URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, AUGUST 4, 2026

APPROVED

President Paul called the City of Urbana Regular Session Meeting to order at 6:00 pm at the County Building – 1512 S. US 68.

City Staff attending: Director of Administration Spencer Mitchell, Director of Finance Matt Wellbaum, Interim Director of Law Matthew Watson, 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.

City Council Data Center Moratorium Committee Update

Co-Chair Joe Buckalew wanted to give Council an early look at the next meeting. He stated the committee would be addressing what to do regarding a data center ban. He stated that Council charged the committee with recommending enforceable suggestions.
Mr. Buckalew stated that the Committee takes no position on this ban. He compared it to a deadbolt and security chain on the same door.
He further stated that when Council repealed the zoning in June, it wiped the board clean but left data centers unlisted. He explained that the Zoning officer would have to determine what is the most similar use, which means it could be approved by right without a public hearing. He stated a stronger backup is to name the use and send it to review as a conditional use. He reminded Council that they write the codes and set the standards that BZA applies.

He also explained that if the ban passes, Council loses the ability to legislate. He also stated that if the process does not get started in time, Council loses the ability to choose.

Mr. Thackery thanked the subcommittee for the great job they are doing.

Minutes

Ms. Jumper moved to put the minutes of July 21, 2026 on the floor for discussion and possible approval. Mr. Scott seconded.

Council did not have any comments/questions.

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

Communications:

1. City of Urbana Shade Tree Commission Meeting Minutes from April 9, 2026 (See Attached)
2. Safety Committee Meeting Minutes from June 18, 2026 (See Attached)
3. City of Urbana Second Quarter 2026 Highlights (See Attached)

Council did not move to remove the communication from the consent agenda.

Administrative Reports – Board of Control:

1. The Board of Control recommends Council authorize a purchase order in the amount of $50,957 to Water Works Metrology for our annual water meter maintenance contract fee. This is year 6 of a 15 year agreement with scheduled increases each year, this being the first year over the $50K threshold. This expense will be charged to the Water 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. Ms. Jumper seconded.

Mr. Wellbaum informed Council that each water meter in the City has a sim card that reports to local readers the water usage at each location. This is the sixth year of the fifteen-year contract.

Council did not have any questions/concerns.

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

BOC #1 passes 7-0.

2. The Board of Control recommends Council authorize a purchase order in the amount of $80,400 to Calgon Carbon Corporation for a carbon exchange at the Old Troy Pike facility. This is the second year the City has had to maintain this facility as the agreement with Honeywell expired at the end of 2024. This expense will be charged to the Water Fund and is in the 2026 budget. (See BOC Attachment #2) **VOTE: 3-0**

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

Mr. Mitchell stated that this was routine maintenance to have the water operations media being exchanged at the Old Troy Pike plant.

Mr. Thackery asked how often the City has to do this maintenance. Mr. Mitchell responded that the City has planned for this to be annually depending on the quality of the media.
Mrs. Bean inquired as to the previous agreement for Honeywell to cover these costs. Mr. Mitchell stated it was his understanding that Honeywell had an agreement to previously fulfill the maintenance. He was unaware as to how that contract originally came into place and stated that it is no longer the contract the City is in.

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

BOC #2 passes 7-0.

Citizen Comments:

Monica Thomas – 4111 W US 36

Ms. Thomas stated she believes the people in the City would be affected by construction of a data center. She stated the people should have a right to choose if in their best interest. She added that vulnerable children should be at Council's forefront. Ms. Thomas stated that the data center would strip us of all that is good., with it not being the future we wish for the next generation.

Margaret Mitterholzer – 227 W. Reynolds St.

Invested in this community. Not against growth, but concern for data center at its proposed location. Husband has incurable cancer. Not knowing health affects of data center really concerns her family. Need to think about the big picture and what ifs. Big thing for community is to boycott businesses. All you're doing is hurting small businesses.

M. Mason – 176 Audas St., North Lewisburg

Ms. Mason stated that the Cedar Bog Association remains concerned about water and pollution issues. She described the Cleveland newspaper's article claiming Urbana changed its mind. She believes it to be inaccurate, describing it more so as the general public found out and expressed its opinion against it. Ms. Mason encouraged Council to put in on the ballot, adding a vote will give a statement as to what the whole city thinks.

