

**Minutes of the Urbana Board of Trustees Meeting
held Monday, February 17, 2026**

The Board of Urbana Township Trustees met on this date with Trustee Roger Koerner, Trustee Blair Stinson, and Trustee Matt Harrigan present.

Present:

Buddy Ballard

Hackett Landefeld, RWE

Jane Napier, Asst. Prosecutor

The January 20, 2026 Meeting Minutes and the Financial Status Reports were reviewed and accepted with no additions or corrections. Mr. Stinson moved, seconded by Mr. Koerner to approve the January 20, 2026 meeting minutes and current Financial Status Reports.

Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Road and Maintenance Report

Mr. Harrigan - it has been a busy month. Quite a bit of snow. Total of 9 days since December 1st. Also a lot of maintenance issues with our trucks. Doing more diligence to keep salt off of the truck. Blair found some electrical issues with the big truck. Richard got ahold of Alex Sherman for repairs. In the drive train there is no resolution at this time. We took it up to Wapakoneta. The truck, we have never seen anything like it. We parked it, had Alex look at it so we sent it to Stoops. Ended up costing up \$3,063.00. They found a loose nut from the factory and as it was moving around loose, it was causing electrical to come on and off. We brought it back, and it started acting up with the drive train. We called Stoops and they didn't have anything else. Alex Sherman diagnosed the transmission wire harness. Saw maybe a couple of wires and straightened it up, so we took it on a test drive and there were no more issues. \$1,125 bill. \$260 bill last month for hydraulic box. Total about \$4,400 on the big truck. It put a lot of stress on the one ton truck. Then there was an issue with the F350. We had to get a new mirror. So \$350 for a new mirror from Ford.

We replaced a blade on the one ton truck. We had an auger not working on the one ton truck. A day later we found a nut loose off of a cylanoid, we put it back in place and it worked. Today the salt distributor box gave out, so we replaced that motor today. It has been a tough season for our trucks.

Road operations. A lot of plowing going on. Picked up brush on Sloan Road. Returned some of salt and grit back to county storage facility.

Mr. Stinson – we just went through a lot of money as far as grit, gas, man hours.

Zoning & Cemetery Report

Mr. Tullis – BZA had a reorganizational meeting.

Mr. Tullis – the one acre cemetery on Three Mile Road that Mike Pullins is looking to do something with, Jane doesn't think that he owns it. He has been paying taxes on it. His neighbor wants to buy it and I don't know what to do.

Ms. Napier – the Recorder's Office has been trying to do title searches for these various small cemeteries. This is St. George's Chapel Cemetery going back to 1870. (see attached) It doesn't give you a great description. There is a graveyard. If you go to the survey in 2008, Bill Edwards included it in the survey. That is not was in the past one. The survey before excepts out the cemetery. You only get what the last person gave you. It is a little cloudy. Clearly Methodist Episcopal Church is no longer there. They are not taking care of it. If he is being (Mr. Pullins) charged for that three quarters of an acre, he is paying about \$20 a year because of that. He could make it exempt. I don't think he owns it. Bill is the one that included that in his description. But for me, a surveyor can't give you legal rights to somebody else's property. Even if they are not around. Especially with a cemetery. You can't adversely possess a cemetery. Unless there is a cemetery where there is no one buried. There are about 18 people buried there. Looks like the last burial may have been 1868. They had all of this information at the Recorder's Office.

Mr. Stinson – there are no pins there. No headstones.

Ms. Napier – No there is not. Usually we could if it is was discernable where that cemetery is. I said to Sean, Mike could quit claim any interest he has in that, if he has a description of just the cemetery and then it could go on and they could take care of it. Townships are at the bottom of the totem pole, and are basically responsible for cemeteries that are abandoned. Even though somebody may have owned it. You could have gone in and cared for the property if it wasn't being cared for. The law allows you to use public funds for private cemeteries.

Mr. Stinson – even if it is owned maybe by Mike Pullins?

Ms. Napier – Yes. I don't think he owns any of it. I think Bill Edwards latched on to because he couldn't put the pins in but I don't think that gave him legal rights to it. Usually townships mow about twice a year.

Mr. Tullis – Jane said we could move them, but I am not sure how we would find them.

Ms. Napier – I don't know how we would do these over 200 years old.

Mr. Tullis – there is no guarantee they were buried in a coffin. My records are poor enough that there is a kid there that died in the depression that I can't tell her where he is at.

Ms. Napier – I have been by there but I have heard there aren't even any markers. You would have to disinter, reinter, and then a mass marker.

Mr. Tullis – what are we going to do with it?

Mr. Stinson – what are we going to tell him?

Ms. Napier – I would say if he is going to sell it, he is going to have to quit claim it to somebody else if he is giving more ground. If that person wants to care for it, ok, until it is in essence abandoned completely. At some point in the future, it is going to come back to the township.

