APPROVED

URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, JUNE 9, 2026

President Paul called the Public Meeting to order. This sole topic discussed was adopting the Planning Commission recommendation approving the application to amend the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof that was in effect prior to the passage of Ordinance 4621-25.

Ms. Jumper read the ordinance into the record.

Council did not have any comments/questions

James Cropper
Mr. Cropper thanked everyone for taking it seriously. He stated that members still don't want this and hopefully the ordinance will pass with the third reading.

Judy Page
Ms. Page stated she is a member of the subcommittee. She desired to share some research in the immediate area to help with consider sending zoning back to M1. She shared a drawing of a data center within one mile and several miles. Ms. Page stated the school is .01 mile from fence line, Vancrest is .12 miles, and Old Town is .4 miles. She stated these are the most vulnerable populations. She added that Cedar Bog is less than two miles away.
Ms. Page stated that within half a mile from a data center, the air quality diminishes, noise can be linked to disorders and disease, and light affects sleep rhythms.
Ms. Page also stated there is a lack of transparency of Thor's plans. She closed by saying Elon Musk stated earth cannot sustain increased AI resource demands, and urged Council to not let a let data center be built on this site.

Mary Mason
Ms. Mason stated she was the President of the Cedar Bog Board of Trustees. She asked Council to revert the zoning. She added that it is difficult to wrap one's head around the scope and scale of this project
Ms. Mason listed items at suggested decibel levels that wouldn't be heard with the noise from a data center. She also asked why they needed to buy 565 acres if the developers were only intending to build one acre. She compared the size to such things as the Square and the Elementary schools.

Kathy Marshall
Ms. Marshall stated she is a Trustee at Cedar Bog. She went over the alleged financial benefits of a data center and stated the School board denies receiving any information from Thor.
Ms. Marshall stated she also knows that developers can receive tax abatements. She added that the halt to tax abatements by DeWine doesn't affect those already in place. She asked how much estimated tax benefits actually reach us?
Ms. Marshall stated that non-disclosure agreements also prevent transparency. In regards to jobs, many of the construction workers are not permanent positions. She added that history shows data

center operators tap into local water infrastructure. She is asking to rescind the zoning decision, as the City cannot trust them.

Madison Shephard
Ms. Shephard stated that removing the zoning is just the beginning. She stated that Plain City published zoning updates yesterday, which included some of strongest safeguards in the state. She added that the BZA should only make these permits conditional use.

Brad Winner Sr
Mr. Winner asked how the City got to this position. He stated the County Commissioners defunded the CIP after the project migrated from a light industrial park. He added the people got some help from the moratorium, but the people had to kick the door open themselves.
He hopes Council will use the grace the people granted. He stated the Mayor said in February that the City doesn't even know the plans. He added if we're listening to developers, we're listening to BS.
Mr. Winner stated he doesn't care what anyone thinks, as he is defending the defenseless. He also added if the City is worried about a lawsuit, he studied for the last three days, and the developers don't have a leg to stand on, as they were manipulating land they didn't own.
He added that this was all kept quiet for a reason. He is trying to be a kinder soul, as he just wants a nice community.

Erin Patton
Ms. Patton stated that what the City needs to do is fix it. She stated this is step two in the process. She added that it is unfortunate to find out the process was done incorrectly.
Ms. Patton reminded Council that they are the legislative branch and they have the power. She stated it is unfortunate they had to rely on people Council believed was was trustworthy.
She stated the City let the developers write the zoning and then had it called housekeeping.
Ms. Patton then stated what would needed to be answered in order to have the zoning be a conditional use. She stated it was moved to a principal use to avoid having to answer these questions. She stated the risk outweighs any economic benefit.

Connie Flanly
Ms. Flanly stated that a lot of things had been said this evening. She gave a quote by John Muir, "When one tugs at single thing in nature, finds it attached to the rest of the world." She urged Council to reverse the zoning.

Allison Cox
Ms. Cox thanked everyone willing to speak. She stated she has been a Cedar Bog volunteer for over 15 years.
She showed a picture from 1995, which showed her Senior class taking care of Mad River's health. She stated crayfish are an important indicator of water quality. Ms. Cox stated we can't risk compromising clean water.
She also added that Thor got myth vs fact wrong, as runoff absolutely seeps into ground water. She stated we borrow the earth from our children, and wants to leave it the Earth in good health. Ms. Cox stated this was the chance to make positive ripples, as rescinding the zoning is the right thing to do.

President Paul called the Public Hearing closed at 6:44 pm.

URBANA CITY COUNCIL
SPECIAL MEETING
TUESDAY, JUNE 9, 2026

President Paul called the City of Urbana Special Meeting to order at 6:44 pm at the Urbana Fire Division Fire Bay.

City Staff attending: 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.

ORDINANCES AND RESOLUTIONS
Second Reading:
Ordinance 4635-26: An ordinance to adopt the Planning Commission recommendation approving the application to amend the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof that was in effect prior to the passage of Ordinance 4621-25. (Three readings required, public hearing required)

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

Ms. Truelove stated she had not changed her mind as she does not want a data center. In regards to Cedar Bog, Ms. Truelove stated God gives us certain areas that we are supposed to respect. She stated it bugs her to think anything can harm that.

Ms. Jumper wanted to thank the community, as they have continued to show up through all of this. She stated she can appreciate those trying to do the right thing now. She stated that maybe we ask more questions and read more into legislation. She also added that maybe those who say legislation is housekeeping can show up and explain it better. She wanted to fix what is broken, as she does not believe there is unity right now.
Ms. Jumper stated she took an oath to represent the people of her ward, but is doing her homework to represent all people.

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

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

ADJOURNED AT 6:49 p.m.

NEXT SCHEDULED MEETING
June 16, 2026 at 6:00 p.m.

Council Clerk

Dwight Paul
Council President