APPROVED

URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, JUNE 16, 2026

President Paul called the City of Urbana Regular Session Meeting to order at 6:00 pm at the Urbana Fire Division Fire Bay.

City Staff attending: Director of Administration Spencer Mitchell, Director of Finance Matt Wellbaum, Mayor Bill Bean, Grimes Airport Manager Steve Wolf, 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, absent.

Minutes

Mr. Thackery moved to put the minutes of June 2, 2026 and June 9, 2026 on the floor for discussion and possible approval. Ms. Jumper seconded.

Council did not have any comments/questions.

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

Communications:

1. Letter from Director of Finance Matt Wellbaum dated June 10, 2026 (See Attached)

Mr. Thackery moved to remove the communication from the consent agenda. He thanked Mr. Wellbaum for going into detail to explain the benefits.

Joe Buckalew, Moratorium Committee Co-Chair – Committee Update

Mr. Buckalew informed Council that the Committee had not met since the last update. On June 23rd, the Committee would be addressing potential benefits and the fiscal side of the data center development. He also stated he hoped to be better able to address the potential funding requests after the next meeting.

Mr. Buckalew explained the potential vote on the zoning change and how it affects the committee. He stated that the purpose of the committee cannot be fulfilled if principal designation stands. He added that the committee's work does not need to be finished for Council to act on it. He also explained how repealing the zoning does not go against the moratorium.

Mr. Buckalew asked Council to consider why they adopted the pause in the first place. Health, safety, welfare, peace, and comfort can be protected more with these in place.

Mr. Thackery stated that reverting the zoning does not give conditional use. He stated all this does is reverting back to how the zoning was, which did not have any use.

Mr. Thackery made a statement about how government can be slow. He stated immediate gratification goes against how a City can work. He added that mutual respect seems to be a thing of the past, but needed to fully get things done. Mr. Thackery stated he thinks the City may be premature for the zoning change. He added that multiple aspects besides data center would also revert back. He feels compelled to allow the committee to run its course. He'll do what he feels is best for the City of Urbana.

Ms. Truelove also had a question about conditional use. She inquired why the conditional use could not be placed for data centers. She asked if the City took away one, why couldn't they add the other. She understands it would be her duty as Council. She would love to get it right.

Mr. Buckalew wanted to make it clear that what Ms. Truelove was suggesting was outside the purview of the committee.

Administrative Reports – Board of Control:

1. (Mr. Mitchell) The Board of Control recommends Council authorize the Director of Administration to execute a change order on an existing contract with Barrett Paving Materials, Inc. in the amount of $204,000.00 for the 2026 Asphalt Program. The change order covers full depth pavement repair on Miami Street. It will be paid from the Capital Improvement 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 this includes thirteen paving patches on Miami Street. He stated that it was within the budget and needed on the road-based failure in these areas.

Mr. Thackery asked if it would take of the failures for future years. Mr. Mitchell confirmed it would.

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

BOC #1 passes 5-1.

Citizen Comments:

Brad Winner, Sr. – 277 S. Dugan St.
Mr. Winner stated the City had the County auditorium reserved but it was cancelled.
Mr. Winner thanked Mr. Wellbaum for providing documentation to refute his claim.
He stated the moratorium was passed for the protection of the public. He asked if the public has to kick another door down or can they put it back to be fixed.
Mr. Winner stated the public has been treated poorly for the whole project. He stated Mrs. Bean sponsored everything for the zoning and she isn't here tonight.

Max Jenks
Mr. Jenks talked about the flock cameras in the City of Urbana. He claimed to be denied about public records request at every turn. He stated that Chief Jacobs' claims about audit logs is false.

He stated the City has been spying on the people with the Flock cameras. Mr. Jenks stated that only a small percentage of the searches have been associated with actual cases. He stated that the data from our City's cameras are being sold around the Country. Mr. Jenks stated he was assaulted by the Court Bailiff.

Bryce Carafa – 104 Lafayette Ave.
Mr. Carafa addressed why we were meeting here instead of the County building or school.

Dave Combs – 7688 Thackery Rd.
Mr. Combs addressed water issues with the proposed data center. He stated that contaminants would get into the ground water, which is where the City gets its drinking water. He went into detail of the chemicals that could be exposed, and what damages they could cause. He urged that the zoning be reverted.

Cheryl Erwin – 1521 CR 10, Bellefontaine
Ms. Erwin stated she was representing Cedar Bog, where most of the people are volunteers. She provided photos of the Showy Lady's Slipper Orchid that has recently had its bloom. She stated that Cedar Bog is one of the few places in the State that has this flower. She asked Council to think about what its legacy is going to be. She added that the data center will eventually destroy Cedar Bog. Ms. Erwin stated that every visit brings more people in and adding visitors to the community.

