

**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
FEBRUARY 16, 2021, AT 6:00 P.M.**

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**(The UCC Regular Session Meeting will be held in Training Room in the Municipal Building)**

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**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**Marcia Bailey – CEP Director and Jill Herron, Management Team President for Legacy Place – Presentation/Update**

**Approval of Minutes**

Urbana City Council Regular Session Meeting Minutes of February 2, 2021.

**Communications**

1. Planning Commission Meeting Minutes of October 26, 2020 (See attached)
2. Design Review Board Meeting Minutes of November 23, 2020 (See attached)
3. Email from Kerry Brugger responding to Joe Buckwalter's email regarding the Airport Advisory Committee (See attached)

**Board of Control**

1. The Board of Control recommends Council authorize the Director of Administration to enter into a contract with EJ Prescott in the amount of \$2,939,999.00 for the construction of the Water Meter Replacement project. This project will be funded by an OWDA loan (1.28% interest, 20-year term) (see attached). **VOTE: 3-0**

\*\*\*\*\*Footnote: Purchase Orders \$2,501.00 - \$50,000.00 January 2021. (attached)\*\*\*\*\*

**Citizen Comments**

**Ordinances and Resolutions**

**First Reading**

**Second Reading**

**Third Reading**

**Committee Reports**

**Miscellaneous Business**

**Adjourn**

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**EXECUTIVE SESSION**

Pursuant to Ohio Revised Code Section 121.22 (G)(1), to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the public employee, official, licensee, or regulated individual requests a public hearing.

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**URBANA CITY COUNCIL  
REGULAR SESSION MEETING  
TUESDAY, FEBRUARY 2, 2021**

President Pro Tem Paul called the City of Urbana Regular Session Meeting to order at 6:08 p.m. City staff attending: Mayor Bill Bean, Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, Director of Law Mark Feinstein, City Engineer Tyler Bumbalough, Superintendent of Public Works Chad Hall, and Director of CEP Marcia Bailey.

**PRESIDENT CALLED ROLL:** Mr. Fields, present; Mr. Hoffman, absent; Mr. Paul, present; Mr. Scott, present; Mr. Thackery, present; Mrs. Collier, absent; and Mr. Ebert, present.

**ED 2020 Report – CEP Director Marcia Bailey**

Mrs. Bailey provided a handout and said that she wanted to give everyone an idea of what CEP has been working on. She referenced the Cares Act Grant and stated that \$696,000.00 went back into 82 businesses of Champaign County. She also stated that the Cobblestone opened June 12, 2020. She then spoke more specifically to the City and stated that there were 8 specific projects, either expansion, retail or restaurants bringing 75 jobs to the community. She also advised that an upcoming restaurant going into the Security National Bank building is in sight. Mrs. Bailey spoke about putting on a marketing campaign for this year. She stated there were 2 big projects on the table that could bring 50-100 jobs to the community, if it goes through.

Mr. Ebert thanked Marcia for everything the CEP does for the community.

**MINUTES**

Mr. Thackery moved to put the minutes of January 19, 2021, in addition to the minutes of the Works Session of January 26, 2021, on the floor for discussion and possible passage. Mr. Ebert seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0.

**COMMUNICATIONS**

1. Letter from the Ohio Division of Liquor Control regarding A Little Bit More, LLC, DBA Hot Head Burritos, 669 Scioto St.

Mr. Fields moved to have a hearing held with regard to this action. Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

2. Oak Dale Cemetery Board Meeting Minutes of September 18, 2020, and November 20, 2020.
3. Letter from Champaign County Commissioners regarding the adoption of the 2020 Champaign County Comprehensive Plan Update.
4. 2020 Annual Summary.

Mr. Thackery moved to put all communications on the floor for further discussion and possible passage. Mr. Ebert seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

#### **ADMINISTRATIVE REPORTS - BOARD OF CONTROL**

- 1. United Healthcare group health insurance and related life, vision (EyeMed), and dental (Delta Dental) - \$1,709,350.00**

Mrs. Boettcher stated this was the annual renewal of group health insurance and related life, vision and dental for fulltime employees. She stated this was the proposal from United Healthcare. She added this proposal came a little early this year and they offered the City their best price and the City accepted. She also added there were approximately 80-90 employees on the policy.

Mr. Fields moved to put this item on the floor for further discussion and possible passage. Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

- 2. Best Equipment Company - \$133,766.00 (Sewer Fund)**

Mr. Hall said this request was for the replacement of the 2012 camera unit to inspect the lateral side of the sewer mains. He added that the camera is manufactured by the same company as the 2012 camera. He also said that they were going to keep the 2012 camera for that was already set up for the bigger pic, such as a storm water

system. He said with the new camera, this would provide a 6-12-inch scope and was a very good tool. He added that the City does hold the responsibility for lateral views.

Mr. Ebert moved to put this item on the floor for further discussion and possible passage. Mr. Fields, seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

## **CITIZEN COMMENTS**

None

## **ORDINANCES AND RESOLUTIONS**

### **First Reading**

#### **Resolution No. 2601-21**

A Resolution declaring the necessity of improving Scioto Street in the city of Urbana, County of Champaign, Ohio by constructing or repairing curbs, gutters, driveway approaches and appurtenances thereto on a section of Scioto Street between Locust Street and Patrick Avenue, and declaring an emergency.

Mr. Bumbalough stated that as the City does paving projects, they try to repair curbs and gutters prior to the paving. He also said that the process consists of passing the Resolution of Necessity, follow-up with an Ordinance which would have 3 readings. He also advised the construction would begin June 1, 2021. He said they were in a little bit of a crunch to get this project completed. He also stated that any curbs/gutters that are currently in compliance, will be matched to and kept as is.

Mr. Thackery moved to put this Resolution on the floor for further discussion and possible passage. Mr. Ebert seconded.

President Pro Tem Paul called for a roll call for passage: Mr. Paul, yes; Mr. Scott, yes; Mr. Thackery, yes; Mr. Ebert, yes; and Mr. Fields, no.

Resolution fails 4-1 (Needing a majority vote)

Mr. Fields inquired as to who decided whether the resident is up to compliance. Mr. Thackery stated that if the curb and gutter was currently in compliance the resident property tax would not

be assessed and they would just match up with what was currently in place. Mr. Fields wanted to change his vote.

Mr. Thackery moved to allow Mr. Fields to change his vote, Mr. Ebert seconded.

President Pro Tem Paul called for a roll call for passage: Mr. Fields, yes.  
Resolution passed 5-0

**Resolution No. 2602-21**

A Resolution confirming the appointment of members to the Salary Commission.

Mr. Feinstein stated that an affirmative vote is confirmation of appointed members. He added that this commission would be looking at the salaries of the Mayor and City Council.

Mr. Scott moved to put this Resolution on the floor for further discussion and possible passage.  
Mr. Ebert seconded.

President Pro Tem Paul called for a roll call for passage: Mr. Thackery, yes; Mr. Ebert, yes; Mr. Fields, yes; Mr. Paul, yes; and Mr. Scott, yes.

Resolution passed 5-0

**Second Reading**

None

**Third Reading**

None

**MISCELLANEOUS BUSINESS/WORK SESSION**

President Pro Tem Paul stated that at the recent Work Session, some committees were formed and are as follows:

- Economic Development – Dwight Paul, Rich Ebert
- Safety – Mary Collier, Pat Thackery
- Infrastructure – Cledis Scott, Dwight Pau
- Zoning/Nuisances – Pat Thackery, Rich Ebert
- Rules – Mary Collier, President Hess

Mr. Ebert motioned to uphold the committees formed. Mr. Scott seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

Mr. Ebert moved to begin committees and to begin Committee Reports beginning at the Council Meeting of February 16, 2021. Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

Mr. Thackery stated that they were going to schedule a Safety Committee meeting soon and advised everyone to stay safe.

Mr. Ebert thanked the individuals that volunteered for the Salary commission. He added that more people that are involved in this process will make things clearer throughout how the process is done.

Mr. Fields stated that the Street Department did a great job on the road with the weather we have been having.

Mr. Hall said that at the next Council meeting, there will be some correspondence about the City's approval for the AMI project. He also said that if anyone had any questions, to feel free to contact him.

Mayor Bean thanked the 5 citizens that are going to be on the Salary Commission. He also gave special thanks to Stephanie Truelove and Michelle Heflin for they were also on the Charter Committee as well as their new roles in the Salary Commission.

