

**Minutes of the Urbana Board of Trustees Meeting
held Monday, January 20, 2026**

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

Present:

Darryl Moore
Hackett Landefeld
Aubrey Ward
Nicole Doyle
Ryan Santa Mario

The December 15, 2025 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 December 15, 2025 meeting minutes and current Financial Status Reports.

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

Mr. Harrigan – Next is the organizational meeting.

We will start with a Motion for President and Vice President. Mr. Koerner moved, seconded by Mr. Stinson, for Mr. Harrigan as President and Mr. Stinson as Vice President. Mr. Stinson seconded the request.

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

Mr. Harrigan –Considering the nomination of Mr. Stinson for the representative to LUC and Mr. Koerner to serve as the alternate. Mr. Stinson moved, seconded by Mr. Koerner for Mr. Stinson to be the township representative to LUC and Mr. Koerner to be the alternate. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Mr. Harrigan – the Health District Advisory Board. We need a representative and an alternate. Mr. Stinson moved, seconded by Mr. Koerner to appoint Mr. Harrigan to the Champaign County Health District Advisory Council and for Mr. Stinson to serve as the alternate. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Mr. Harrigan – to pay our elected trustees by salary, 200 times the daily rate, paid monthly, and the fiscal officer annual salary what is allowable by O.R. C. 505.24 and 507.09. Mr. Koerner moved, seconded by Mr. Stinson to pay the elected trustees by salary, 200 times the daily rate, paid monthly, and the fiscal officer annual salary what is allowable under O.R.C. 505.24 and 507.09. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Ms. Harrigan – to hold regular meetings on the third Monday of the month at 5:00 P.M., except for January and February, which will be on the third Tuesday at 5:00 P.M. due to the holidays.

Mr. Stinson moved, seconded by Mr. Koerner to continue meeting times on the third Monday of the month at 5:00 P.M. except for January and February, which are on the third Tuesday (approved in December, 2025). Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes. (Ms. Perry will notify the newspaper.)

Mr. Harrigan – the next thing is the mileage rate. Mr. Koerner moved, seconded by Mr. Stinson to pay mileage as determined by the federal government amount allowable. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Ms. Harrigan – the next thing is Resolution 2026-001-W. (copy attached hereto) to authorize reimbursement of elected officials for part of the cost of insurance that may provided benefits for hospitalization, surgical care, major medical care, disability, dental care, eye care, medical care, hearing aids, prescription drugs, or sickness and accident insurance, or a combination of any of the foregoing types of insurance for township officers as long at the budget permits, not to exceed \$400.00 per month. Mr. Koerner moved, seconded by Mr. Stinson for the approval of Resolution 2026-001-W. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Mr. Stinson moved, seconded by Mr. Koerner to pay expense for attendance at the Ohio Township Conference. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Mr. Harrigan – Hackett had called and asked to talk today. Do you want to wait for public comment?

Mr. Landefeld – I am good. My colleague Aubrey has the city council meeting at 6:00 so she may have to go.

Road and Maintenance Report

Mr. Harrigan - We have had multiple clean ups. We have had 6 snow removals so far. December 1st is the first one and most recently on the 15th. More is coming this Saturday. Trucks have been prepped. Fuel in and plows. De-salting them and washing them and getting the salt off. Cleaning the shop quite a bit. We had a hydraulic leak in the large truck. It was in the hydraulic controller box. Henderson's in Bucyrus. They had to fix a faulty O ring. They got it back to us in a couple days.

Mr. Harrigan – we cleaned the hall one day. We had one Christmas rental. We installed some new signs on Jadora and Oakview due to hard to read and worn signs. We picked up some gravel from Mechanicsburg Gravel to fix a pot hole on Boggles Run.

Zoning & Cemetery Report

Mr. Tullis – see attached.

Ms. Perry – have you seen the new Zoning Resolution since it has been 30 days?

Mr. Tullis – we haven't gotten anything yet.

