



APPROVED

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, FEBRUARY 17, 2026**

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 Administration Spencer Mitchell, Mayor Bill Bean, Director of Finance Matt Wellbaum, Fire Chief Dean Ortlieb, Interim Police Chief Josh Jacobs, and Superintendent of Public Works Chad Hall

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.

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

Council entered executive session at 6:01 pm.

Mr. Thackery moved to adjourn executive session at 6:34 pm. Mrs. Collier seconded. Voice vote on adjourning executive session: all ayes, nays none.

Council reconvened in the normal Council chambers at 6:40 pm.

Minutes

Mr. Thackery moved to put the minutes of February 3, 2026 on the floor for discussion and possible approval. Mrs. Bean seconded.

Ms. Truelove brought to Council's attention the incorrect order of her and Mr. Thackery's votes on a Board of Control Item. Council Clerk Steffan corrected the issue.

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

Communications:

1. Letter from the Champaign County Commissioners dated February 10, 2026 (See Attached)
2. Walk-In – City of Urbana 2025 Annual Report
3. Walk-In – Project Overview: Urbana Technology Hub

Mrs. Bean asked to remove the third item from the consent agenda, and to have Council Clerk Steffan read the communication out loud.

Council Clerk Steffan read the item out loud, and informed everyone that it would be posted online on the City's website for all to read.

Mrs. Collier made a motion to remove moratorium off agenda, in light of the information provided. Mr. Davis seconded.

Ms. Truelove stated she was one of people who wanted answers and was sorry it had to take to this point. She added that she did not like the position it will place the City in, if she said no.

Mr. Thackery wished to echo Ms. Truelove, and wished it was earlier.

Mrs. Bean requested the developer make a good attempt at holding community meetings to keep the community informed.

Ms. Jumper stated she approached Mr. Feinstein about moratorium. She added that she would still like a committee formed to follow along with the process. Ms. Jumper stated that she was still for a moratorium, even though probably wouldn't happen.

Roll call to remove Resolution 2727-26 from the agenda and consideration: Mr. Davis, yes; Ms. Truelove, yes; Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, no; and Mr. Scott, no.

Resolution removed from the agenda.

Administrative Reports – Board of Control:

1. Board of Control recommends Council authorize a purchase order to Terran Corporation in the amount of \$52,478.00 for 2026 semi-annual groundwater testing for the landfill. This expense will be charged to General Fund – Miscellaneous Non-Departmental and is in the 2026 budget. (See BOC Attachment #1). **VOTE: 2-0**

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

Mr. Hall stated this is the typical expense for groundwater testing. He added that the price went up about \$3,000 due to lab increase. Mr. Hall added that the City is starting to see the light at the end of the tunnel at the landfill. He stated that the cost was about half of what it was when he started.

Mr. Scott stated this has been long past due to complete the process. He added that the landfill was closed in 1989.

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

BOC #1 passes 7-0.

Citizen Comments:

Brad Winner – 670 E. Ward St.

Mr. Winner stated that he was sorry Council was in the position that it was in. He stated he believed the Executive Session was to strongarm Council like what has been done all along. He

stated that good faith occurs when dealing with someone, that there is trust that they're being lead in the proper direction. He urged Council to check into getting outside counsel. He stated there is no expectation of privacy when a public employee is involved in a project. Mr. Winner asked why the administration wanted to give the upper hand to the developer. He believe Council received the pieces, but not the picture of the puzzle. He also inquired who will be ultimate owner and why the CEP was still listed on the City website. Mr. Winner stated he was standing for the people.

Heidi Singer – 121 Maple St.

Ms. Singer heard that the proposal for the industrial park is for a data center. She is concerned of the financial and environmental impact on Urbana. She was here to learn where Council is with the project. She stated that the Office of the Ohio Consumers Council has good information. She added that what we heard from the information didn't answer all the questions and also somewhat contradicts other information.

Erin Patton – 944 S. Main

She stated she has gotten a lot more information since the last meeting. She stated that everyone is being strong-armed. Ms. Patton stated that clearly there is not proper representation for the City, claiming nothing but misinformation and omissions. She stated she already knew what was going to happen and that AI customers put more than 30 jobs out of work anyway. Ms. Patton stated the data center is trying to come here because the land is cheap. She stated the company is not spending \$5 million without confirmation from the City that it was fine. She added it was a foreign owned entity using multiple names.