Mr. Brugger stated that the AMI Project has been a long process. He said that if there were any questions, reach out to Chad Hall or Joe Sampson. He then spoke about the Scioto Street Curb and Gutter Project. He thanked everyone for their help and added that Mr. Bumbalough has worked very hard in trying to get this done and not be behind the eight ball. He spoke about the 2020 In Review and stated to Council to review the same and if you were to look from 2012-2020, you would see a lot of change. He spoke of the Sanitary Sewer Project, and advised that the infrastructure would be wrapping up today. He also advised that it would be activated within the next 2-3 weeks.

President Pro Tem Paul apologized to everyone for the technical difficulties during the meeting. President Pro Tem Paul moved to excuse absent members Mary Collier and Doug Hoffman. Mr. Ebert seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

Mr. Fields moved to adjourn. Mr. Thackery seconded. Voice vote on approval: all ayes; nays, none.

Motion passed 5-0

**ADJOURN AT 6:50 p.m.**

**NEXT SCHEDULED MEETING**

February 16, 2021, at 6:00 p.m.

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Council Clerk

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Council President





## Planning Commission

October 26, 2020, Meeting Minutes

### Attendance

**Members Present:** Eric Samuelsson (Chair); Kimberly Gordon-Brooks (Vice-Chair); Kerry Brugger; Richard Kerns; Bill Bean; and Steve Brandeberry (Alternate).

**Member(s) Absent:** Jennifer Dunham-Young; and Bill Kremer (Alternate).

**Guests Present:** Adam Moore (Zoning & Compliance); Cat Jones (Zoning & Compliance); Tyler Bumbalough (Engineer); Neil Cordonnier (720 N. Main St.); Chad Messer (720 N. Main St.); Robin Miller (221 Orange St.); Charles Payne (758 N. Main St.); Donna Pelfrey (131 W. Light St.); Bill Parker (278 E. Powell St.), Nick Casula (413 Scioto St.); Andy Grimm (116 Lincoln Pl.); Doug Crabill (Community Development); and Joe Korte (409 Scioto St.).

### Call to Order and Pledge of Allegiance

**Action:** Eric Samuelsson called the meeting to order at 5:56 PM.

### Reading of Rules of the Meeting

**Action:** Eric Samuelsson read the rules of the meeting.

### Prior Meeting Minutes

**Action:** Steve Brandeberry made a motion to approve the meeting minutes from July 13, 2020.  
Kerry Brugger seconded the motion.

**Discussion:** None.

**Vote:** 6 (Yay) – 0 (Nay)  
**Motion passed.**

**Action:** Steve Brandeberry made a motion to approve the meeting minutes from September 28, 2020.  
Richard Kerns seconded the motion.

**Discussion:** None.

**Vote:** 6 (Yay) – 0 (Nay)  
**Motion passed.**

### Old Business – Application(s)

**Case # 1:** PC-2020-018 – Joe Korte (FMI) – 750 South Edgewood Avenue – Site Plan Review

**Staff Comments:** Adam Moore explained that the applicant did not submit additional information since the last meeting, therefore the case will be left on the table.



## New Business – Application(s)

**Case # 1:** PC-2020-021 – Ultra Met Company – 720 North Main Street – Alley Vacation

**Application, Staff  
Comments &  
Recommendations:**

Adam Moore read the application, provided the background, and read the staff report to the Board.

**Testimony in Favor:** None.

**Testimony Against:** None.

**Discussion:**

Neil Cordonnier (720 N. Main St.) presented the history of Ultra Met and its history dating back to 1965. Due to some contracts won, they will have to expand their operations to meet the demands. Phase 1 of the expansion is completed. Phase 2 will be another building adjacent to the phase 1 building in the same shape, size, style and height. The addition will be built on the 136 Hagenbuch Street lot. Parking will also be extended to the old 736 and 738 North Main Street lot in the spring. Ultra Met has also agreed to improve the East-West alley when they are working on the parking lot in Spring. The alley will be fully paved and the corners of the alley wider.

Kerry Brugger commented that this is a huge opportunity for the City to continue to partner and collaborate with local business and manufacturing. Granting the alley vacation of the South alley to connect the East-West alley on the residential area helps improve the neighborhood. By doing this, it will eliminate through traffic.

Robin Miller (221 Orange St.) explained that she owns a property that abuts the alley. She owns a 36' motor home in which she frequently uses the alley to access her garage on the back of the property where the motor home is stored, charged and loaded/unloaded. The alley vacation will make it more difficult for her to access her garage especially since she will not be able to enter through the other direction with her motor home due to the angle of the turn. Mr. Cordonnier asked if Ms. Miller is currently able to make the 90° turn without getting onto the Ultra Met property? Ms. Miller answered that to the best of her knowledge, yes. Mr. Cordonnier commented that if the City Engineer would allow it, then Ultra Met is willing to improve the approach to that alley.

Donna Pelfrey (131 W. Light St.) explained that she lives across from the alley and there's a steel pole that sits on the corner of the alley. The pole has recently been hit and pushed back. Ms. Pelfrey continued that if the pole is not there, then her yard would be taken out. Ms. Pelfrey is concerned that her garage will be hit if Ms. Miller is bringing the motor home through the alley turn.

Mr. Cordonnier explained that there were concerns in the past with Ultra Met employees using the alley from West Light Street to get to the parking lot, however the alley vacation will solve that problem by making it impossible for employees to access the parking lot through the alley connected to West Light Street. The only traffic that will be going in and out of that alley will not be Ultra Met employees.

Ms. Miller asked how wide is the alley? Tyler Bumbalough (City Engineer) answered that the alley Right-of-Way is 20' wide. Mr. Bumbalough explained that you can measure from the telephone pole on the west side to the east side, which will give you the breadth of the alley way. Steve Brandeberry asked, since the alley is wider than depicted on the GIS, does that solve the issue? Ms. Miller answered that it will. Ms. Miller also explained that there's an elevation on the west side of the entrance to the alley from West Light Street. Eric Samuelsson commented that the entrance to the alley on West Light Street needs to be widened to give Ms. Miller a clear area to make the turn. Ms. Miller acknowledged that it's correct since her motor house is 9' wide.



Ms. Miller asked if consideration has been taken to build towards North Main Street instead of the neighborhood and turning the Hagenbuch property into the parking lot instead? Ms. Miller explained that the people who resides there are entitled to the quiet of their homes. The HVAC unit that will be installed will disturb the quiet and peaceful enjoyment of the neighbors on the west side. Mr. Cordonnier answered that they did take into consideration at expanding towards North Main Street but are unable to do so. Mr. Cordonnier explained that there is large processing equipment that is currently in one of the buildings that is not able to be moved due to the amount of materials that is required to move it in and out of a building. There are also several other pieces of equipment on the East wall that can't be moved. The plant is all interconnected. They will have to move the material through the furnace and these other pieces of equipment. Mr. Samuelsson commented that the new design of the HVAC units are quiet. Mr. Cordonnier explained that Ultra Met just installed two 50-ton high-efficiency industrial HVAC units with variable speeds. These units do not have the hard start like most residential units. They have a low hum which is quiet. To address the noise concerns, Ultra Met has already placed sound absorbing materials inside the building to mitigate any noise. The HVAC unit will have some sound absorption, landscaping and a fence to block out the noise.

**Action:**

Kerry Brugger made a motion to **recommend the alley vacation request to City Council with conditions:**

- Ultra Met will work with the City Engineer to improve the approach at the entrance of the alley from West Light Street
- Install a noise barrier to any HVAC unit on premise
- Complete improvement of the East-West alley

Richard Kerns seconded the motion.

**Vote:**

6 (Yay) – 0 (Nay)

**Motion passed.**

**Case # 2:**

**PC-2020-022 – Ultra Met Company – 720 North Main Street – Rezoning Application**

**Application, Staff  
Comments &  
Recommendations:**

Adam Moore read the application, provided the background, and read the staff report to the Board.

**Testimony in Favor:**

None.

**Testimony Against:**

None.

**Discussion:**

Steve Brandeberry asked if there will be a phase 3 to the plan for another expansion. Neil Cordonnier answered that there may be an expansion if the two properties on Hagenbuch Street become available. Phase 3 will not encroach onto those properties. With the currently acquired property on Hagenbuch Street, the expansion will be towards the West first. Ultra Met is not actively seeking the two houses but is interested in acquiring them if they become available. Mr. Cordonnier also explains that it will be at least five years before they considered another expansion.