Unfinished Business

Mr. Harrigan – no new old business.

New Business

Mr. Stinson – I will meet with the city this month on the Fire and EMS contract. We are going to likely need to put on an additional fire levy. The city is going to be asking for more money for fire and EMS. We will have the first meeting with them.

Mr. Harrigan – have we had any experience with levies?

Mr. Koerner – been a while.

Ms. Perry – just the renewal of the fire levy last time. Karen Bailey can tell you exactly what a replacement would bring in versus what we have now.

Mr. Stinson – a whole new one mill levy. The city is wanting two mill to satisfy what they are asking.

Ms. Perry – we could ask what German Township would charge.

Mr. Stinson – they aren’t interested. What kills us is Edgewood.

Ms. Perry – would West Liberty take it?

Mr. Stinson – I don’t know. Edgewood would be closer for West Liberty. But that little island up there on Sunset, no one want to..it’s like an extra seven minutes and no one wants the liability of that. German and Moorefield Township does not want to cover the township. Mechanicsburg would be the next one. They will have the same issue.

Mr. Harrigan – do we have a deadline on some action on that. Maybe the next six months?

Mr. Stinson – we will have to have it on by June to be on the November ballot. It had to be done by February 2nd to be on the May ballot.

Mr. Stinson – now we can go in and see what is exactly available for fire and EMS.

Mr. Harrigan – no further new business.

Mr. Harrigan – Mr. Koerner moved to pay bills, approve purchase orders, and distribute checks. Mr. Stinson 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
	1/3/26	PIONEER RURAL ELECTRIC-COOPERATIVE INC	\$108.79
	1/20/26	CITY OF URBANA	\$96.93

	1/20/26	Ohio Department of Taxation	\$179.61
	1/20/26	US Treasury	\$1,637.92
	1/15/26	CT Communication Co	\$141.84
20989	1/20/26	Roger Koerner	\$802.38
20990	1/20/26	Richard G McCain	\$1,675.96
20991	1/20/26	Sandra G. Perry	\$1,300.83
20992	1/20/26	Blair R Stinson	\$899.71
20993	1/20/26	Sean M. Tullis	\$869.67
20992	1/20/26	Blair R Stinson	\$899.71
20994	1/20/26	Matthew J Harrigan	\$910.00
20995	1/20/26	Ohio Public Employee Retirement System	\$2,197.41
20996	1/20/26	Sandi Perry	\$251.59
20997	1/20/26	Richard McCain	\$25.00
20998	1/20/26	Sean M. Tullis	\$25.00
20999	1/20/26	Matthew J. Harrigan	\$425.00
21000	1/20/26	Blair R. Stinson	\$425.00
21001	1/20/26	Roger Koerner	\$425.00
21002	1/20/26	COUNTY ENGINEER, CHAMPAIGN COUNTY	\$2,705.01
21003	1/20/26	Williams Hardware	\$121.58
21004	1/20/26	Mechanicsburg Sand & Gravel	\$67.28
21005	1/20/26	AutoZone	\$21.41
21006	1/20/26	Cintas	\$216.50
21007	1/20/26	Heritage Cooperative	\$695.89
	12/29/25	BWC STATE INSURANCE FUND	\$102.46
20977	12/29/25	Ward Excavating, LLC	\$200.00
20978	12/29/25	Cintas	\$103.15
20979	12/29/25	Blair Stinson	\$400.00
20980	12/29/25	DC Door Company, LLC	\$230.00
20981	12/29/25	AIM Media Midwest	\$253.00
		TOTAL	\$18,413.63

Announcements

Mr. Harrigan – next meeting is Tuesday, February 17th at 5:00. It lands on a holiday, but that is the only remaining meeting on a holiday.

Public Comment

Mr. Harrigan – limit of five minutes, we will go by the order of sign in.