Brad Winner – 277 S. Dugan Rd.

Mr. Winner thanked for Council for passing the moratorium and zoning changes. He urged Council to pass the ballot legislation.

Mr. Winner stated he realizes Council is all lawyered up in regards to the CRA2. He asked Council if they received all the information from the work session before they originally passed the CRA2. He stated that the CRA was an advertisement for developers to come. He added that the developer was going to sue as soon as they got in deep enough no matter what. Mr. Winner stated the developer went into an agreement for a PUD for 20 years and also filed the preliminary development plan in January 2025 as Urbana Commerce Park. He stated in five weeks, it went from a PUD to M1 zoning. He urged Council to ask Mr. Carter why they didn't submit a preliminary development plan. He added that Mayor Bean has never taken responsibility, and to ask him why he's never taken any public oversight.

Mr. Winner hopes Council will stand up and fight in executive sessions. He explained that the largest data centers in California lied about taking water from the Colorado River.

Erin Patton – 944 S. Main St.

Ms. Patton stated that she continues to talk about transparency. She indicated she has put in numerous public records requests and has gotten information from Mr. Wellbaum for legal bills. She stated those bills have exceeded $225,000 in the past couple of years. She is looking at holding people accountable. She added that if something doesn't change, she is going to keep doing this. Ms. Patton stated the economics aren't there to hand over to a private equity firm. She stated that at the end of the day, it's too little too late to research data centers. She is going to keep speaking out. She added that nothing has been misspoken, as all of her information has come from council minutes and videos and public records requests. She added that the City is complicit if it doesn't fight this in Court.

Leslie Hoylman – 301 Scioto St.
Ms. Hoylman stated it was concerning how the City is utilizing Bricker Graydon Wyatt as its firm. She stated that Caleb Bell spoke at the last work session, who works for Bricker Graydon. She stated that Bricker Graydon is working on the lawsuit with Brody Conover. Ms. Hoylman expressed her concerns with him being fired from other cities. She added that now the City is having an Interim Law Director from Bricker Graydon Wyatt. She spoke that it was interesting to her that the City can't find a different law firm. She urged the City to find stronger counsel to fight the lawsuit.
Ms. Hoylman stated she found it interesting that Mrs. Collier called for the work session but didn't attend. When Mrs. Collier stated she was sick, Ms. Hoylman stated she was sorry to hear that. She added the City should look into revisiting the language of CRA now that it has a better understanding, adding that it can still be changed.
Ms. Holyman added that she would like to see an agenda item for the data center lawsuit, as brought up at a previous meeting.

Robert Woodburn – 780 Campground Rd.
Mr. Woodburn stated that e-mail addresses for Council members aren't to accounts that Council actually reads. He also expressed concerns with Council voting prior to community input, specifically regarding the data center moratorium and White's Ford. He stated it is important to solicit opinions prior to voting. Mr. Woodburn was informed that President Paul sets the order of the meeting. He added that Council felt pressured to buy the property night of the vote in order to beat other buyers. He stated the City should have allowed other properties to make a productive use and if the property did not sell, the City could have swooped in later for cheaper.
Mr. Woodburn pondered why Mayor Bean has dug in so hard regarding data centers. He stated Mayor Bean has repeatedly stated that data centers would be good for the City. He inquired why the Mayor wasn't out there selling this thing if he believes it. He closed by saying the citizens would like to trust Council but are concerned with a lack of fighters on this board.

ORDINANCES AND RESOLUTIONS

Third Reading: None

Second Reading: None

First Reading:
Ordinance 4640-26: An ordinance providing for the submission of a proposed amendment to the Charter of the City of Urbana to the electors of the City of Urbana, Ohio and declaring an emergency. (Suspension of the rules requested, one reading required)

Mr. Thackery moved to suspended the rules to allow passage on the first reading. Mrs. Collier seconded.

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.

