



APPROVED

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, APRIL 21, 2026**

President Paul called the City of Urbana Regular Session Meeting to order at 6:02 pm at the Urbana Fire Division – Fire Bay.

City Staff attending: Director of Law Mark Feinstein, Director of Administration Spencer Mitchell, Director of Finance, Matt Wellbaum, Mayor Bill Bean, Fire Chief Dean Ortlieb, and Police Chief Josh Jacobs

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.

President Paul stated the Executive Session was being moved to the end of the agenda.

Minutes

Mr. Thackery moved to put the minutes of March 17, 2026 and March 31, 2026 on the floor for discussion and possible approval. Ms. Truelove seconded.

Mrs. Bean mentioned a typo regarding a Council member’s name.

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

Mayoral Proclamation – Arbor Day

Mayor Bean stated the City of Urbana has been a Tree City for 24 years. He proceeded to read his Arbor Day proclamation.

Communications:

1. City of Urbana Shade Tree Commission Meeting Minutes from February 12, 2026 (See Attached)
2. City of Urbana Shade Tree Commission Meeting Minutes from March 12, 2026 (See Attached)
3. Letter from Ohio Division of Liquor Control dated March 10, 2026 (See Attached)

Council did not remove any items from the consent agenda.

Administrative Reports – Board of Control:

1. The Board of Control recommends Council authorize the Director of Administration to enter into a contract with Bituminous Pavements Systems, LLC (BPS) in the amount of \$96,074.08 for the 2026 Crack Sealing Program. This amount includes the Base Bid for city streets and Additive #1 for the Grimes Municipal Airport Runway. Bituminous Pavement Systems, LLC had the lowest and best bid of the four bids received. The Engineer’s estimate for this project was \$98,500.00. The project will be paid via the Capital Improvement Fund and the Airport Fund 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. Mrs. Collier seconded.

Mr. Mitchell stated that the crack sealing program involves both City streets and the Municipal Airport runway. He added that the City received four bids, with the winning bid being the only one under the Engineer's estimate.

Council did not have any questions/comments.

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 #1 passes 7-0.

2. The Board of Control recommends Council authorize the Director of Administration to enter into a contract with Barrett Paving Materials, Inc. in the amount of \$897,580.00 for the 2026 Asphalt Program. This amount includes a 5% contingency of \$42,742.00. Barrett Paving Materials, Inc. had the lowest and best bid of the three bids received at \$854,838.00. The Engineer's estimate for this project was \$1,078,000.00. The project will be paid from the following funds: Permissive Motor Vehicle License Tax Fund, Capital Improvement Fund, Water Fund, Sewer Maintenance Fund and Stormwater Improvement Fund. This expense is in the 2026 budget. (See BOC Attachment #2) **VOTE: 3-0**

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

Mr. Mitchell informed Council that the City received three bids, and all three were under the Engineer's estimate.

Ms. Jumper stated she hoped Barrett Paving was a lot nicer this time, as they weren't friendly on Hovey Street and Miami Street.

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

BOC #2 passes 6-1.

3. The Board of Control recommends Council authorize the purchase of a Sutphen Heavy Duty 75' Mid-Mount Aerial Ladder truck in the amount of \$1,763,738.92. The purchase will involve a financing agreement of ten (10) annual payments estimated at \$219,730.00 per year. This will be charged to the Police/Fire Capital fund and is in the 2026 budget. (See BOC Attachment #3) **VOTE: 3-0**

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

Chief Ortlieb stated the specifications were in the packet. He thanked Safety Committee for its work, as the City has been working on this for four years. He added that the vehicle the City is getting is 75 foot, compared to the 100 foot the City already has, which is a 1997 vehicle.

Chief Ortlieb stated this was a diverse vehicle, with plans to use it for rescue and fire attack, in addition to as a ladder. He added that everything will be portable on the vehicle, and he is expecting the vehicle in four years.

Mr. Thackery stated that this answered the question of timing.

Mr. Wellbaum added that paying everything up front will save \$400,000 in interest.

Mr. Thackery asked about the old ladder truck. Chief Ortlieb responded that it will probably go on GovDeals. He added there is not much value in a truck pushing 30 years old.

Mrs. Collier asked if the new truck would reach to tops of all buildings. Mr. Thackery stated it could at its 75 degree incline as long as there are no obstructions in the path, for which the City would have back up plans though.

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

BOC #3 passes 7-0.

