



APPROVED

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

President Paul called the City of Urbana Regular Session Meeting to order at 6:04 pm at the Champaign County Community Center.

City Staff attending: Director of Law Mark Feinstein, Director of Administration Spencer Mitchell, Mayor Bill Bean, Fire Chief Dean Ortlieb, Interim Police Chief Josh Jacobs, Superintendent of Public Works Chad Hall, City Engineer Tyler Bumbalough, and Community Development Manager Doug Crabill

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 March 3, 2026 on the floor for discussion and possible approval. Mr. Scott seconded.

Council did not have any comments/questions regarding the minutes.

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

Communications:

1. City of Urbana 2025 Curbside Recycling Report (See Attached)
2. GoBus Press Release and Map (See Attached)
3. Data Center Proposal Letter from Joe Buckalew dated March 10, 2026 (See Attached)

Mr. Thackery moved to take the GoBus Press Release off the consent agenda. Mr. Thackery stated how glad he was that Urbana was able to participate in this program. Mr. Crabill described GoBus as a Statewide, Intercity bus program that's partially funded by ODOT.

Administrative Reports – Board of Control:

1. The Board of Control recommends Council authorize a purchase order to Public Entities Pool in the amount of \$345,392 for one year to cover the cost of property and casualty insurance. This is an 18% increase over the 2025 premium. This expense will be charged to the various departmental insurance accounts and is in the 2026 budget (See BOC attachment #1). **VOTE: 3-0**

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

Mr. Mitchell said he'd be happy to answer any questions.

Mr. Scott asked if the increase was in the budget as well. Mr. Mitchell stated the increase was budgeted.

Mrs. Bean asked how the City got to the final number. Mr. Spencer talked about the breakdown between the different figures.

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

BOC #1 passes 7-0.

2. The Board of Control recommends Council authorize the Director of Administration to enter into a contract with MD Miller Concrete Inc. in the amount of \$287,942 (bid amount of \$261,765.50 plus 10% contingency of \$26,176.50) for the 2026 Sidewalk, Curb and Gutter Replacement Program. The Engineer's estimate for this project was \$301,030. The expense will be divided among the Neighborhood Curb Gutter & Sidewalk Fund, the Stormwater Improvement Fund and the Capital Improvement fund. All are in the 2026 budget. (See BOC Attachment #2). **VOTE: 3-0**

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

Mr. Bumbalough stated this is the annual Curb, Sidewalk, and Gutter program. He reminded Council they have already passed the Resolution of Necessity. The City received six bids. This was the lowest and best bids, and they have been used for other projects with the City. Mr. Bumbalough stated the work is mostly in the Bon Air subdivision.

Mr. Thackery asked about the company we have used for this project in the past. Mr. Bumbalough responded that they placed a bid, but it wasn't the lowest and best bid this time.

Ms. Jumper asked for confirmation that this was not the company that did the High Street project. Mr. Bumbalough confirmed that it was not.

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

BOC #2 passes 7-0.

Citizen Comments:

Brad Winner – 670 E. Ward St.

Mr. Winner thanked Council for the moratorium. He went into the zoning changes approved by Council last April. He would like subdivision K removed from the M1 manufacturing district. He believes the committee needs independent experts paid by the developers. He reminded Council that citizens can sue as well.

Erin Patton – 944 S. Main St.

Ms. Patton asked for motion to have ten minutes. Ms. Jumper made a motion to extend her time to ten minutes. Ms. Truelove seconded. Voice vote all ayes.

Ms. Patton stated there was not enough data in previous meetings to have gotten to where we are today. She stated that the property owners that annexed in did not agree to the M1 manufacturing. Ms. Patton stated the landowners would have never signed off on a data center.

She also wanted to know how Mr. Crabill and Mr. Carter would know specifics if there weren't plans in place.

She also added that there are also concerns about other organizers develop other data centers or lawsuits for health and safety from citizens. She wants Council to rescind the data center zoning laws. Ms. Patton believes this was passed as secretly as possible using semantics.

David Combs – 7688 Thackery Rd.

He stated he worked for the State EPA. He presented environmental information about data centers.

Bryce Carafa – 104 Lafayette

Mr. Carafa stated many people were concerned with the development of Cyrus One being involved. He commended the City of creating a committee, but believes Thor should cover the costs. He questioned Thor's statement that the data center is a new development.

He also wanted Council to have further conversations with UPD about flock cameras.

Nicole Nawman – 835 S. Main St.

She informed Council that their duty is to speak on the citizens of Urbana's best interests. She went through potential negative effects of a data center. She stated it is never too late to do the right thing.

Terry Rittenhouse – 1906 N. Ludlow Rd.

He talked about economical development and the CEP. He stated they are a device used to work around the voters with no accountability. He added that if the data center doesn't need our resources, they should take the project elsewhere.