Mr. Tullis – my concern is the next person, if he sells it, whether we are alive or not, the next person is probably not going to view it as a cemetery anymore and are going to do whatever they want.

Mr. Stinson – it will be in the deed.

Ms. Napier – we will make sure at least that the auditor has this. I know Mike has spoke to the Auditor about paying tax on it. He could go to court, get a survey on it and give it to the township. At least for the neighbors, it is still going to be a cemetery. You would probably have to put up a mass marker if that's what you want to do.

Mr. Tullis – I don't want it to get lost in time.

Ms. Napier – the first time you save and except something, it is not in your chain of title.

Mr. Stinson – I personally mowed that for three years and there are no markers out there. The one at Sean's we do have a spot as a mass marker. Sean has a cemetery by him. If someone else wants it, they can take care of it.

Ms. Napier – the buyer is going to have to know that it is not a clear title, but where I got it back to is Methodist Episcopal Church. They were the first ones that reserved a right in that cemetery.

Mr. Tullis – when properties change, I do try to find out if they actually own it. The maps at the county are often many months before they update it.

Discussion ensued with Asst. Prosecutor Napier and Zoning Officer Sean Tullis.

Mr. Harrigan – What is the next step?

Ms. Napier – you (Sean) are going to talk to Mike (Pullins) and Mike is going to call me. If it is privately owned then the owner has to pay the cost of disinter. That is something they would have to talk to the township about. Because you probably don't want it either.

Unfinished Business

Mr. Harrigan – we have received the Zoning Resolution copies back from LUC. The fiscal officer will file it with the Recorder's Office.

Ms. Perry – also I heard back from the State about Joyce Bowman. The person in charge of the indigent burial fund and that person as retired. They are slowly making their way through and have not gotten to us yet. If they have money when they get to us, we will be reimbursed.

New Business

Mr. Harrigan – update Zoning Commission Officer for Mark Runyan. We need to check to see if he wants to remain on the Zoning Commission.

Mr. Harrigan – We got a letter from the County Engineer and they would like to know what roads we would like to update as far as chip and seal. We will try to get with Danny Boggs to go over our roads. I will try to get ahold of Mr. Boggs in the next ten days.

Mr. Stinson – I did meet with Karen Bailey two different times. I have millage for fire and EMS. I have left messages with the City Administrator and haven’t heard back from him to schedule a meeting.

Mr. Harrigan – we don’t need the chief?

Mr. Stinson – we meet with the city. He knows I am asking for an appointment.

Mr. Stinson – I move reappoint Mark Runyan for another term on the Zoning Commission until February 1, 2031. Mr. Koerner seconded the request. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Ms. Perry – we have to have our full year budget in place by the end of the month. I have closed out 2025 and provided our certificate to the Auditor, but I haven’t gotten the signed copy back from the budget commission yet. I went with what I sent to her, even though I haven’t gotten our certificate back from her. Provided the full year budget for review by the Trustees as follows:

2026 REVENUE BUDGET

FUND: 1000 GENERAL

TOTAL \$100,400.00

FUND:2011 MOTOR VEHICLE LICENSE TAX

TOTAL \$27,000.00

FUND:2231 PERMISSIVE TAX - COUNTY LEVIED MVL

TOTAL \$6,060.00

FUND:2021 GAS TAX

TOTAL \$220,000.00

FUND: 2031 ROAD AND BRIDGE

TOTAL \$142,000.00

FUND:2041 CEMETERY

TOTAL \$12,000.00

FUND:2111 FIRE DISTRICT

TOTAL \$311,000.00

FUND: 2041 SPECIAL ASSESSEMENT

TOTAL \$0.00
TOTAL REVENUE ACCOUNTS \$818,460.00

EXPENDITURE ACCOUNT

FUND: GENERAL

TOTAL \$200,000.00

FUND:MOTOR VEHICLE LICENSE TAX

TOTAL \$ 150,000.00

FUND: GASOLINE TAX

TOTAL \$ 725,000.00

FUND: ROAD AND BRIDGE

TOTAL \$ 525,000.00

FUND: CEMETERY

TOTAL \$ 60,000.00

FUND: FIRE DISTRICT

TOTAL \$420,000.00

FUND: SPECIAL ASSESSMENT

TOTAL \$2,700.00

TOTAL ALL FUNDS \$2,082,700.00

Mr. Koerner moved, seconded by Mr. Stinson to approve the 2026 full year budget. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Mr. Harrigan – Mr. Stinson moved to pay bills and distribute checks. Mr. Koerner seconded the request. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

The following bills were approved:

Check No.	Date	Payee	Total Amount
	02/17/2026	US Treasury	\$1,656.25
	02/17/2026	City of Urbana	\$98.65
	02/17/2026	BWC	\$77.46
	02/17/2026	Pioneer	\$137.15
	02/17/2026	CT Communication Co.	\$146.34
21008	02/17/2026	Kathy Paulsen	\$50.00