Robert Woodburn – 576 Campground Rd

He was concerned about this development. He stated that it needs to be done openly and honestly. Mr. Woodburn was concerned that electric rates would go up and water usage would always be a concern. He stated the unknowns are what other communities are finding out about currently. He expressed concerns with locating it next to a school and Vancrest. He also believes that nobody would want to live by one. Mr. Woodburn stated that they need us more than we need them. He also stated that tax abatements should be completely off the table. He stated he did not believe they have been forthcoming. He also expressed concerns with for noise enforcement. He closed by staying that Council would need to do more research if it was persuaded by a fact sheet.

John Woodburn – 567 Campground Rd

Mr. Woodburn stated he was an accidental speaker, as he thought he was signing in for attendance. He stated he was born on the farm he lives at 91 years ago. He stated he loves Urbana and Champaign County, and wants to treat this City with respect, integrity, and love.

J. Brewer – 826 N. Russell St.

Mr. Brewer stated he received a child endangerment conviction from a golf cart. He stated a seat belt wasn't a requirement from the Sheriff's Office inspection. He stated the issue was that he didn't have a child seat for his great-grandson. Mr. Brewer stated he was found guilty even though there was not a seat belts requirement. He believes Council should make a policy states that all golf carts must have seat belts. He states Council should think about it before someone gets hurt or killed.

Andy Crist – 111 Campground Rd.

He stated he has a daughter in second grade and has a lot of the same concerns. He owns a small trucking company and he delivers to a facility that has a data center next to it. Mr. Crist stated he noticed recently that there are frequent issues with animals. He also noticed that frost has a multi-color hue, almost like an oil slick.

Bryce Carafa – 104 Lafayette

He stated he was disappointed with Council and the City.

Jacob McKee – 927 N. Main St.

Mr. McKee stated that he understands the weight of decision, but was discouraged that it was taken off the ballot. He would support a moratorium if it comes back. He stated he had personal experience with data centers and though they were a form of extractive parasitic growth. He added that they have minimal permanent employment. Mr. McKee stated the costs of expansion for utilities are pushed onto the public. He closed by saying he was not anti-growth, but that this project doesn't make sense.

Nick Gwartz – 137 E Church

He stated that data centers will be here regardless. He added that it's the costs they push onto the people that are the issue. Mr. Gwartz stated that these projects add to electric aggregates. He also stated that CRA allows megaprojects with up to 100% tax exemptions. He believed Council can change the designation of the site.

Max Jenks – Talbot Ave.

Mr. Jenks stated he was made aware Matt Lingrell signed a two-year contract with Flock safety cameras, which were installed all around town. He stated the cameras are tracking you everywhere you go. He also stated he tried to go through a records request, but those requests have been denied. Mr. Jenks stated he has had two interviews with Interim Chief Jacobs, and claims the City said to go to Flock, who said Urbana had full ownership. He believes the City is going to sign another two-year contract. He would like Council to determine if the cameras actually benefit the City.

Doug/Andi Grow – 120 Hitt St.

They stated they were concerned regarding data centers. They believed it would affect water supplies/quality. They added the City needed to do a lot more research. They believe it will be a strain on the electrical grid without any benefit to Champaign County. The Grows believe it will be the equivalent of 10 million car emissions. They believe there are better things to do with the property. They also asked what oversight there would be for the promises made. They closed by saying that Ohio is in a drought, and this would take millions of gallons a water a day.

Greg Cliff – 183 Pine Tree Drive

Mr. Cliff stated that this sheet of answers that magically make all things better made him wonder the public was just getting it now. He asked why it wasn't published from the beginning. He added that a closed loop water system will help, but will not make the affects zero. He stated that

this region has cheap land, but they want us to pay for it. He thanked everyone for sharing and added that the more information the public has, the better.

Dave Ridenour – 2385 Jackson Hill Rd

Mr. Ridenour stated that have been many good speakers. He added that he didn't know anything about the issue until yesterday. He stated that it is the same kind of stuff as the windmill project. He added that it took foreign companies twenty to thirty years to plant trees in Southeast Ohio.