Donna Pelfrey (131 W. Light St.) asked with the recently acquire lots, will it change the zoning in the area? Adam Moore answered that it will not. The only rezoning that will occur are the properties owned by Ultra-Met and the surrounding area zoning will stay the same. Ms. Pelfrey asked if there are any fans towards her property. Mr. Cordonnier answered that according to the master plan, no. Andy Grimm (116 Lincoln Pl.) commented that the manufacturing noise from that area at night is unbearable, will this expansion increase the noise burden or do anything to address the problem? Mr. Cordonnier answered that the new addition that will house the defense work does not have any manufacturing processes that create external noise. Ultra Met has successfully installed a muffler on one of the furnaces which has reduce the noise by 15 decibels. There are more mufflers on the way to be installed on the other furnaces. Ultra Met is planning to continue working on noise abatement. The primary driver is the furnace discharge. Ms. Pelfrey lives directly behind Ultra Met and stated that she never heard any overwhelming noise and at times can only hear an air pressure noise from the furnace and it's not bad. Robin Miller (221 Orange St.) commented that she never heard any noise. Ms. Pelfrey asked if this expansion will affect the surrounding property value. Adam Moore



answered that he does not know the answer to that question. Ms. Miller asked if there is a new size for the alley that will be improved upon. Mr. Cordonnier answered that Ultra Met will be working directly with the City Engineer to provide the specifications for the alley improvement. Kerry Brugger explained that there is no plan on widening the alley, only based on what is surveyed.

**Action:** Kimberly Gordon-Brooks made a motion to **recommend the rezoning of the areas newly acquired by Ultra Met to City Council.**

Bill Bean seconded the motion.

**Vote:** 6 (Yay) – 0 (Nay)  
**Motion passed.**

**Case # 3:** **PC-2020-023 – Bill Parker – Park Place Preliminary Plat Review**

**Application, Staff  
Comments &  
Recommendations:**

Adam Moore read the application, provided the background, and read the staff report to the Board.

**Testimony in Favor:** None.

**Testimony Against:** None.

**Discussion:**

Doug Crabill explained the Major Subdivision Ordinance Chapter 1161 and the process of creating a major subdivision.

Kimberly Gordon-Brooks –

- Is the entrance and exit to this cul de sac off of Powell Avenue?
  - Adam Moore: That's correct.

Mr. Crabill brought up that there were several discussions regarding the width of the street for Park Place. The current proposal is for 29', however it may be reduced to 24'. Tyler Bumbalough explained that the City's standard for a cul de sac curb is quite large, requiring it to be 30' back to back of curb, however after a discussion with the Union County Engineer, the City is ok with allowing 28' back to back of curb which is 24' from edge of pavement to edge of pavement, with the condition that parking is restricted on the east side of the street for a fire hydrant placement. That would allow parking on the west side and two cars to pass on the road. Mr. Bumbalough continued, stating that the City is also ok with moving the storm water line to the east easement outside of the pavement area as long as it stays 10' apart from the water line.

Bill Parker (278 E. Powell St.) provided his background to the Board. This is the smallest and most difficult project he's ever done. This project is to meet the needs of the community for additional housings. The 24' pavement is so that there's a 10' distance from utilities and storm sewer.

Richard Kern –

- How much will these properties sell for?
  - Mr. Parker: About \$169,000 to \$249,000. The house will have 10' ceiling. The houses will already have landscaping put in. I have a lot where I will be living there temporarily. I will also build a pole garage on the Northeast corner of Lot 6. The structure will be hidden from view from other properties once the houses are built.

Eliminating the sidewalk along Powell Avenue east of Park Place (length along lot 1) was requested. Mr. Parker explained that there's only about 6' from the edge of the pavement. There's an abrupt bank that goes up and it's very dangerous to cut grass on. There's no room to lay the embankment back and placing a retaining wall there to place 4' of the sidewalk. The land flattens out once you get into Park Place. Mr. Crabill stated that the right-of-way varies by 9'. Mr. Crabill continued that there's two ways of handling it, either a 9' right-of-way is granted to the City and they work out how the sidewalk can be installed; or not request the 9' right-of-way and not build a sidewalk in that particular location. There will be sidewalk on Powell Avenue, west of the cul de sac. Kimberly Gordon-Brooks commented that the sidewalk will be taken



from the properties and not from the street. Mr. Parker stated he will be installing curb and gutted along Kenton Street.

Mr. Parker explained the he will also be installing a detention pond. Mr. Bumbalough explained that the detention pond has not yet been discussed with the City. Mr. Parker explained that the detention pond is a temporary until the City is able to get the storm sewer to Park Avenue. Mr. Bumbalough commented that the detention basin is a permanent feature that is there to control the storm water, increasing the impervious area. If the basin is place, it will be a permanent feature of the Park Place division. Mr. Bumbalough is concerned about the maintenance of the basin since there is no plan on who will be maintaining the basin. Mr. Parker explained that there will not be a Homeowner Association to maintain it.

**Action:**

Eric Samuelsson made a motion to **accept the preliminary plat with conditions** that all staff comments are addressed as well as:

- The street width for the proposed Park Place is 28’ back to back of curb which is 24’ from edge of pavement to edge of pavement with the condition that parking is restricted on the east side of the street for a fire hydrant placement.
- Moving the storm water line to the east easement outside of the pavement area as long as it stays 10’ apart from the water line.
- The sidewalk is not required for Lot 1, however 9’ right-of-way is dedicated to the City on the south of Lot 1.
- The detention pond must be privately maintained as outlined on the preliminary plat.

Bill Bean seconded the motion.

**Vote:**

5 (Yay) – 0 (Nay)

Steve Brandeberry recused himself due to conflict of interest.

Kimberly Gordon-Brooks left the meeting prior to the motion.

**Motion passed.**

**Case # 4:**

**PC-2020-024 – Bill Parker – Lot Split Application**

**Application, Staff Comments & Recommendations:**

Adam Moore read the application, provided the background, and read the staff report to the Board.

**Testimony in Favor:**

None.

**Testimony Against:**

None.

**Discussion:**

Bill Parker (278 E. Powell St.) withdrew the application.

**Action:**

None.

**Vote:**

None.

**Adjournment**

**Action:**

Eric Samuelsson made a motion to adjourn at 8:03 PM.

Kerry Brugger seconded the motion.

**Vote:**

5 (Yay) – 0 (Nay)

**Motion passed.**



## Design Review Board

November 23, 2020, Meeting Minutes

### Attendance

**Members Present:**

Patrick Trenor (Chair); Rich Colvin (Vice-Chair); Steve Brune; and Lin Giampetro.

**Member(s) Absent:**

Steve Brandeberry; Bill Gibson; Kurt Heintz; Judy Tullis (Alternate) and Lydia Hess (Alternate).

**Guests Present:**

Adam Moore (Zoning & Compliance); Cat Jones (Zoning & Compliance); Justin Weller (160 W. Market St.)

### Call to Order and Pledge of Allegiance

**Action:**

Patrick Trenor began the pledge at 7:08 PM.

### Prior Meeting Minutes

**Action:**

Steve Brune made a motion to approve the meeting minutes from February 24, 2020.  
Lin Giampetro seconded the motion.

**Discussion:**

None.

**Vote:**

4 (Yay) – 0 (Nay)  
**Motion passed.**

**Action:**

Lin Giampetro made a motion to approve the meeting minutes from September 28, 2020.  
Steve Brune seconded the motion.

**Discussion:**

None.

**Vote:**

4 (Yay) – 0 (Nay)  
**Motion passed.**

### Reading of Rules of the Meeting

**Action:**

No motion to suspend the reading of the rules of the meeting.

**Discussion:**

None.

**Vote:**

N/A

### New Business – Application(s)

**Case # 1:**

DRB-2020-014 – 160 W. Market St. – Urbana Youth Center, LLC - Sign

**Application, Staff  
Comments &  
Recommendations:**

Adam Moore read the application, provided the background, and read the staff report to the Board.



**Testimony in Favor:** None.

**Testimony Against:** None.

**Discussion:** Mr. Weller explained that the sign marks the location of the newly established Urbana Youth Center, located at 160 West Market Street (former Champiagn County Library location). The sign adheres to all city standards, designed for maximum visibility; brick pillars compliment the building's exterior; lighting will be installed at a later date (possibly ground-mounted and solar powered, angled away from the road). Sign is wrapped vinyl on a wooden frame. Target date to open the Center – January 2021; awaiting schools to be back in full session. All comments from Board were positive.