Cherie Hunt – 258 Eastview Dr.
Ms. Hunt stated she has been in the community for over seventy years. She addressed the issues of a data center from a Senior perspective. She added that she has not seen any positives of a data center.

Janet Kaffenbarger – 840 Children's Home Rd.
Ms. Kaffenbarger thanked everyone for picking up the debris after the June 6th storm.
She provided documentation of citizens who were scared of a potential data center.

Linda Snyder – 943 Lawn Ave.
Ms. Snyder stated that she has made the effort since hearing about the data center to attend all the meetings she could. She stated she does not believe the Administration has been forthright about data centers since the beginning. She asked how much effort the City has put forth since changing the zoning. Ms. Snyder asked Council to do the right thing to change the zoning back. She hasn't heard anyone speak in favor at any meeting besides Thor.

Brad Winner II – 551 S. Dugan St.
Mr. Winner apologized to City Council for not staying vigilant. He stated it wasn't until the CRA that he came to start talking. He believed the tax payers should have been involved from the very beginning. He is glad that Mr. Mitchell and Mr. Wellbaum are a part of the City and was sorry they had to join this circus. He stated he spoke about tax breaks for megaprojects previously while regular citizens face large property tax increases. Mr. Winner stated it was time to set the zoning straight.

Connie Flanly – 97 Heritage Dr.

She acknowledged everyone present from Old Town.
Ms. Flanly stated she doesn't care how the City got to this mess, but believes the City needed to clean up the mess. She stated if other parts need to be rewritten, so be it. She added that trust needs to be rebuilt because no one trusts the City now.

James Cropper – 527 Railroad St.
Mr. Cropper wanted everyone to see the picture of the flower.
He stated that two weeks ago, he passed out Constitutions and Declarations of Independence to Council. He stated that throwing out points of order when people are speaking is a violation of civil rights, which could open up to federal lawsuits.
Mr. Cropper called the Mayor a weak little coward. He stated that any Council member still up in the air on their vote should resign.
He added that there is only one Council member who is willing to speak up for the Citizens: Ms. Jumper.
Mr. Cropper stated that being nice has gotten the people walked all over. He added the Mayor should be apologizing for Ms. Jumper.

Monica Thomas – 4111 W. US HWY 36
Ms. Thomas discussed water and how a data center would affect it. She stated that water is a commodity that we cannot play with. Ms. Thomas expressed concerns with the ability to monitor contaminants that would come from a data center.

Summer Woodburn – 780 Campground Rd.
Ms. Woodburn stated this was her life, not a political process. She issued a personal plea to Council. She stated that due to her close proximity, this directly affects her life every day. She agreed with Mr. Buckalew was corrected that the committee cannot function if zoning is not reverted. She feels like she is not being heard. She begged Council to do the right thing.

Erin Patton – 944 S. Main St.
Ms. Patton stated she was moved by the ladies talking today. She didn't see her as a complainer but a volunteer for the truth until it finally sticks. She urged Council to stop dragging their feet. She stated that Council is creating their own problems. She stated that it is undue risk that can't be fixed if it is messed up. Ms. Patton urged Council to listen to the voters. She asked Council to look at the large crowd and see that it is not just her.

Mary Mason – 176 Audas St., North Lewisburg
Ms. Mason declared she did not have any financial conflict of interest. She wanted to talk about environmental concerns that weren't previously addressed. Ms. Mason addressed water temperature and soil issues. She added that the impact does not stop at the City limits, and the property wasn't even in the City until they annexed it. Ms. Mason stated if this technology is going to kill the Bog, it's also going to kill Urbana.

Andi Grow – 120 Hitt St.
Ms. Grow stated she was here as a neighbor. She does not want her grandchildren to be anywhere near the project. She says it would be the size of eight football fields. She added that people choose to live here because it's a quiet, small town. Ms. Grow stated we cannot be the generation that destroyed our community by allowing the data center. She reminded the people that a fire

department would not be able to put out a fire at the data center. She stated that this project would raise electric rates two to three times. Ms. Grow stated seeing Thor buy one hundred more acres after the moratorium felt like another slap in the face.

Leslie Holyman – 301 S. Scioto St.
Ms. Holyman inquired why were still meeting here. She stated elderly people had to leave because they couldn't sit and couldn't hear. She stated it was basic readiness and accessibility for the people Council serves. Ms. Holyman addressed Mr. Thackery's comments by stating that they previously voted on the zoning language by not even understanding what they were voting on. She also addressed Ms. Truelove's comments about needing help with conditional uses. She asked where her information was that all of the citizens dropped off, but it was her job to do the research. She finally added that people have to be able to separate personal relationships with their decision making.

