaum would be available at the next two Council meetings

Mr. Thackery stated that the City does it every year.

President Pro Tempore Bean declared this resolution to have had its first reading.

Resolution 2722-25: A resolution enacted by the city of Urbana, Champaign County, Ohio to authorize the city of Urbana to serve as the local project co-sponsor/co-grantee for the improvement of the Simon Kenton trail in Champaign County, Ohio, including portions within the City of Urbana, through State of Ohio grant funding appropriated in H.B. 2 of the 135th General Assembly for State fiscal years 2025 and 2026, authorizing a by and between agreement between the Board of Commissioners and the City of Urbana for said project, and declaring an emergency. (One reading required)

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

Mr. Crabill stated that there is \$5 million appropriated in the State capital budget for trail projects in Ohio. He explained to Council that there is not a direct tax levy to support maintenance of the trails. Originally the County Commissioners were sponsors of the grant, but since the City has partial ownership, ODNR requires the City to be a co-sponsor. He informed Council that the grant total is \$490,000 for construction and \$10,000 for administration, and would be used by June of 2026. He further clarified that the County is considered the fiscal agent for the grant.

Mrs. Collier asked if the trail is different than the bike path. Mr. Crabill explained that the trail is the same thing as the bike path. He further informed Council that Logan County received grants to pave from Railroad Street up to Bellefontaine in 2028.

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.

Resolution 2723-25: A resolution enacted by the City of Urbana, Champaign County, Ohio to authorize the Director of Administration to make application to the Logan-Union-Champaign Regional Planning Commission (LUC) under the SFY2026-2028 Regional Transportation Improvement Program (RTIP) for supplemental grant funding through the Surface Transportation Block Grant Program (STBG) for the CHP-US 36 Signals (Urbana Traffic Signal Improvements, Phase 1 (ODOT PID #122411)), and declaring an emergency. (One reading required)

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

Mr. Crabill stated that at the last council meeting, Council approved the engineering for the project. He stated the LUC receives funding for transportation projects. He added that if the grant is approved, it creates an additional budget with ODOT. He stated the City will also look at the Ohio Public Works Commission for grant funding next year.

Council did not have any comments/questions.

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

Resolution passes 7-0.

Department Liaison Reports:

Mrs. Collier stated the Safety Committee would be meeting on November 13th at 5:00 pm in the training room.

Miscellaneous Business:

Ms. Truelove thanked Mr. Crabill and Mr. Feinstein for their explanations regarding the CRA. She wanted to clarify that she agreed to a CRA in general, but if agreements are on the table, she will scrutinize them to make sure they are in City's best interest.

Mr. Thackery also thanked the fire and police services yesterday.

Mrs. Bean asked if the City knows how the fire started. Chief Ortlieb stated they are close to narrowing it down but he doesn't want to get ahead of the Fire Marshall.

Fire Chief Ortlieb thanked everyone for the kind words, but insisted that everyone just did what they were trained to do. He also sent a thank you to the mutual aid companies.

Chief Ortlieb stated that it was close to a worst-case scenario. He was at a rotary meeting and they had a minimal crew on at the time with five. He also informed Council the Division had an EMS

run at 12:35 pm, which takes two people. At 12:38 pm, the commercial fire came in. Chief Ortlieb stated that of the three left, one took command, one was on the pump, which left one person to fight a fire. He added the quickest response from mutual aid was eighteen minutes. He stated he was thankful there was not an entrapment.

He reminded Council that the Ladder truck they operated for twenty-four hours was from the previous century. He also stated that the Division has two runs in progress almost twice a day. He stressed the need to work on a manpower plan for sustainment over a longer period.

Mr. Crabill stated the Park Avenue storm project is started. He informed Council regarding the bike trail crossing project that the trail was reopened last week and flashing beacons for the crossing will be installed in the next couple of weeks.

Mr. Mitchell stated that phase two of the training tower demolition has been ongoing.

Mr. Feinstein stated with all due respect to the notion of just doing their jobs, the first responders did an excellent job.

Mayor Bean stated he met with Chief Ortlieb on Monday for the EMA. He indicated that discussions are ongoing about massive loss situations. He added that talks about underfunding have been ongoing for two years, and unfortunately have not made much progress. He stated there needs to be more funds. He clarified that currently only one-and-a-half people run EMA and urged Council to think about what would happen if the City has a disaster.

Mr. Thackery asked what would the funding cover. Mayor Bean responded equipment and personnel.

Chief Ortlieb added that the EMA basic funding comes from a per capita tax of \$1 per person. He indicated that additional funding would go towards a critical infrastructure and communications.

Council Clerk Steffan informed Council that historically Council meets on the first and third Tuesday of every month. Work Sessions are held after meetings when necessary. Mr. Steffan added that in 2026, there are not any holidays that fall on those days. Council stated they would like to keep that schedule for next year. Mr. Steffan stated that the finalized calendar would appear as a communication for the next agenda.

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

ADJOURNED AT 6:50 p.m.

NEXT SCHEDULED MEETING
November 18, 2025 at 6:00 p.m.





Council Clerk



Council President