**Action:** Rich Colvin made a motion to **approve the application as presented.**  
Lin Giampetro seconded the motion.

**Vote:** 4 (Yay) – 0 (Nay)  
**Motion passed.**

### Miscellaneous Business

**Discussion:** Adam Moore announced his two-week notice to leave the Zoning Officer position. General discussion ensued regarding various improvements happening downtown.

### Adjournment

**Action:** Rich Colvin made a motion to adjourn at 7:27 PM.  
Lin Giampetro seconded the motion.

**Vote:** 4 (Yay) – 0 (Nay)  
**Motion passed.**

## Amy Deere

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**From:** Kerry Brugger  
**Sent:** Monday, February 08, 2021 4:08 PM  
**To:** joebuckwalter@outlook.com  
**Cc:** CityCouncil  
**Subject:** RE: Airport Advisory Committee

Good afternoon Mr. Buckwalter,

Thank you for reaching out to City Council with your opinion and comments, and though I'm not on Council, nor do I report to them, allow me the opportunity to provide you with a few facts related to your inquiry.

As you are aware, Urbana University was purchased by Franklin University, and both entities were/are privately held. As such, the City had no information relative to Franklin's decision to close the Urbana campus in 2020. We were made aware of their decision approximately one (1) hour after their staff was notified. Once the announcement was made, we contacted Franklin and expressed our willingness to work with them as they built their plan for the future of the campus. We remain in contact with them and will continue to do so.

Your comments regarding the of the Legacy Place (Douglas Hotel) project are inaccurate. Your financial analysis is slanted only toward the direct income tax revenue aspect and does not take into consideration the positive financial impact this project has to our water and sewer divisions. As I'm sure you're aware, expanding the customer base to these divisions will spread their operating costs, thus allowing more efficiencies in operations, which ultimately is a benefit to everyone on the systems. Additionally, the opportunity costs associated with having these buildings re-purposed is significant to the overall complexion/vibrancy of the community.

While I applaud your opinion of Grimes Field, it too is inaccurate. The operation of Grimes Field is funded through the Airport Fund, a dedicated account for just that purpose, and not the General Fund which is used to support city-wide operations and capital projects. The new t-hangars, which were privately funded, are full and the waiting list for additional hangar space can be counted on less than the fingers on one hand. If you're interested in being added to the list, please provide me with your tail number and I'll forward it to the airport manager. The City works closely with our ADO and engineering consultant to keep our ALP, AIP and ACIP up to date. We participate annually with applying for, and receiving FAA (Federal) and ODOT (State) funding for airport projects, and will continue to do so.

With regard to the runway extension, there is a plan to extend the runway to 5,000 ft., at an estimated cost in excess of \$2M, but it is several years out, as we need to build up the funds needed to move the project forward. If you have connections who may be willing to fund the extension, I'm sure we could advance the project a little sooner. In order to gain FAA approval, one of the most critical components in their evaluation for approval is to show the need, which must be a validated number of at least 500 operations per year. While letters of support are important to the approval process, the FAA is no longer providing approvals based on the "build it and they will come" factor. Unless you have information that none of our engineering consultants have, your opinion that there is room for a 6,000 ft. runway is unfounded, particularly with regard to the necessary RPZ required for the extension. If you have information, please share it.

Re-implementing an airport advisory board has been discussed, and at some point it may become viable, but for the time being it isn't on the front burner. As you're aware, Grimes Field is home to several independent organizations, and each has their own unique needs and vision. Our airport manager works with each of them as they share their plans for the future and engage the community.



Thanks again for your opinion. If you would like to meet to discuss any of these points in more detail, please let me know.



**Kerry Brugger - Director of Administration**

City of Urbana | 205 S. Main Street | P. O. Box 747 | Urbana, OH 43078-0747

Office: (937) 652-4302 | Fax: (937) 652-4306

[www.urbanaohio.com](http://www.urbanaohio.com)

**From:** Joe Buckwalter <joebuckwalter@outlook.com>

**Sent:** Friday, January 1, 2021 5:30 PM

**To:** Amy Deere <Amy.Deere@ci.urbana.oh.us>; Kerry Brugger <Kerry.Brugger@ci.urbana.oh.us>

**Subject:** Airport Advisory Committee

Councilpersons,

Slightly over a year ago I addressed Counsel with several areas of personal concern. I was primarily interested in capitalizing assets within the City. Specifically directing my comments to Urbana University and Grimes Field. Sadly, the opportunity at the college has, at least for now, slipped from our grasps. More importantly the City has lost the revenue which was generated from those employed at the school. Rather than focus on where money is going to be spent, greater emphasis must be given as to how more revenue can be generated. Bottom line, how can Urbana attract additional tax payers?

Certainly, accolades should be given those who championed the efforts to rejuvenate the Douglas Hotel. That in itself is noteworthy. However, when examining the project from a financial standpoint, the benefit to the City is questionable. How many of the residences will be contributing to the coffers of Urbana? "Affordable housing," is merely the politically correct term in which to say Government Assistance, Subsidized, or Section 8. The same can be said for refurbishing of the old North and South schools. The monetary rewards will be to the landlords. How many of these projects will bring revenue to the City? You can count the number of tax generating jobs which will be created on your fingers.

Now for a project that will pay for itself: Grimes Field can be, and is a gold mine. I implore Counsel to take seriously the devolvement of Urbana's airport. It is my understanding that the new, recently constructed hangers are rented. I firmly believe additional hangers would be utilized and generate revenue for the City.

Extension of the runway is an issue which absolutely must be pressed forward. 5000 feet is acceptable, but there is room for 6000 feet. There are things that the City could be doing now, which cost nothing, but could lower the expense of runway extensions in the future.

Federal funds are available for airport betterments other than runways. Statistics document improvements to an airport bring economic benefits to the area which they serve.

It was my suggestion that an Airport Advisory Committee formed. Apparently, that suggestion has fallen on deaf ears. I am still a proponent. The Airport Committee, should not be confused with responsibilities of economic development, for which there is currently staffing. Such a focused committee could provide City

Counsel with the needs, benefits and means of funding projects at the airport. Those given a position (non-political) as advisors could likewise be ambassadors for business and industry to consider Urbana.

I would be glad to offer recommendations for appointment to such a committee. Should you have any interrogatories I will be delighted to reply.

It is not Counsel's duty to make excuses, but rather proved solutions. Let's make Urbana Great.

Respectfully,

Joe Buckwalter

B001

City of Urbana

Advanced Metering Infrastructure (AMI) Full-Service Implementation and Maintenance Program

Submittal Analysis General Summary – Environmental Engineering Service

1-19-2021

The following information is a review of the submittal packages opened in Urbana on 12-18-2020 at 12:00pm. All documents submitted were quickly reviewed to determine completeness by Joe Sampson and Justin Mason at the City of Urbana, Water Reclamation Facility Administrative Office. The submitted documents were transported to the office of Environmental Engineering Service in Lebanon, Ohio for a thorough review.

List of Submitters and the Total Bid Amounts:

<u>Company</u>	<u>Total Bid Amount</u>	<u>Total Maintenance Cost</u>
Neptune Equipment Company (NECO)	\$2,907,399.50 *Does not include additional cost for meters installed in pits.	\$1,023,281.00
Ferguson Waterworks	\$2,873,613.41	\$310,313.56
SUEZ Utility Service Co., Inc.	\$4,315,161.12	\$1,382,246.12
UMS Water & Buckeye State Pipe & Supply Co., Inc.	\$3,766,010.47	\$1,301,184.00 (Total AMI and Maintenance)
EJ Prescott	\$3,490,856.00	\$1,132,782
Core and Main	\$3,846,924.74	\$1,833,663.78 (Total AMI and Maintenance)

**Neptune Equipment Company (NECO)**

Contact: Kelly Byrd, Territory Manager, 11082 Southland Road Cincinnati, Ohio 45240

Phone: (513) 217-9063

Submitted Bid Bond and Addendum 1 and 2 Acknowledgement Forms

Using Neptune 360 Software and Neptune Meters

\*The meter units installed in meter pits cost more than the amount included in the bid schedule; therefore, the total bid amount does not reflect the actual project cost as requested in the RFQ.

There are several exceptions and clarifications provided with the submittal package. The following COVID-19 requirement is one of the exceptions.

COVID-19 – Indoor installations will not be completed when the county is red.

NECO can provide a comprehensive survey at no charge to determine existing meter size and type.

Prevailing wage rates were included in the submittal. These rates will need to be verified and communicated that the current wage rates will be the responsibility of NECO.