Bob Hawkes – 1367 US 68
Mr. Hawkes pointed out that it was wrong having a meeting in this condition. Mr. Hawkes stated that government wasn't slow when they approved the White's purchased. He urged Council to rent enough chairs to fit everyone. He believed it was intentional to hold meetings in this regard.

Steve Kirkwood – 3284 Adell Dr.
Mr. Kirkwood wanted to echo the sentiment of everyone hear. He can appreciate how difficult it might be to face the music, but that's what Council is here for. He hopes Council is genuinely hearing the message. He stated he has a background in data center construction. He stated the building as designed would use twenty times the electricity of the residency of the City of Urbana. Mr. Kirkwood stated the community would be wiped away with a data center. He stated the data centers are being tied with the Flock cameras to build a surveillance state.

Alfredo Gutierrez – 2450 Sloan Rd.
Mr. Gutierrez introduced himself as the County Coordinator of the Special Olympics. He stated that no athlete has had to pay a fee since he has been here to compete. He explained that there are 107 athletes that participate in Champaign County. He added that the County sent three powerlifters to the State competition, where two athletes won gold and the third winning bronze. He also added that four bowlers won gold, where one bowler will go on to nationals. Mr. Gutierrez stated that he is always looking for coaches and volunteers.

ORDINANCES AND RESOLUTIONS

Third Reading:
Ordinance 4429-26: An ordinance adopting the tax budget of the City of Urbana, Ohio, for the fiscal year beginning January 1, 2027; submitting the same to the County Auditor. (Three readings required, public hearing required)

Mr. Scott moved to put this ordinance on the floor for discussion and possible passage. Ms. Jumper seconded.

Mr. Wellbaum reminded Council that this has to be turned in every year. He added that it can also be adjusted as the year goes on.

Council did not have any questions/comments.

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

Ordinance passes 6-0.

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 and possible passage. Ms. Jumper seconded.

Ms. Jumper wanted to know why Mr. Feinstein was not here. Mr. Thackery informed Council that Mr. Feinstein's wife had surgery and is in the hospital.

Mr. Thackery thanked everyone that got up and spoke tonight.

Ms. Truelove stated let's get it voted on to get it behind us.

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

Ordinance passes 6-0.

Second Reading:
Ordinance 4634-26: An ordinance to adopt the City of Urbana, Ohio Cybersecurity Program in accordance with Ohio Revised Code §9.64. (Three readings required)

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

Mr. Thackery stated it was a good document. He inquired if we would be hiring a new worker. Mayor Bean stated he believed it would be internal with an external contractor to help with the program.

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

First Reading:
Ordinance 4636-26: (Mr. Wellbaum) An ordinance to adopt the City of Urbana, Ohio Investment and Depository Policy. (Three readings required)

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

Mr. Wellbaum stated this would create an investment and depository policy to maximize the interest in the funds of our accounts. He reminded Council that the City cannot do anything with potential risks.

Mr. Thackery stated he believes this is a good idea to maximize the best the City can.

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

Department Liaison Reports:

Mrs. Collier stated the Safety Meeting would be held June 18th in the training room at 1 pm.

Miscellaneous Business:

Ms. Truelove wanted to say she heard everyone as she hates change. She hopes the City can do everything in its power not to have the data center.

Mr. Thackery thanked everyone again and stated we need to figure out the arrangements.

Mr. Scott wanted to clarify that Mrs. Bean was only the sponsor solely because she was the Department Liaison for zoning.

Mr. Mitchell introduced the new City of Urbana Airport Manager Steve Wolf. Mr. Wolf stated he started his training at Grimes Field ten years ago. He reminded everyone about the Fourth of July celebration coming up.

Chief Jacobs thanked the Fire Department and the Street Department during the previous storms. There were a large number of calls during a brief amount of times.
Chief Jacobs also stated the Police is hosting the Cops and Bobbers again this year where they teach fishing to the youth on August 15th.
Ms. Jumper asked how many showed up for Safetytown. Chief Jacobs believe there was twenty last week and around twenty-four this week.

Council Clerk Steffan stated that the packet will be coming earlier than normal for the next meeting due to being out of town. He will supplement the packet with anything that may have come in by sending out a supplement the day before the next meeting.

President Paul stated it was not his intention to create an arrangement like this. He remains on the lookout.

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

ADJOURNED AT 8:13 p.m.

NEXT SCHEDULED MEETING
July 7, 2026 at 6:00 p.m.

Council Clerk

Council President