Aubrey Ward and Hackett Landefeld RWE – lead developer for Hillclimber Solar. Office here is 211 N. Main Street in downtown Urbana. We put together community benefits for people in Urbana Township. It is hard to put a number on the benefits of our project. We have put together an initial proposal and are hoping for feedback, and wanted to share it with you so we can figure out the best way to benefit your constituents. We have approximately 13 million dollars for forty years, an annual budget of \$325,000. That is a 40 year project life and a capacity of 156.5 megawatts. Which is what we are including in our site design to present to the Ohio Power Siting Board. If we had to reduce size, then we would have to reduce the budget. This is our initial proposal. Of that 13 million dollars, 70% would be in direct payments to residents within a certain radius of the project. We got this idea from one other project in

Ohio called Wild Grain Solar in Van Wert County. Not a project we own. They set up a non-profit. After the project, a payment is made to the non-profit. The non-profit will make distributions to the residents. That non-profit I believe is governed by the Township Trustees and the Commissioners. Under the control of local elected officials. This is the budget and then those are given directly to the residents.

Mr. Koerner – where was that?

Mr. Landefeld – Van Wert. Wild Grain Solar. Not a project that RWE is involved in. We just saw that as a tangible way to get payments directly to residents. 70% goes in direct payments. About 9 million dollars over the course of 40 years. Annual budget of \$227,000 in direct payments to residents. We would get an estimate of houses within a one mile radius. It is about 500-600 homes. Approximately \$375 - \$450 to those residents per year.

Mr. Tullis – so does the non-profit take a cut.

Mr. Landefeld – it depends. We have a lot of flexibility. As far as I know there is no state law on this.

Ms. Ward – the way it worked in VanWert was they set their own non-profit to distribute the money.

Mr. Tullis – the full amount goes to the residents or the county takes part of it?

Ms. Ward – all of it to the residents. It is just a way to funnel it through.

Mr. Stinson – pass by is what I think they call it.

Mr. Landefeld – the revenues would be distributed in accordance with the original agreement. The other 30%, to allocate that to services that are publicly funded. The idea is to distribute it like property taxes. 76% would go to Urbana City Schools. That is our initial proposal. Also looking at other services that are funded. There is not a ton of precedent on how this is handled. We are not asking for a tax abatement. All of this would be in addition to property taxes we will pay and any good neighbor agreements we sign with individual land owners. Property taxes we pay based on the assessment by state law and good neighbor agreements we pay separate.

Mr. Stinson – hypothetically, if your company decides to sell the project, are you going to have a stipulation on the next entity has to pay this.

Mr. Landefeld – yes, we would structure it as long as it is operating, it will likely be tied to the entity that owns it.

Mr. Harrigan – you said 156 megawatts.

Mr. Landefeld – yes. 116.5 megawatts of solar and 40 megawatts of battery storage capacity. We expect our revenues to be in direct proportion to the capacity. If reduced, then we would

reduce this amount. That the same way a pilot agreement is structured. We aren't asking for a pilot, but are structuring it the same way as a pilot agreement.

Mr. Harrigan – we went over a little bit. That was good information.

Mr. Stinson – are you going to present this to the commissioners also?

Mr. Landefeld – yes. We also want to present this publicly. We want to establish a real tangible benefit.

Ms. Doyle – 2757 State Route 54. You were talking about the fire/EMS levy. What happened? The city of Urbana is asking for more money?

Mr. Stinson – yes.

Ms. Doyle – I was curious and wanted to understand what you are talking about.

Mr. Tullis – there is a per event charge.

Mr. Doyle – do they have to prove need? Or is it just what they are asking for?

Mr. Stinson – it is not per event charge. They are calling it an insurance policy. We are paying them a certain amount to have uninterrupted service. You can break it down per event.

Mr. Koerner – to answer her question it is not per event.

Mr. Stinson – they are looking at volume and what our township is putting on their employees and equipment. The more we can keep our runs down as a township the more leverage we have to negotiate and that is what we are trying to do.

Ms. Doyle – so its not based on entire population.