The submittal scoring sheets were completed and returned with the qualification and bid submittal packages. ***The following scores were reported by NECO.***

Maintenance Program Experience: 5 out of 5

Maintenance Program Compliance: 5 out of 5

Proposer Company Compliance: 5 out of 5

AMI Solution Compliance: 5 out of 5

Head End System / Software Compliance: 18 out of 20 – *See list of non-compliance items*

- Data can be automatically synchronized between Head End and Utility Billing System.
- Head end system supports a per year user-customizable dashboard.

Consumer Portal Compliance: 10 out of 10

Training Compliance: 5 out of 5

Mechanical Meter Compliance: 5 out of 5

Electronic Meter Compliance: 4 out of 5 – *See list of non-compliance items*

- 2" and above meters have a minimum of 10 years of filed experience in the U.S. Market.

Installation / Project Management Compliance: 5 out of 5

System Technical Support Compliance: 6 out of 6

System Reference Compliance: 5 out of 5

**General Notes:**

- Propagation Study Indicates 99% meter coverage. (December 17, 2018)
  - Completed the last meter upgrade in 1999/2000.
  - Cincinnati Office Location
  - NECO and Neptune Technology Group
  - No subcontractors performing management and installation work of meters.
  - Using Neptune R900 Meter Interface Unit (MIU), Neptune T-10 Residential Water Meters, Neptune MACH 10 Solid State Ultrasonic Water Meter
  - Includes four (4) R900 Fixed Base Data Collectors
  - Xenia, Ohio Project - 10,000 total services with fixed base product to be completed in 2021 – Reference: Ryan Duke (937) 376-7236 (See submittal for several more)
  - ISO 9001:2015 Neptune Technology Group – Expiration Date: March 18, 2021
  - R900 Unit:
    - Belt Clip Transceiver (BCT):
    - BCT and tablets provide backup to AMI or reading support for field service calls.
    - 3/4" meter lowest flow = 1/4-gpm, Normal Flow Operation 3/4-gpm to 30-gpm
  - Subcontractor: Elevated Services, LLC in Carrollton, Ohio – Providing Antenna and Coax Installation on Water Towers.
  - NECO Provided Net Present Value is \$3,003,343 with a 4.6-year payback period. (Based on many assumptions)
  - No salvage cost provided.
  - Wire from endpoint to meter is \$1.243 per foot installed over the 25-ft per meter allowance.
  - The total project cost does not include meters installed in pits. There will be additional costs for each meter installed inside a meter pit. See detailed unit price sheet provided in the submittal.
-

**Ferguson Waterworks Exceptions to General Conditions are deleterious to the City. See Submittal page 172.**

Submitter did not follow the directions of placing the bid schedule in a separate sealed envelope.

Will work with Master Meter to provide the products required.

Meter Installation provided by Professional Meters Inc. (PMI) in Morris, IL 60450 (Same Installation contractor as EJ Prescott)

Infrastructure Installation provided by Second Sight in Barnhart, MO 63012

Bid Bond and Insurance Information Provided, Addendum 1 and 2 Acknowledgements Included

Bid Contact: Jeff Garrett (419) 343-1756

Project Manager: Brian Bobb (614) 832-3112

Columbus Branch Office will handle this project

Master Meter Allegro AMI System:

- UTG Register Endpoint
- Base Station / Repeater
- Harmony MDM Enterprise

Meters:

- Multi-Jet Meter
- Octave Ultrasonic Flow Meter

References Provided in Submittal

*The submittal indicates that the physical relocation of a base station or repeater after the final network design is finalized and approved is not included in the AMI equipment tasks and annual fee. (Page 18) EES – The selected submitter will need to provide all required services for the infrastructure planning, design, installation, start-up, and full operation for the 15-year period. If it is required for a base station or repeater to be relocated, then this will be the responsibility for selected submitter to provide this service at no additional cost.*

The submittal scoring sheets were completed and returned with the qualification and bid submittal packages. ***The following scores were reported by Ferguson Waterworks.***

Maintenance Program Experience: 5 out of 5

Maintenance Program Compliance: 4 out of 5 – *See list of non-compliance items.*

- No 24/7 Service – M-F 7am to 5PM CST Toll Free 800 Number, Remote hands-on troubleshooting, Assist Sessions in Refresher Training.

Proposer Company Compliance: 5 out of 5

AMI Solution Compliance: 5 out of 5

Head End System / Software Compliance: 20 out of 20 – *See list of non-compliance items*

- Two of the requested features will not be available until mid – 2021.

**Consumer Portal Compliance: 8 out of 10 – See list of non-compliance items.**

- Consumer portal displays precipitation and temperature on consumption graphs. – Available to utility employees via Harmony MDM.

- At this time, the City will not be able to post user videos or bulletin board messages.

**Training Compliance: 5 out of 5**

**Mechanical Meter Compliance: 5 out of 5**

**Electronic Meter Compliance: 5 out of 5**

**Installation / Project Management Compliance: 5 out of 5**

**System Technical Support Compliance: 6 out of 6**

**System Reference Compliance: 5 out of 5**

**General Notes:**

- Installing one (1) base station and three (3) repeaters
  - Minimal information on propagation study
  - AMI Backup is a Drive-By system.
  - No cost for additional meter to endpoint wiring. Does not require external connecting of wires and antennas.
  - No salvage cost provided.
  - ¾" Meter extended low flow reading is ½-gpm
  - Warranty: Varies
  - ISO 9001:2015 – ARAD, LTD. Certification Appears to be Expired.
  - *There are many items in the Standard General Conditions and Supplemental General Conditions that have been deleted by Ferguson's Legal and Risk Departments.*
- 

**EJ Prescott**

The annual maintenance costs and the bid schedule are both included as directed.

**Subcontractors:**

- Mueller Systems providing Network Infrastructure, Located in Cleveland, NC
- Professional Meters Inc. providing residential and commercial meter and radio installation, Located in Morris, IL (Same Installer Contractor as Ferguson)

**Bid Bond and Insurance Information Provided, Addendum 1 and 2 Acknowledgements Included**

**Bid Contact: Joe Zippi (315) 430-1965**

**Meters: (There are several different meter cut sheets in the submittal. The following is assumed to be included in the unit pricing)**

- ¾" Meter – 435 Series Bronze – Nutating Disc, Positive Displacement - 98% at ¼-gpm for Low Flow; ¾-gpm to 30-gpm will report 100% +/- 1.5%

- 1" Meter – 452 Series – Magnetic Drive Positive Displacement Disc Meter
- 1 ½" and 2" Meters – 500 Series D - Magnetic Drive Positive Displacement Disc Meter
- 3" and 4" Meters – HB MAG Meter

**From Propagation Study:**

***Multi-Network Collectors***

- Four (4) Multi-Network Collectors (On Water Towers)

***XR Repeaters***

- One (1) ACXR (On Municipal Building)
- Four (4) DCXR's (On Sign Poles)

**General Notes:**

- Mueller Systems, LLC – ISO 9001:2015 Certified
- Using WaterSmart Software
- Information regarding the VAS Program provided by EJP is included in the submittal documents. *EES – Selected submitter would be responsible for operation and maintenance per the RFQ.*
- Mi.Net Endpoint Batteries – 20-year life expectancy
- Handheld Unit Provides a Backup – Information not included and may not be included in the AMI costs.
- The RFQ self-scoring was not provided in the submittal. Manual submittal scoring will be needed if required.
- No exceptions to the requirements of the RFQ

The submittal scoring sheets were completed and returned with the qualification and bid submittal packages. ***The following scores were reported by EJ Prescott:***

- Maintenance Program Experience: 5 out of 5
  - Maintenance Program Compliance: 5 out of 5
  - Proposer Company Compliance: 5 out of 5
  - AMI Solution Compliance: 5 out of 5
  - Head End System / Software Compliance: 20 out of 20
  - Consumer Portal Compliance: 10 out of 10
  - Training Compliance: 5 out of 5
  - Mechanical Meter Compliance: 5 out of 5
  - Electronic Meter Compliance: 5 out of 5
  - Installation / Project Management Compliance: 5 out of 5
  - System Technical Support Compliance: 6 out of 6
  - System Reference Compliance: 5 out of 5
-

---

## **Core and Main**

Did not provide the annual maintenance cost breakdown required. The first-year maintenance costs were included in the AMI infrastructure costs. *EES – We would need to see a breakdown of the equipment and maintenance costs before we could move forward.*

The cost to install 10,000-ft of additional wire is set at \$117,600.00.