Mr. Watson informed Council that the petition contains a typo that could cause an issue getting on the ballot at the State review level. He also stated that Council's issue here is pretty ministerial and the issue of the typo should be left up to State. He added that Council cannot change the ballot language as they don't have the authority to change what was petitioned.

President Paul asked if he could explain specifically was the typo. Mr. Watson stated that the petition is in amending Chapter 8 but the actual text states to amend Chapter 7. Mr. Watson believed the substance and purpose was pretty clear, but the State could deem it ambiguous and not sufficiently clear.

Mr. Thackery asked about moving the petition forward. Mr. Watson stated the language was clear that Council shall refer any petitions to the Board of Elections and doesn't leave room for Council to do anything else.

Ms. Jumper stated she would like to know who actually wrote the amendment language and who should have submitted it. Mr. Watson stated that he had no idea as he received this yesterday and reviewed and addressed the typo with Mr. Feinstein. He added that the deadline to get to the Board of Elections is tomorrow at 4 pm. Council Clerk Steffan stated that the proposed amendment and signatures were submitted to the Council already completed and then the packet was submitted to the Board of Elections to verify the signatures.

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

Ordinance passes 7-0.

Department Liaison Reports:

Ms. Jumper stated she received an e-mail from Jessica Henry who is in charge of oversight for the Champaign Aviation Museum. Attendance for the year has seen 5,300 visitors and with an additional 14,000 people being reached with outreach education. She added that visitors have been coming from all fifty states and numerous countries. Ms. Jumper relayed that the Aviation Museum is grateful for the excellent working relationship with the City and would like to invite City Council to visit the museum.

Miscellaneous Business:

Ms. Truelove asked everyone to please consider the impact of their choices, especially if it causes harm to small businesses. She also expressed frustration as to whomever submitted the petition.

Mr. Thackery thanked Mr. Mitchell for the second quarter highlights. He also welcomed Mr. Watson as the interim law director. Mr. Thackery asked if there were any updates with the Urbana University Property. No one had any.

Mayor Bean stated that the City is still working on the University. He added that it is in Court, with the next hearing potentially in October.

Mayor Bean wanted to speak to the division taken hold in the community. He stated that the same accusations have been repeated even after they have been addressed, clarified and disproven. He wanted to be clear that he has never signed any NDA related to anything as Mayor of Urbana. He stated that many people driving the misrepresentations don't live in the City limits. He said that these are not people who experience Urbana daily life, but directly influencing our City. He stated that they have been repeatedly searching for a smoking gun. Mayor Bean stated that most of what we see now is what is described as performative outrage. He added that he has tried to take a high road, but the silence did not quiet the misinformation. He stated that it is deeply troubling that the City recognized as Ohio's best hometown is experiencing this division and mistrust. He stated that his commitment to Urbana remains strong and he continues to uphold values everyday he serves. Mayor Bean hopes everyone finds their way back to each other. He stated that people don't have to agree but should treat one another with dignity.

Chief Ortlieb stated that the Fire Division has made all efforts to make the fair as safe as possible. He stated that they have inspected every building, with compliance with all fire code recommendations. He added they have relabeled all fire extinguishers and painted red poles. Chief Ortlieb stated they also have mutual aid partners prepared to assist. He added that they have also made sure all rides have the agricultural license, as the State Agricultural Department are the ones doing those inspections.
Chief Ortlieb also invited everyone to the swearing-in for the new firefighter Friday at 2 pm.

Chief Jacobs reminded everyone that the Champaign County fair is policed by the Sheriff's department since it's a county event. He stated UPD polices everything outside the fair and urged everyone to use the large parking lot to avoid congestion.
He added that the Cops and Bobbers program to be held on August 15th still has a couple spots left open.
Chief Jacobs stated that UPD is fortunate that Jason Kiser was recently promoted to Police Lieutenant. He stated Jason is going to do great work for the City. He added that UPD will now open the position for a Sergeant.

Ms. Jumper thanked Margaret for standing up. She stated she knows her family and they do a lot of good for the community.

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

ADJOURNED AT 7:20 p.m.

NEXT SCHEDULED MEETING
August 18, 2026 at 6:00 p.m.

Council Clerk

Council President