Kirstin Lewis – 403 Railroad St.

She thanked to Erin from State Farm for bringing it to her attention. She has concerns for resources on the community. She stated this community is not something she's willing to lose, as it was a great place to grow up. She added that a data center is not worth our resources.

Gene Fields – 922 S. Walnut St.

Mr. Fields is upset there was not transparency. He asked Zoning and Compliance Officer Preston Carter if there was any knowledge of a data center last week and was told no. Mr. Fields stated he sat as an alternate on BZA, and didn't ever recall seeing it. He stated he would like to see a copy of the contract.

Leslie Heylman – 301 Scioto St.

Ms. Heylman stated she was dismayed about the lack of transparency. She stated the positions of power are supposed to be serving the community. She added that all of us can do nominal research and find facts that can be ignored. Ms. Heylman stated she entrusts public servants to work on their behalf. She stated there are some points that can be pushed back on, and that if they haven't acted in good faith, why shouldn't the City push for a lawsuit, unless there was something unethical that the City is covering up. She added that the PFA gas that data centers use lasts forever, and is linked to cancer and birth defects. She strongly urged Council to put the resolution back up or for a referendum.

ORDINANCES AND RESOLUTIONS

Third Reading: None

Second Reading: None

First Reading:

Ordinance 4552-26: An ordinance to revise the Codified Ordinances by adopting current replacement pages. (One reading required)

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

Mr. Feinstein stated this was an annual housekeeping matter. He stated that Walter Drane publishes our local ordinances and this was legislation that adopted the changes from the State code to match our City code.

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, no; and Mr. Davis, yes.

Ordinance passes 6-1.

Resolution 2416-26: A resolution to approve the appointment of Spencer Mitchell as substitute for Mayor Bill Bean at the upcoming Champaign Health District Advisory Council Meeting, 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. Mitchell stated the Mayor serves on the committee. He added that due to a scheduling issue, Mayor Bean would not be able to attend. Mr. Mitchell stated he would be willing to serve in that role, as the committee requires a voting presence from the City.

Mayor Bean stated he has done this for a number of years. He added that he was asked nine months ago to give a talk to veterans in Troy, which ended up being for the same day.

Council did not have any comments/questions.

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

Resolution passes 7-0.

Department Liaison Reports:

Mrs. Collier stated the Safety Meeting would be held on March 19th at 1:00 pm in the training room and it is open to the public.

Miscellaneous Business:

Ms. Truelove stated she wanted to make it very clear why she voted the way she did. She stated she respects everyone that sits with her, and when you hear there could be lawsuits, she was trying to protect people. She added that she cares deeply about the impact. She called it very painful, and didn't know it at all.

Ms. Jumper stated that she was the one who sponsored the legislation, and she was sorry her voice wasn't loud enough. She added she still feels very strongly, and thinks there is a need to form a committee. Ms. Jumper added she lives in the first ward and has her business in first ward, and she will see everything that's going to go on down there.

Mr. Scott responded ditto.

Mayor Bean wished to remind everyone why he ran in 2011. He stated the community was dead with no economic development. He wanted to focus on economic development with job growth and new businesses. He stated that none of those situations did the City broadly advertise negotiations to the public. He stated that was standard business practice. Mayor Bean stated that today he is accused of meeting behind closed doors, which is simply not true. He stated that Council was asked to annex the land and it went through three readings and a public hearing. No one brought objections. He stated that Council was asked to changing the zoning, which also passed 7-0. Mayor Bean stated Council was asked to amend the zoning to allow data centers, which also passed with no concerns. He stated Council approved CRA, which was again done publicly. He stated that to suggest there was no transparency is simply false. He claimed nobody shows up for these meetings. He added he didn't know specifics for when the annexation process was started. He stated that when the zoning change was made, he was personally unaware of the level of negativity that would arise. He was not approached by residents. Mayor Bean stated that economic development requires planning and a public process. He added that there hasn't even been a site plan. He reiterated that nothing has happened.

Mr. Mitchell stated that multiple people expressed an interest in forming a committee. He stated he would gladly participate however everyone saw fit.

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

ADJOURNED AT 8:20 p.m.

NEXT SCHEDULED MEETING

March 3, 2026 at 6:00 p.m.



Council Clerk



Council President