- Using Core+ AMI along with Sensus FlexNet Solution.
- Large project experience for Clermont County, Ohio (43,000) and a similar size project experience in Marysville, Ohio (7,000). Turn-Key AMI with Software provided in Marysville, Ohio (contact in submittal) There are also other references included.
- Sensus North America is ISO 9001:2015 Certified. ?? Certificate is expired (Dec 6, 2020)

### **Subcontractor List:**

- VEPO Metering will install the meters. They are located in Elmsford, NY
- Noash Construction will install the base stations. They are located in Sebree, KY

### **Meters:**

- SR II Water Meter – for ¾" and 1" Meter Replacements
- C2 Sensus OMNI – Floating Ball Technology – Has a strainer attached? – 10-year battery
- FlexNet Smartpoints (Endpoints)

Did not see a non-mechanical flow meter option. They are providing a compound meter with a strainer.

Propagation study indicates that two (2) base stations will be required to provide 100% redundancy except for two (2) locations

Limited manager on site for installation.

The submittal scoring sheets were completed and returned with the qualification and bid submittal packages. *The following scores were reported by Core and Main.*

Maintenance Program Experience: 4 out of 5 – *See list of non-compliance items.*

- Proposer has not provided maintenance program for other clients in Ohio

Maintenance Program Compliance: 5 out of 5

Proposer Company Compliance: 5 out of 5

AMI Solution Compliance: 3 out of 5 - *See list of non-compliance items.*

Head End System / Software Compliance: 19 out of 20 – *See list of non-compliance items*

Consumer Portal Compliance: 10 out of 10

Training Compliance: 5 out of 5

Mechanical Meter Compliance: 4 out of 5 - *See list of non-compliance items*

- Sensus OMNI was released in 2008



Electronic Meter Compliance: 5 out of 5

Installation / Project Management Compliance: 4 out of 5 - *See list of non-compliance items*

- Project Manager is not PMP Certified, but has over managed over 200 AMI Installations

System Technical Support Compliance: 6 out of 6

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### **UMS Water & Buckeye State Pipe & Supply Co., Inc.**

Addendum 1 and 2 Acknowledgement, Affidavit, and Bid Bond Included.

Using the Badger Beacon AMA – Cellular system Badger LTE-M Orion Cellular Technology

Installation Manager TBD

netAMP Managed Service – Subscription cost per meter.

Not sure why the implementation fees for capital costs are set at a term for 120-months with a 180-month term to be discussed?? Equipment and software supply are included in the 10-year (120-month) term? Needs to be a fully supported system for 15-years. It is not clear what this for. \$362,644.80 annual cost for implementation fees or capital costs for 10-years is ~\$3.63M and for 15-years it would be ~\$5.44M. None of these costs were included in the AMI equipment and installation total costs. Only the AMI Software and netAMP Maintenance costs were included. No program design, equipment and software supply, program management, integration services and installation services.

There are several general installation assumptions that are not acceptable. Here are a few...

- All work will be included in one site visit. Additional visits will be subject to applicable hourly rate.
- City will be responsible for remobilization costs if required.
- There is a salvage credit for meter removed, but UMS will be returning the meters to the Client for proper disposal?? Will not palatize or pack?
- Meters installed in confined space will require additional costs.
- UMS will only give the City 5-days to assist with a meter installation before it is removed from the scope. Will install later at an hourly rate.
- Only three (3) days of support being provided for AMI network validation. This is a 15-year service that needs to be provided.
- UMS will only operate meter isolation valves within 18" of the meter under the provided costs.
- UMS may only retrofit the existing meter register with a new endpoint. They consider this a "water meter installation". This is not acceptable.

***EES – At this point, the UMS submittal review has been terminated due to unacceptable assumptions and lack of clarity with the required AMI equipment and installation fees.***

---

## **SUEZ**

Contact: Daryl Bowling  
Phone: (937) 765-7827  
Email: daryl.bowling@suez.com

AMI Service and Fees are \$1,382,246.12  
Meter Installation Costs are \$2,622,732.59 (¾" meter installed cost per unit is \$479.06)  
AMI Equipment Costs are \$310,182.41 (\$1,692,428.53 - \$1,382,246.12)

Did not provide a bid bond due to the extensive list of exceptions taken affecting the scope of work.

Using Aclara Technologies, Inc. as the recommended technology with Neptune meters and SUEZ VICIO Center.

Installation Subcontractor: Vanguard Utility Services, Inc. in Owensboro, KY  
AMI: Aclara RF Network – Aclara Technologies LLC in Solon, OH

SUEZ Advanced Solutions is ISO 9001:2015 Certified. Expires on January 11<sup>th</sup>, 2021.  
Positive annual net revenue expected. (See RFQ for details and assumptions)

### **Meters:**

- ¾" through 2" – Neptune T-10 Meter (Residential and Light Commercial)  
Using a Neptune High Performance (HP) turbine meter for commercial use on larger meters. EES – We asked of a non-mechanical meter to be used.

Using 3 Data Collection Units that will cover 100% of the City's meters.

The submittal scoring sheets were completed and returned with the qualification and bid submittal packages. ***The following scores were reported by SUEZ.***

Maintenance Program Experience: 5 out of 5  
Maintenance Program Compliance: 4 out of 5 - *See list of non-compliance items*  
- Will not provide 24/7 Emergency Service.  
Proposer Company Compliance: 4 out of 5 - *See Submittal of non-compliance items*  
AMI Solution Compliance: 4 out of 5 - *See Submittal of non-compliance items.*  
Head End System / Software Compliance: 18 out of 20 – *See Submittal of non-compliance items*  
Consumer Portal Compliance: 10 out of 10  
Training Compliance: 5 out of 5  
Mechanical Meter Compliance: 5 out of 5  
Electronic Meter Compliance: 5 out of 5  
Installation / Project Management Compliance: 5 out of 5  
System Technical Support Compliance: 6 out of 6  
System References Compliance: 5 out of 5

**SUMMARY**

Based on the above review, the City determined that EJ Prescott was the most qualified submitter for this project and entered subsequent negotiations. The negotiated price is reflected below.

Meter and Size Type	Quantity	Unit Cost for Meter, Register, & MTU or Endpoint	Salvage Credit for Existing Meter Removed	Net Unit Cost for Meter, Register, & MTU or Endpoint	Unit Cost for Installation of Meter, Register, & MTU or Endpoint	Total Unit Cost for Meter, Register, MTU or Endpoint with Installation	Total Install Cost
Straight 3/4" Short Meter (7.5") to Replace all Existing 5/8" x 1/2", 5/8" x 3/4", and 3/4" Meters	4,658	\$229.00	\$2.00	\$227.00	\$95.00	\$322.00	\$1,499,876.00
1" Meters	185	\$276.00	\$2.00	\$274.00	\$99.00	\$373.00	\$69,005.00
1.5" Meters	74	\$559.00	\$2.00	\$557.00	\$301.00	\$858.00	\$63,492.00
2" Meters	73	\$618.00	\$2.00	\$616.00	\$301.00	\$917.00	\$66,941.00
3" Meters	16	\$3,002.00	\$2.00	\$3,000.00	\$523.00	\$3,523.00	\$56,368.00
4" Meters	14	\$3,502.00	\$2.00	\$3,500.00	\$999.00	\$4,499.00	\$62,986.00
Additional Required Meter to Endpoint Wiring Cost Over the 25-ft. Wire Allowance per Meter Included with the Meter Unit Price (Include Installation, Paid on City Approved Progress Per Foot.)	10,000-feet	-	-	-	-	-	
Allowance for Required Meter Setter Replacement and Size and Length Adaptors for 3/4" Meters (Paid on City Approved Progress and Cost.) Include this cost in the subtotal and total project cost below.	LS	-	-	-	-	-	\$100,000.00
						<b>Meter and Installation Subtotal = (Sum of All Above Costs)</b>	<b>\$1,918,668.00</b>
<p>Advanced Metering Infrastructure (AMI) Equipment and Installation Total Cost = <u>\$1,003,699</u>            Bonds, Insurance, and Other General Construction Costs = <u>\$17,632</u>  <b>Total Project Cost (Sum of All Above Costs) = <u>\$2,939,999</u></b></p>							