Mr. Stinson – It is. They are charging us \$82.00 per resident and they want to go up to \$109.00. It's our residents times a number that they set. And we have to see if what we collect on our levy that we can cover that. We are not allowed to keep banking numbers on levies.

Ms. Doyle – can I make a comment on what they presented. \$400.00 is not going to recover the property value loss we are going to incur. That is absolutely absurd.

Mr. Moore – I have some pictures I would like you to look at. (showed 9 photos on phone).

Mr. Tullis – this is over on Edgewood?

Mr. Moore - That one truck has been there forever. Trailer at 1270, with all of the trash in front of it on Beech Street. That there is 1238 South Avenue.

Mr. Stinson – it's Joe's stuff.

Mr. Moore – The same guy owns it all. It's been that way for years. There's trash everywhere. I don't think any of those have tags on them.

Mr. Stinson – fill out a nuisance form.

Mr. Moore is going to email his photos and was provided a complaint form.

Ryan Santo Mario – 1645 Oak Street, Columbus, Ohio, Ohio Land & Liberty Coalition. I put together a presentation on our needs for electricity at the end of February. Over the past year we have traveled over the state and heard concerns over data centers popping up over the state. So I put together a presentation totally educational on demands for electricity and what our needs are especially going into summer. Working on a flyer for that. I will send that to you and invite you and anyone else who wants to come to that.

Mr. Stinson – you said February.

Mr. Mario – it will be on the 26th at the library. In the evening around 6:30. Hopefully leave a lot of time for questions. Looking to do that and have you and residents join me there.

Mr. Harrigan – if you happen to know that before the next meeting.

Mr. Mario – I will send an email.

Mr. Stinson – you may want to think about that. You may want to go to the meeting room at the community center. There is interest in that right now.

Mr. Mario - Maybe if I get more interest, I will do another one at the community center.

Mr. Pullins - lives over on the Ludlow, Union Township – also the owner of a cemetery in Urbana Township. There were some issues a year ago, and I think there were some issues with communication and when Urbana Township started mowing, but somebody else objected. I am still in the process of understanding and trying to understand what my options are. One issue was the need for a survey. Particularly when the county auditor is still charging me tax for a cemetery. A cemetery that I can't do anything with but have to pay for the cost of upkeep. It is also owned in partnership with my son, daughter in law, and wife. What I shared is the survey. That total parcel is 8 or 9 acres and goes out to 29. This is the area 1.016 acres. It took the surveyors going back 100 years or more. It does show where they found pins on some of it, in the back. You can see it does show where they found pins.

Mr. Stinson – does Jane know about this.

Mr. Pullins – I don't talk to Jane.

Mr. Stinson – She said it needs to be surveyed. I don't think she is aware that you have done this.

Mr. Pullins – I have to meet this week with the county auditor's office.

Mr. Stinson - She said the Auditor is working with the State trying to find out about this.

Mr. Pullins – that is why I am here talking to you guys. I don't blame you guys at all. I think we are all to your point. This is something that isn't done everyday. Tell me what else if I decide to give it to the township if you are obligated to take it. I don't know. If you would ask from your perspective what I need to do in making that gift.

Mr. Stinson – Donation, it's not a gift. By state law we do have to maintain any cemetery that we have an easement on. And this has easement. It needs to be narrowed down, and this is, it needs to be quit deeded over. I think you are already doing it.

Mr. Pullins – I have not yet registered the survey because of some of the other options I might have.

Mr. Tullis – you can have it surveyed, but its still attached to the existing parcel. In order for it to be separate, they have to go through a lot split and through the county engineer. They need my approval, before they get a deed for that one acre parcel so I need a lot split approval. And a legal description of it. It's simple, but we are basically waiting on Jane to do her part.

Mr. Pullins – we have been waiting a long time. One thought I had, if the township were interested in this whole area for a purchase. I don't know what your capacity is, but I know it is very hard to start a new cemetery. The rest of that space could be available.