4. The Board of Control recommends Council authorize the purchase of a Sutphen Heavy Duty Customer Pumper truck in the amount of \$1,231,169.34. The purchase will involve a financing agreement of ten (10) annual payments at \$153,238 per year. This will be charged to the Police/Fire Capital fund and is in the 2026 budget. (See BOC Attachment #4) **VOTE: 3-0**

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

Chief Ortlieb stated that this truck has also spent two years in specification, also having been discussed at Safety Committee. He added that it will replace the 2004 Fire truck, and is expecting the vehicle in a three-year delivery.

Mr. Wellbaum added that the City has been working with a municipal advisor, and the estimates might actually end up being a little lower. He added that going with direct placement instead of a bid saves the City money from needing underwriting. He stated that the bond will eventually come to Council.

Mr. Thackery stated that he is glad to see the City is doing it now, as the price just keeps jumping. Mrs. Bean asked if the two trucks would be combined to one bond. Mr. Wellbaum confirmed they would.

Ms. Truelove asked how much money has been invested in repairs of old vehicles. Chief Ortlieb stated the ladder truck repairs in the last five years has been pushing \$100,000, which includes a

new transmission, as the last one was five generations behind. He added that Sutphen is excellent to work with, and the City is fortunate to have them in our own backyard.

Mr. Thackery stated if the City can get twenty years out of it, while only financing for ten, the last ten years would require the City to only pay for maintenance.

Chief Ortlieb stated that the goal for ladder trucks is getting twenty years out of it, with being on the front line for ten years, and reserve for another ten years.

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

BOC #4 passes 7-0.

Citizen Comments:

Brad Winner – 670 E. Ward St.

Mr. Winner stated the City has gotten a lot of things right, but they got the data center project wrong. He indicated he was angry he had to spend time trying to inform Council and get the moratorium. He asked who was protecting the public and stated this needed to come to a head soon.

He provided information to Council with comments from previous meetings.

He stated that everything in M-1 could be purchased for the same reason and it was reckless zoning on a large scale. He added that if it was a conditional use, it would require public hearings and the public wouldn't have to do the work. Mr. Winner stated that the City is going to get sued, unless the data center gets their way.

Mr. Winner stated that Council was the ones who voted to put this into principal use, and are the only ones who can fix it. He stated the grace period is over. He wanted to know what would happen if the two committees studying the issue disagreed. He added that the Council subcommittee citizens have no training.

Mr. Winner stated that the public has options. He stated that Mayor Bean could be suspended until a recall. He added that Council members could be recalled as well. He asked if everyone will ever work together as a community. He stated he will defend the defenseless, but the issue needs fixed.

Robert Woodburn – 780 Campground Rd.

Mr. Woodburn hit highlights from the Thor site plan from the BZA meeting.

He stated that some sites show one electrical substation while some show four. He also added that some incorporate a loop road while others modify it.

He pointed to the building in the middle as the data center, which was estimated to be approximately eight football fields big. He added that a future substation could be twelve football fields.

Mr. Woodburn stated that Thor started a traffic study in 2024, but it fell through. He questioned how they could be accountable for future projects.

He also indicated that Thor would buy surrounding land when homeowner values go down, which could make the project even bigger.

Mr. Woodburn stated that last April, he didn't believe Council knew the scale of which the project could happen. He urged everyone to bring forth the ordinance to restore the original M1 zoning.

Amy Knueven – Urbana Moorefield.

Ms. Knueven stated she has 25-plus years of automotive experience. She stated she was trying to figure out why automotive was taken out of M1 and data center put in with no knowledge. She wanted to know how one would have the authority to change zoning without proper due diligence.

She indicated that moving the use from conditional to principal was a tool to avoid questions.

Erin Patton – 944 S. Main St.

Ms. Patton stated that many people have told her they were very proud of her. She indicated that she has been one of those types of people her whole life, a protector and an advocate.

She stated she has lost 15 pounds since the data center issue started. She has had nightmares, and talks to clergy.

Ms. Patton stated that the first lawsuit settled in Oregon from a data center and Nitrogen poisoning. She stated she doesn't appreciate being lied to, but doesn't have a hidden agenda.

She asked Council what have they done to educate themselves of the risks. She is personally asking to help defend people's health and get the zoning restored back to where it was.

James Cropper - 527 Railroad St.

Mr. Cropper quoted Nietzsche stating any man who knows too much can't fit in anywhere.

He stated he realize that the whole society is built on lies and people. He added that you get the government that you vote for.