**Bid Schedule 2 – Revised Pricing**

**EJ Prescott – 15 Year Annual Fees Breakdown**

<b>Component</b>	<b>AMI Hosting</b>	<b>Collector Cellular Backhaul</b>	<b>Extended Warranties</b>	<b>Annual Maintenance</b>	<b>TOTAL</b>
<b>Year 1</b>	\$23,569	\$1,874	\$9,465	\$3,961	\$38,869
<b>Year 2</b>	\$23,569	\$1,874	\$9,465	\$3,961	\$38,869
<b>Year 3</b>	\$23,569	\$1,874	\$9,465	\$3,961	\$38,869
<b>Year 4</b>	\$24,997	\$1,987	\$14,839	\$6,209	\$48,032
<b>Year 5</b>	\$25,747	\$2,047	\$15,284	\$6,395	\$49,473
<b>Year 6</b>	\$26,519	\$2,108	\$15,743	\$6,587	\$50,957
<b>Year 7</b>	\$27,315	\$2,172	\$16,215	\$6,785	\$52,487
<b>Year 8</b>	\$28,134	\$2,237	\$16,702	\$6,988	\$54,061
<b>Year 9</b>	\$28,978	\$2,304	\$17,203	\$7,198	\$55,683
<b>Year 10</b>	\$29,847	\$2,373	\$17,719	\$7,414	\$57,353
<b>Year 11</b>	\$30,743	\$2,444	\$18,250	\$7,636	\$59,073
<b>Year 12</b>	\$31,665	\$2,517	\$18,798	\$7,865	\$60,845
<b>Year 13</b>	\$32,615	\$2,593	\$19,362	\$8,101	\$62,671
<b>Year 14</b>	\$33,594	\$2,671	\$19,943	\$8,344	\$64,552
<b>Year 15</b>	\$34,601	\$2,751	\$20,541	\$8,595	\$66,488
<b>Line Total</b>	<b>\$425,462</b>	<b>\$33,826</b>	<b>\$238,994</b>	<b>\$100,000</b>	<b>\$798,282</b>

The TOTAL Value is included in the "Advanced Metering Infrastructure (AMI) Equipment and Installation Total Cost" line in Bid Schedule 1.

TERM SHEET

The parties to the foregoing Cooperative Agreement hereby agree that the following terms shall be incorporated into said Cooperative Agreement and made part thereof:

Agreement Date: January 28, 2021

LGA: Urbana

The LGA is a (specify category of governmental body, e.g., municipal corporation, county, township, etc.):  
City

LGA Resolution Date: September 15, 2020

LGA Application Date:

Application Approval Date: January 28, 2021

System: All Revenues from all Water facilities of Urbana are promised as repayment for the below referenced project:

Account #: 9181      Replacement of all water meters and installation of advanced metering infrastructure throughout the City.

Maximum Loan Amount: \$3,284,726.00

Estimated Semi-annual Loan Payment: \$93,338.33

Contract Annual Interest Rate and Terms:  
\$3,284,726.00 at 1.280% from Fresh Water Fund (Construction) for 20 years starting on January 01, 2023, Approved on January 28, 2021

LGA Notice Address:  
205 S. Main St.  
P.O. Box 747  
Urbana, OH 43078

Ohio Water Development Authority

By: \_\_\_\_\_  
Executive Director

Date: \_\_\_\_\_

LGA: Urbana

By: \_\_\_\_\_  
Authorized Official

Date: \_\_\_\_\_

JANUARY 2021  
PURCHASE ORDERS \$2,501-\$50,000

PURCHASE ORDER # :	VENDOR :	PURCHASE ORDER AMOUNT :	DEPARTMENT :	EXPLANATION :	BOC APPROVAL DATE & VOTE:
27659	MAD RIVER TOPSOIL	\$ 7,500.00	RECYCLING	2021 GRINDING/HAULING PER AGREEMENT	BOC= 12/30/20 (3)
27660	DLZ OHIO, INC	\$ 18,223.00	ENGINEERING	ENG.SERVICES FOR W COURT ST BRIDGE	BOC= 12/30/20 (3)
27922	RICOH	\$ 5,000.00	ADMINISTRATION	COPIER CHARGES	BOC= 01.06.2021 (3)
27923	CHAMPAIGN CO IMPROVEMENT	\$ 50,000.00	COMMUNITY DEV	ECONOMIC DEVELOPMENT SUPPORT	BOC= 01.06.2021 (3)
27924	O.P.O.T.A.	\$ 2,700.00	POLICE	BLANKET	BOC= 01.06.2021 (3)
27925	WHITE'S	\$ 6,500.00	POLICE	BLANKET	BOC= 01.06.2021 (3)
27926	A.E. DAVID COMPANY	\$ 5,000.00	POLICE	NEW HIRE UNIFORMS	BOC= 01.06.2021 (3)
27927	HERITAGE COOPERATIVE	\$ 22,000.00	POLICE	GASOLINE	BOC= 01.06.2021 (3)
27928	WARREN FIRE EQUIPMENT	\$ 3,359.00	FIRE	BLANKET	BOC= 01.06.2021 (3)
27929	SPRINGFIELD UNIFORM	\$ 3,600.00	FIRE	BLANKET	BOC= 01.06.2021 (3)
27930	CHANGE HEALTHCARE	\$ 24,500.00	FIRE	AMB BILLING FEE	BOC= 01.06.2021 (3)
27931	BOUNDTREE	\$ 12,000.00	FIRE	BLANKET	BOC= 01.06.2021 (3)
27932	HERITAGE COOPERATIVE	\$ 12,000.00	FIRE	BLANKET	BOC= 01.06.2021 (3)
27933	STALK & AWE	\$ 7,000.00	RECREATION	GEESE MGMT SRV	BOC= 01.06.2021 (3)
27934	MR. CLEAN	\$ 3,150.00	RECREATION	PORT-A-JOHN RENTAL	BOC= 01.06.2021 (3)
27935	HERITAGE COOPERATIVE	\$ 9,000.00	RECREATION	GASOLINE	BOC= 01.06.2021 (3)
27936	WILLIAMS HARDWARE	\$ 3,000.00	RECREATION	BLANKET	BOC= 01.06.2021 (3)
27937	OTIS ELEVATOR COMPANY	\$ 2,725.68	PUBLIC WORKS	ELEVATOR MAINTENANCE	BOC= 01.06.2021 (3)
27938	WMS HARDWARE	\$ 3,000.00	PUBLIC WORKS	MISC SUPPLIES FOR CITY BLDG	BOC= 01.06.2021 (3)
27939	KENNEDY COTTRELL RICHARDS LLC	\$ 12,750.00	NON DEPARTMENTAL	CAFR PREP	BOC= 01.06.2021 (3)
27940	COMMUNITY MERCY OCC HEALTH	\$ 3,400.00	NON DEPARTMENTAL	EMPLOYEE DRUG TESTS	BOC= 01.06.2021 (3)
27941	A1 ABLE PEST DOCTORS	\$ 5,280.00	NON DEPARTMENTAL	MOSQUITO MANAGEMENT	BOC= 01.06.2021 (3)
27942	SMARTBILL ***	\$ 43,000.00	UTILITY BILLING	POSTAGE & PRINTING COST	BOC= 01.06.2021 (3)
27943	STAPLES	\$ 4,000.00	LAW	OFFICE SUPPLIES	BOC= 01.06.2021 (3)
27944	DYE & DOSS INSURANCE	\$ 3,725.00	AIRPORT	AIRPORT LIABILITY INSURANCE	BOC= 01.06.2021 (3)
27945	DBT TRANSPORTATION	\$ 4,576.00	AIRPORT	MAINTENANCE OF AWOS	BOC= 01.06.2021 (3)
27946	ADVANCED AUTO	\$ 3,000.00	STREET	BLANKET	BOC= 01.06.2021 (3)
27947	WHITES SERVICE CENTER	\$ 3,000.00	STREET	BLANKET	BOC= 01.06.2021 (3)
27948	KOENIG EQUIPMENT	\$ 3,000.00	STREET	BLANKET	BOC= 01.06.2021 (3)