Leslie Hoylman – 301 Scioto St.

Ms. Hoylman wished that future meetings would be in APA compliant facilities. She also expressed concern with the potential tax abatements with the TIRC resolution, especially companies paying their fair share with a school tax levy coming on. Finally, Ms. Hoylman urged Council to ask questions during the executive session later tonight.

ORDINANCES AND RESOLUTIONS

Third Reading: None

Second Reading: None

First Reading:

Resolution 2709-26: A resolution accepting the report of the Tax Incentive Review Council (TIRC) from their March 5, 2026 meeting regarding the status of the Enterprise Zone and

Community Reinvestment Area agreements and to accept the recommendations of the TIRC concerning said agreements, and declaring an emergency

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

Mr. Crabill stated that TIRC met on March 5th. He stated that the agreements need to be reviewed each year to ensure compliance. Mr. Crabill went over the different recommendations for the companies.

Mr. Thackery appreciated the explanation on figures that seemed off. Ms. Truelove stated that she was just not clear on this. Mr. Scott asked what happens when businesses don't meet their commitments. Mr. Crabill stated that the companies attend the meetings and speak to their specific situations.

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

Resolution passes 5-2.

Resolution 2729-26: A resolution authorizing the Director of Administration to apply for, accept, and enter into a water supply revolving loan account for the 2026-2027 program year on behalf of the City of Urbana, Ohio for the construction of the Phase 3 Water Main Replacement Program (Grimes Neighborhood/Subdivision) and designating a repayment source for the loan, and declaring an emergency. (One reading required)

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

Mr. Mitchell stated the City created a systematic plan in 2011 to replace the water main replacement for different areas of the City. The goal is to start construction by October 2026 with completion by August 2027.

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. Bean stated that Planning Commission would be meeting Monday, March 23rd.

Mrs. Collier stated that Safety Committee would meet March 19th at 1:00 pm in the training room.

Miscellaneous Business:

Mr. Thackery thanked the City for clean-up after the storm.

Mrs. Bean talked about the ADA compliance. She believes its important and wanted to look into using the Courtroom in the interim.

Ms. Jumper brought up advertising the meetings in a different matter. She stated that not everyone can get to the meetings. She also commended Oak Dale Cemetery for their work after the storm.

President Paul stated he would also like to work on the audio and video as well. He also reiterated that Facebook takes the videos down but the Council Clerk saves a copy.

Mr. Scott thanked everyone that spoke tonight. He also wished his grandson, Henry, a happy birthday.

Ms. Truelove thanked the community for their comments and concerns. She also expressed her desire to work with administration to resolve issues.

Mayor Bean wished happy birthday to his father. He also said that comments about him made recently aren't true. He referred anyone that believes he has done unethical things to call the Ohio Ethics Commission, as he has nothing to hide.

Mr. Mitchell wanted to comment about the Data Oversight Commission. He stated the intent was to involve City Council, the Commissioners, Urbana City Schools, Cedar Bog, Vancrest, and the general public. He felt that because of the language of the moratorium, City Council should be the one to steer the committee.

President Paul agreed that Council should lead a fact-filled committee. Mr. Feinstein reminded Council that sub-committees are subject to open meetings and Council should decide who they want on the committee.

Mr. Thackery made a motion to create the committee. Ms. Jumper seconded. Voice vote, all ayes.

Ms. Jumper asked if everyone was available on March 24th. Mrs. Collier stated she was out of time. Mr. Feinstein stated Council needs at least ten days for advertisement purposes. Council agreed upon March 31st at 6:00 pm.

Interim Chief Jacobs spoke about flock cameras. He stated that the flock cameras take the place of automatic license plate readers and they do not take photographs of the people inside the vehicles or of people walking down the street. He indicated that they're used as a tool and not to act as big brother. He indicated that he was willing to sit down with anyone to talk about it.

President Paul reminded Council that Ethics Disclosures are due May 15th.

Mr. Thackery moved to enter Executive Session. Mr. Scott seconded. Voice vote, all ayes.

Council went into Executive Session at 7:48 pm.

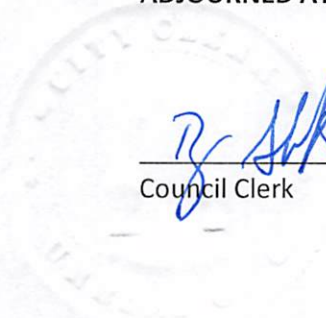
Ms. Jumper moved to exit Executive Session. Mr. Scott seconded. Voice vote, all ayes.


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

ADJOURNED AT 8:18 p.m.

NEXT SCHEDULED SPECIAL MEETING

March 31, 2026 at 6:00 p.m.





Council Clerk



Council President