Mr. Cropper stated that Council has the opportunity to fix zoning mistakes. He claimed it was originally done in bad faith and this is the only chance to prevent. He added that it only takes 150 signatures to recall Council members. He added that it takes 350 signatures to recall Bill, stating that he refused to call him Mayor.

He stated Mayor Bean claimed there was no site plan, but at BZA it came out under oath that there were meetings in January 2026 with developers.

He added that the Executive session that happened at the moratorium meeting strong armed Council and was rectified two weeks later.

Bill knew people were having problems with data centers. Bill should resign immediately in his opinion.

Cheryl Erwin – Cedar Bog board member

Ms. Erwin wanted to draw attention to a letter that was sent to our local State Senator and Representative.

She also added that today a website for the Urbana data center went online. She added it kindly put a cedar bog tab with "facts" that had nothing to do with Cedar Bog.

Ms. Erwin also wanted to point out that Thursday, April 23rd at 12:30 pm, Cedar Bog was getting a dedication into the Old Growth forest network. She added that only four counties have two locations with this designation, and Champaign County will be the fifth.

She also added that Saturday, April 25th is the Earth Day walk from 12:00 pm to 2:00 pm. She invited everyone to walk for free with naturalists.

Bob Hawkes – 1367 US Hwy 68

Mr. Hawkes indicated he lives right across from the County building and he was scared. He's worried about the employees at the County building and their health. She also informed Council his wife had lung cancer. He stated she beat it, but it took a lung.

Mr. Hawkes added he has been to a lot of meeting. He was wondering where the public can get information from the representatives they voted for. He also inquired from Mayor Bean if he would host a town hall and sell it to the people. Mayor Bean stated that anyone can call him any time.

He also added that he was at the meeting for the moratorium committee. He stated that only two council members were on it, but six voted for it. He inquired where everyone else was.

Mr. Hawkes stated that people just need to talk.

Bryce Carafa – 104 Lafayette

Mr. Carafa stated that in 2020, the Champaign County comprehensive plan released.

He stated that the five topics heavily presented in the comprehensive plan were land use, utilities selection, water supply, economic development, and preservation of farmland.

Mr. Carafa went into greater detail on why the data center project was wrong for Urbana in terms of those five areas.

Joe Buckalew – 540 E. Lawn Ave.

He thanked everyone for their time and introduced himself as Co-Chair of the data center moratorium committee.

He asked Council to clarify two things: What's the committee's purpose and what are they expected to produce.

Mr. Buckalew stated that before the committee can work effectively, it needed clarity. He believes the committees purpose is to conduct a thorough and balanced analysis of the benefits and impact of a data center and provide useful outputs for a recommendation to allow Council to make a decision.

He stated that recommendations need to be specific through measurable standards. He asked for confirmation that this was an accurate statement of the committee's purpose.

Alfredo Gutierrez – 2450 Sloan Rd.

Mr. Gutierrez stated that people may know him as the Special Olympics coordinator.

He stated that a year ago, he signed a contract with Dan Hoffman roofing to do construction at his house. He hired them to replace siding, gutters, doors, and windows. He indicated that he was also told that he would be their primary customer.

He stated that last May, he asked for his deposit to be returned. He indicated that the response was they already had materials and the money was gone.

Mr. Gutierrez state he did not see anyone again until August, when Mr. Hoffman's son and nephew tore down siding. He indicated that a local lawyer said welcome to the group, as nothing could be done. He asked why he was told he charged with theft if he doesn't return a ladder, but Mr. Hoffman can get away with thousands of dollars by not doing the project.

He stated that he has reached out at least three times a week for the last year and inquired what could be done to pull his license from doing business.

ORDINANCES AND RESOLUTIONS

Third Reading: None

Second Reading: None

First Reading:

Ordinance 4633-26: An ordinance to adopt the Planning Commission recommendations denying the application to amend the City of Urbana’s Official Zoning Map by rezoning parcels K48-25-00-01-06-010-00, K48-25-00-01-06-009-00, K48-25-00-01-06-08-00, K48-25-00-01-06-07-00, and K48-25-00-01-06-06-00 currently designated BR-1 Business Residential District R-3 to B-2 General Business District. (Three readings required, public hearing required)

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

Mr. Mitchell stated that this rezoning would be a spot rezoning. He added that every food establishment is already allowed in a BR-1, but requires extra protection.