JANUARY 2021  
PURCHASE ORDERS \$2,501-\$50,000

27949	SECURITY FENCE	\$ 9,000.00	STREET	BLANKET	BOC= 01.06.2021 (3)
27950	HERITAGE COOPERATIVE	\$ 20,000.00	STREET	FUEL	BOC= 01.06.2021 (3)
27951	SUSAN TEHAN	\$ 18,700.00	CEMETERY	BLANKET	BOC= 01.06.2021 (3)
27952	GRANIT BRONZ	\$ 5,000.00	CEMETERY	BLANKET	BOC= 01.06.2021 (3)
27953	HERITAGE COOPERATIVE	\$ 6,000.00	CEMETERY	FUEL	BOC= 01.06.2021 (3)
27954	OHIO ATTORNEY GENERAL	\$ 8,000.00	POLICE	BLANKET	BOC= 01.06.2021 (3)
27955	WALTER DRANE	\$ 5,000.00	CAPT IMPRV-COUNCIL	1/1/20-12/31/20	BOC= 01.06.2021 (3)
27956	APTIM (LANDFILL)	\$ 3,000.00	LANDFILL	BLANKET	BOC= 01.06.2021 (3)
27957	HALL SIGNS	\$ 3,000.00	CAPT IMPROV-STREET	SIGNS	BOC= 01.06.2021 (3)
27958	HEIWAY	\$ 12,000.00	CAPT IMPROV-STREET	COLDMIX	BOC= 01.06.2021 (3)
27959	PHOENIX FIRE SERVICE	\$ 15,000.00	CAPITAL IMPROV-FIRE	REPLACEMENT TO GEAR	BOC= 01.06.2021 (3)
27960	EARHART	\$ 2,800.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27961	ENVIROMENTAL ENGINEERS	\$ 5,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27962	WILLIAMS HARDWARE	\$ 3,500.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27963	LEAK SEEKERS	\$ 5,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27964	RABENSTEIN	\$ 7,500.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27965	RAWDON MEYERS INC	\$ 10,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27966	MOODY'S	\$ 10,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27967	URBANA MATERIALS	\$ 12,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27968	DMYTRYKA JACOBS ENG	\$ 25,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27969	EJ PRESCOTT	\$ 50,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27970	USA BLUEBOOK	\$ 5,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27971	GRAINGER	\$ 5,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27972	DYE & ASSOCIATES	\$ 5,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27973	MASI	\$ 7,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27974	ENVIROMENTAL MGMT	\$ 3,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27975	MIAMI PRODUCTS	\$ 20,000.00	WATER	BLANKET	BOC= 01.06.2021 (3)
27976	HERITAGE COOP	\$ 15,000.00	WATER	FUEL	BOC= 01.06.2021 (3)
27977	FORD HALL	\$ 4,000.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
27978	WILLIAMS HARDWARE	\$ 4,500.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
27979	CHEROKEE RUN LANDFILL	\$ 5,000.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
27980	XYLEM WATER SOLUTIONS	\$ 5,000.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
27981	RG TRUCKING	\$ 5,000.00	WWTP	SLUDGE HAULING	BOC= 01.06.2021 (3)

JANUARY 2021  
PURCHASE ORDERS \$2,501-\$50,000

27982	ALLOWAY	\$ 18,000.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
27983	SNF	\$ 50,000.00	WWTP	POLYDONE	BOC= 01.06.2021 (3)
27984	IDEXX	\$ 3,000.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
27985	NCL	\$ 4,000.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
27986	HERITAGE COOPERATIVE	\$ 10,000.00	WWTP	GAS/OIL	BOC= 01.06.2021 (3)
27987	M POWER	\$ 5,200.00	SEWER	ANNUAL SOFTWARE FOR GIS	BOC= 01.06.2021 (3)
27988	OHIO READY MIX	\$ 5,000.00	SEWER	SEWER	BOC= 01.06.2021 (3)
27989	EJP	\$ 5,000.00	SEWER	BLANKET	BOC= 01.06.2021 (3)
27990	URBANA MATERIALS	\$ 5,000.00	SEWER	BLANKET	BOC= 01.06.2021 (3)
27991	HERITAGE COOPERATIVE	\$ 5,000.00	SEWER	BLANKET	BOC= 01.06.2021 (3)
27992	EAST JORDAN	\$ 10,000.00	SEWER	BLANKET	BOC= 01.06.2021 (3)
27993	CHEROKEE LANDFILL	\$ 10,000.00	STORMWATER	Street Sweeping Debris	BOC= 01.06.2021 (3)
27994	OHIO LUMBER	\$ 3,000.00	STORMWATER	CATCH BASIN	BOC= 01.06.2021 (3)
27995	MCGUIRE'S	\$ 5,000.00	STORMWATER	STREET REPAIRS	BOC= 01.06.2021 (3)
27996	BRYCE HILL	\$ 10,000.00	STORMWATER	STORMWATER- CONCRETE	BOC= 01.06.2021 (3)
27997	EAST JORDAN IRON WORKS	\$ 10,000.00	STORMWATER	GRATE IRON	BOC= 01.06.2021 (3)
28009	COMCATE	\$ 6,841.80	ZONING	BLANKET	BOC= 01.06.2021 (3)
28010	OHIO EPA TREASURER	\$ 5,200.00	WWTP	BLANKET	BOC= 01.06.2021 (3)
28011	COMPASS MINERALS	\$ 36,866.00	STREET	550 TONS ROAD SALT	BOC= 01.06.2021 (3)
28036	M POWER	\$ 5,200.00	SEWER/WATER	ANN SOFTWARE MAINT 2021	BOC= 1.13.2021 (2)
28037	SERVPRO OF SOUTH DAYTON	\$ 6,955.65	SEWER	SEWAGE DAMAGE MITIGATION	BOC= 1.13.2021 (2)
28038	SIRCHIE FINGERPRINT	\$ 4,612.55	POLICE	32" DUAL WORSTATION W/ FILTERS & EXT. LIGHT KIT	BOC= 1.13.2021 (2)
28039	CELLEBRITE	\$ 3,850.00	POLICE	ILT CCO +CCPA CERTIFICATION-OPERATOR + PHYSICAL ANALYST	BOC= 1.13.2021 (2)
28040	SKELLEY LUMBER	\$ 3,423.78	PARKS	PARK RESTROOM PROJECT - OVERAGE AMOUNT FROM 2020 PO	BOC= 1.13.2021 (2)
28041	MILLER ENGINEERING	\$ 5,000.00	CAPITAL IMPRV -PARK	ENGINEERING DESIGN & PERMIT DOC'S - PARK & UPD BLDG	BOC= 1.13.2021 (2)
28049	MOODY'S OF DAYTON	\$ 4,000.00	WATER	FLOW TEST WELLS8-9-10-11-12	BOC= 1.20.2021 (3)
28050	WADE BODEY	\$ 4,116.00	SEWER MAINTENANCE	FURNITURE & PERSONAL PROPERTY LOST 818 CRESCENT DR	BOC= 1.20.2021 (3)
28051	BRADEN LANCE CONSTRUCTION	\$ 8,875.00	SEWER MAINTENANCE	BASEMENT REMOD DRYWALL/INSULATE/PAINT (818 CRESENT)	BOC= 1.20.2021 (3)
28052	CARPETS OF URBANA LLC	\$ 3,691.21	SEWER MAINTENANCE	MOHAWK CARPET & INSTALL 818 CRESCENT DR	BOC= 1.20.2021 (3)
28053	DELMARVA	\$ 9,820.00	PARK/ POLICE	WHITE METAL CEILING LINER & INSTALLATION	BOC= 1.20.2021 (3)
28054	CIVICA	\$ 15,618.84	POLICE	ANNL LICENSE, SUPPORT & MAINTENANCE 1/2021 TO 12/2021	BOC= 1.20.2021 (3)
28055	CDW-G	\$ 2,568.15	WWTP	APC SMART-UPS & EATON 1500 UPS	BOC= 1.20.2021 (3)
28056	CELLEBRITE, INC	\$ 4,300.00	POLICE	UFED 4PC ULTIMATE SW RENEWAL	BOC= 1.20.2021 (3)



JANUARY 2021  
PURCHASE ORDERS \$2,501-\$50,000

28069	HI-VAC CORP	\$ 2,621.91	SEWER MAINTENANCE	V BELT, BEARING FLANGE, DRIVE SHAFT	BOC= 1.27.2021 (3)
28070	DJE INC	\$ 3,586.63	WWTP	PLC REPLACEMENT	BOC= 1.27.2021 (3)
28079	STANTEC	\$ 5,000.00	FIRE	BLANKET	BOC= 1.27.2021 (3)
28083	ESO	\$ 3,100.00	FIRE	BLANKET	BOC= 1.27.2021 (3)
28086	EMERGENCY NETWORKING	\$ 5,500.00	FIRE	BLANKET	BOC= 1.27.2021 (3)
28089	OH FIRE ACADEMY	\$ 3,000.00	FIRE	BLANKET	BOC= 1.27.2021 (3)

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Chris Boettcher  
Secretary