Mr. Tullis – the Grandview Cemetery, we have at least 120% capacity.

Mr. Pullins – you would have to go in there with a magnetometer and maybe find where the people are buried. The church would have been out front and the graves in the back. The surveyor found that the church was torn down in the late 1800's. I don't know how you go back that far. We do have someone that is interested in talking about a purchase.

Mr. Stinson - we are already taking care of three other abandoned cemeteries, we don't need a fourth one.

Mr. Pullins – I am trying to understand what my options are.

Mr. Stinson – she will be glad that you got this done because she didn't think it was done.

Mr. Pullins – I will present it at the Auditor's this week. One last thing, I have property in Adams Township that is part of the solar project. Clearview Solar. A long process during construction. It was a difficult process during construction. I would say to you, as township trustees, my brother is a township trustee up there, the community was in favor of it, and the community up there left a lot of money on the table. The county commissioners will not tell you that. That is the only project in Ohio, wind or solar, that didn't have a pilot program. And now you see all the issues with Graham Schools, tax issues, for the township, a single payment there, \$2-300,000 there, and they couldn't do that because of a couple of county commissioners.

Resolution 2026-001-W

Resolution to Compensate Salaries and Reimburse Healthcare Insurance for Trustees and Fiscal Officer pursuant to R.C. §505.24 and 507.09 from funds other than General Fund subject to Certification of the Percentage of Time Spent Working on Matters that are to be paid from the Funds other than the General Fund.

The Board of Trustees of Urbana Township, Champaign County, Ohio, met in regular session on the 20th day of January, 2026 at the office of the Board of Trustees of Urbana Township with the following members present: Matt Harrigan, Roger Koerner, and Blair Stinson.

RESOLVED, by the Board of Trustees of Urbana Township, Champaign County, Ohio, in accordance with Ohio Revised Code §505.24 and §507.09:

Whereas, the Trustees are paid by the annual salary method, 200 times the daily rate, paid monthly;

RESOLVED, the Trustees and Fiscal Officer's compensation and healthcare reimbursement shall be paid from funds other than the General fund, subject to certification based on the percentage of the time spent working on matters that are to be paid from funds other than the General Fund.

RESOLVED, the proportions of the trustees salaries to be paid from each fund are as follows subject to monthly certification: General – 20%, Gas Tax – 75%, Cemetery – 5%. The proportions of the fiscal officer salary to be paid from each fund are as follows subject to monthly certification: General – 20%, Motor Vehicle License Tax – 20%, Gas Tax – 20%, Road and Bridge – 20%, and Cemetery – 20% (Trustees and Fiscal Officer shall provide monthly Certifications) R.C. §505.24(C)

Mr. Koerner moved, seconded by Mr. Stinson to adopt the Resolution. Roll call was as follows: Mr. Harrigan, yes; Mr. Stinson, yes, Mr. Koerner, yes.

Approved this 20th day of January, 2026.



Matt Harrigan, Trustee



Roger Koerner, Trustee



Blair Stinson, Trustee



Sandra G. Perry, Fiscal Officer

1-20-26 Zoning

1. 12-15-25 Lot split (#25-030) by Ron Quesenberry at K41-11-11-11-00-035-01 one is 10.206 ac and the other is 5.767 ac.
2. 12-15-25 Variance request (#25-031) 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 1,158' deep. Maximum depth would be 750' feet.
3. 1-15-26 **Modification of original request.** Lot split (#25-030) by Ron Quesenberry at K41-11-11-11-00-035-01 one is 11.201 ac and the other is 4.772 ac.
4. 1-15-26 **Modification of original request.** Variance request (#25-031) 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. Maximum depth would be 750' feet.
5. 12-15-25 During the public hearing at 5:00 pm the trustees discussed, voted for and approved the suggested changes to the Urbana TWP Zoning Resolution.

1-20-26 Cemetery

1. None