Ms. Jumper asked for confirmation that the only issue in this ordinance would be for just those properties listed. Mr. Feinstein confirmed, that while there were three items on the Planning Commission agenda, one was a site plan, which Council doesn’t address, and the other zoning application was withdrawn, which is why only the ordinance is only regarding the one issue.

Mrs. Bean stated she believes this was brought up four years ago and previously denied. Mr. Mitchell stated that he believed that was the case, but would have to check.

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

Resolution 2730-26: A resolution authorizing the Director of Administration to enter into a full-service street lighting agreement with Miami Valley Lighting, LLC. (One reading required)

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

Mr. Mitchell stated this resolution covers the street lights here in town. He added that the Miami Valley Communications Council is the negotiator with the municipalities. He added that attached were the updated fee structure for rates for next five years.

Mrs. Bean asked to confirm that this was just the maintenance contract. Mr. Mitchell confirmed that these were the maintenance terms, but also identified the rates. Mrs. Bean asked that the City would still own the lights. Mr. Mitchell confirmed that was correct.

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

Resolution passes 7-0.

Department Liaison Reports:

Mrs. Bean stated that Planning Commission would be meeting Monday, April 27th at 6:00 pm.

Miscellaneous Business:

Ms. Truelove stated that everybody knows where she stands. She added that she can't stand threats and will never approve of it.

Ms. Jumper thanked Mr. Buckalew and Mr. Carafa for being co-chairs of the Data Center committee. She added the first meeting was rocky and asked that city administration help the best way they can. She added that the training room door was locked and the lights were off and tables were not set up. She asked the City to communicate what they expected out of her.

Ms. Jumper stated she also sent an e-mail to Mr. Feinstein about repealing the zoning ordinance. Mr. Feinstein stated the codified ordinances require Planning Commission to be body to make zoning changes. He added that Council can refer issues to planning commission for consideration by resolution.

Ms. Jumper moved to have the Law Director draft the resolution to refer the zoning to Planning Commission. Mr. Scott seconded.

Mr. Scott suggested solely amending line item k. Ms. Jumper advocated for the repeal of the entire ordinance. Council confirmed the entire ordinance should be up for repeal.

Roll call on the Law Director drafting a resolution for the next Council meeting: Mrs. Bean, yes; Ms. Jumper, yes; Mr. Scott, yes; Mr. Davis, yes; Ms. Truelove, yes; Mr. Thackery, yes; and Mrs. Collier, yes.

Law Director Feinstein to draft the Resolution by a vote of 7-0.

Mr. Thackery stated the subcommittee needs a direction. He added that the minutes will come to everyone so Council can find out everything going on.

Mr. Buckalew asked for affirmation that Council wanted a purpose statement.

Mrs. Collier stated she wasn't here when Council chose the committee. She added she would like to be on it, as long as it was an organized committee. Mrs. Collier stated she has only heard the negatives of a data center, and stated there has to be positives as well.

Ms. Truelove stated the committee has to have a purpose

Ms. Jumper stated it would be difficult without guidance from administration.

Mr. Thackery stated he was concern with jumping ahead before the committee had a chance to investigate. Ms. Jumper stated that they already jumped ahead when Council voted on zoning changes without fully understanding the knowledge of its effects.

Mr. Feinstein stated that in terms of thinking of the direction of committee, Council may wish to make a motion to adopt Mr. Buckalew's written statement as the committee's mission statement.

Ms. Jumper moved to make Mr. Buckalew's statement as the mission statement of the Data Center committee. Ms. Truelove seconded.

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

Mission statement approved 7-0.

Mr. Wellbaum thanked Council for the votes on the fire trucks

Chief Ortlieb thanked Administration, City Council and the community for moving forward with the fire trucks.

Police Chief Jacobs issued a shout out to Ryan Lantz and the Parks Department, as things are looking good out there. He also stated that there would be a drug take back between 10 am – 2 pm on Saturday, April 25th, in a tent in front of the municipal building for old prescriptions.

Council discussed a special meeting to pass the resolution to refer the zoning to Council sooner, but after discussing the notice requirements for a special meeting, logistically, it was not feasible.

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

Council went into Executive Session at 7:42 pm.

Ms. Jumper moved to exit Executive Session at 8:54 pm. Ms. Truelove seconded. Voice vote, all ayes.

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

ADJOURNED AT 8:54 p.m.


NEXT SCHEDULED MEETING

May 5, 2026 at 6:00 p.m.





Council Clerk



Council President *Pwo Tapan*