21009	02/17/2026	Matt Harrigan	\$910.00
21010	02/17/2026	Roger Koerner	\$802.38
21011	02/17/2026	Richard McCain	\$1,746.81
21012	02/17/2026	Sandi Perry	\$1,300.83
21013	02/17/2026	Blair Stinson	\$899.71
21014	02/17/2026	Sean Tullis	\$869.67
21015	02/17/2026	Sean Tullis	\$25.00
21016	02/17/2026	Richard McCain	\$25.00
21017	02/17/2026	Roger Koerner	\$425.00
21018	02/17/2026	Blair Stinson	\$808.93
21019	02/17/2026	Matt Harrigan	\$425.00
21020	02/17/2026	Sandi Perry	\$273.56
21021	02/17/2026	Peoples Savings Bank	\$3,063.21
21022	02/17/2026	Cintas	\$350.02
21023	02/17/2026	Williams Hardware	\$68.41
21024	02/17/2026	Steve Mabry	\$40.00
21025	02/17/2026	Nancy Lokai-Baldwin	\$30.00
21026	02/17/2026	Scott Wright	\$30.00
21027	02/17/2026	Roger Ward	\$30.00
21028	02/17/2026	Jim Heiser	\$30.00
21029	02/17/2026	Urbana Truck & Trailer	\$1,125.00
21030	02/17/2026	VOID	
21031	02/17/2026	Heritage Cooperative	\$1,057.89
21032	02/17/2026	OPERS	\$2,226.96
21033	02/17/2026	Henderson Products	\$260.00
21034	02/17/2026	Roberts Refuse	\$73.00
Total			\$19,274.31

Announcements

Mr. Harrigan – March 4th is the county wide meeting for all townships. The next meeting is Monday, March 16th at 5:00.

Public Comment

Mr. Harrigan – explained the public comment process.

Mr. Landefeld RWE – has an office at 211 Main Street, Urbana. Here for an update on the Hillclimber Solar Project. Filed permit application last week with Ohio Power Siting Board, Monday February 9, 2026. We are now in the initial 45 day review period. Which is where OPSB reviews our application. Either they will say it is complete or it’s missing something before they will accept it. At the end of the period they will give us a schedule for public hearings. Should be April to mid May.

You can look them up on the OPSB website. Some people have asked about us doing a meetings. Instead of having it come from us as the developer, have it come from another expert, like someone who is an expert on property values. There is a gentleman who does property value research. There is a former Paulding County Commissioner who can talk about their experience with the projects. We are thinking a webinar format, but we don’t have dates set in stone yet. We are trying to provide as much information as we can without relying on just me.

Mr. Stinson – officially in application?

Mr. Landefeld - As of February 9th, we are in application.

Mr. Ballard – 2005 Oakview Road. Signs look great on our road.

Mr. Stinson – the county got a blessing from the state and they updated that. There was a program, and Steve McCall is amazing on taking advantage of that.

Mr. Ballard - Something for you, on that project. People are going to ask is what is the maintenance on that? The weeds, the access, it looks in shambles. What is the proposed maintenance?

Ms. Doyle – 2757 State Route 54. I didn’t have anything to add. I just wanted to be here and for you (Hackett) I would suggest you reach out to the OSU Extension Office. I know they do a bunch of research.

Mr. Stinson – Water and Soil too. That is very thoughtful.

Being no further business, Mr. Stinson moved to adjourn the meeting seconded by Mr. Koerner.

Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.


_____ Matt Harrigan, President


_____ Sandi Perry, Fiscal Officer

2-17-26 Zoning

1. 1-23-26 Zoning permit (26-001) for a 30'x22' storage shed for Gary and Debbie Martin at 1320 Edinger Rd.
2. 1-27-26 Lot split (#25-002) for D. Boggs & K. Paulson 3x 5.00 AC tracts 1,2,3 section 20/ township 05/ Range 011.
3. 1-27-26 Lot split (#25-003) for D. Boggs & K. Paulson tract 4 is 25.07, tract 5 is 5.66 ac, tract 6 is 38.469 ac section 20/ township 05/ Range 011.
4. 1-27-26 Lot split (#25-004) for D. Boggs & K. Paulson tract 7 is 5.00, tract 8 is 5.00 ac section 20/ township 05/ Range 011.
5. 2-10-26 BZA approved the variance request (#26-005) by Ron Quesenberry at K41-11-11-11-00-035-01 violation of 3:1 partial ratio. Road frontage is 250' feet and the depth is 895' deep.
6. I have left a message for Jane Nappier to find out if Mike Pullins actually owns the 1.0 ac cemetery on 3 Mile Road.
7. I have asked Chris at Cable Concrete to contact me to discuss 2026 versus 2020 concrete footer invoices.

2-17-26 Cemetery

1. None