

**Minutes of the Urbana Board of Trustees Meeting
held Monday, October 20, 2025**

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

Present:

Dan Evilsizor

Jane Napier, Asst. Prosecuting Attorney

Kevin Talebi, Prosecuting Attorney

Tim Cassady, County Commissioner

Ryan Santo Mario, Ohio Land & Liberty

Tony Sells, Champaign County Sheriff's Office

The September 15, 2025 Meeting Minutes and Financial Status Reports were reviewed and accepted. Mr. Stinson moved, to approve the September 15, 2025 meeting minutes, with the addition of the answers to the questions from residents the last meeting, along with the status reports. Mr. Koerner seconded the request. Roll call was as follows: Mr. Stinson, yes; Mr. Harrigan, yes; Mr. Koerner, yes.

Tim Cassady – Here to talk about the 2025 real estate re-appraisal. This is re-appraisal year in our county. Each county Auditor's Office is required to have real estate re-appraised every 6 years. Along with 6 year reappraisal, the third year there is a market study done and your property value is adjusted. That is why in 22, we had a 24-28% increase depending on what part of the county you live in.

The commissioners have been informed that the reappraisals are complete, and Champaign County will experience significant increases. These increases are un-voted increases. The reason is inside millage. All jurisdictions that receive inside millage will get a substantial increase that no one approved or voted on.

What is inside millage? A limit of 10 mills of valuation per perspective district to be shared among the county, townships, schools, municipalities and other special districts. Inside millage is problematic because the revenue generated grows 1/1 with inflation. While other levies, outside or voted levies, have reductions factors and other things that apply to them to keep them in check or they are fixed sum levies.

The increase in appraisal amounts is going to have a significant effect on inside millage in the county. The residents will have higher mortgage payments as a result. Will also effect retired folks on fixed income.

What to be done? The State legislature brought forth several bills which were vetoed by the Governor. A couple have been overridden by the legislature and are set to become law.

Dewine recently convened a study group, but none of that will have any effect on the February tax bills.

One on my responsibilities as commissioner is to serve on the state tax finance committee, which has been looking at this for about a year and a half. We suggested putting a cap on inside millage. Bill 335 has some of that language but it has not been passed yet. We anticipate that after this tax year there will be legislation in place to control the growth of inside millage.

Also want to talk about Citizens for Tax Reform. The problem is there is no solution to how to fund police, fire, roads, ems and those things. While it's a good gesture, in case people decide how to fund those things, it is not a viable solution.

Discussed the inside millage, and the general fund inside millage will see increase of \$962,523.64. What Mr. Cassidy is suggesting to the other commissioners is to reduce the millage from 2.6 down to 2, which will cancel out all but about 3-4% of the increase, leaving a small buffer for inflation. But 90 plus% you never collect because you are dropping your millage rate. This is a temporary, one year thing, and if legislation is not passed before the next tax cycle, then we would look at it again next year.

If the county does this along, the average taxpayer will realize a small savings. It will have basically no effect. The only way to have a substantial effect is if more entities participate. As a township, you have the smallest sliver. The Township Assn's concern is the road inside millage. These figures only pertain to general fund inside millage.

Asks to confer with Fiscal Officer, legal counsel and County Auditor Karen Bailey, and consider doing this.

Ms. Napier – when do they need to do something by?

Mr. Cassidy – Karen said she has to certify the collection rates by November 21st so she has requested to have something the first or second week of November. I suggest you speak to her.

Mr. Stinson – you guys see Urbana Township is the cheapest place to live.

Mr. Cassidy – yes, I think Urbana Township only collects .2 mills of inside millage. If you forgo all of the increase, we are talking about \$20,000.

Mr. Mario – my colleague Nick Bundrum has come up here a few times and met with you guys. I was at the public information meeting last week for the solar farm and I was expecting a bigger crowd as people were urging others to come here. I wanted to see if anyone was here to voice their concerns.

Mr. Harrigan – we were anticipating more as well.

Mr. Stinson – the Siting Board did a good job that day about giving handouts out showing the steps. And some people finally understood that they are in pre-application stage. So there is

still going to be another informational meeting yet. This would probably not be the meeting to come and voice things. Next meeting may be a different story.

Mr. Mario – I will be out here more.

Road and Maintenance Report

Mr. Harrigan – The widening on Dugan Road between 36 and 29. Filmore Construction said they were to pave last week but with the weather, they worked on other projects in the county. Hopefully this week if they have some dryer weather. That is all they have to do is some final paving and some grading on the side.

Road and Maintenance Report

Mr. Harrigan – roadside mowing – four days Richard was out. This is the 4th time we have done it this summer. Perhaps one more. Blair and Richard spent two days going around township poles spraying to reduce the mowing burden.

As for Mr. McCain, roadside tree trimming on Dallas Road. Shop work with blades and cleaning out mowers, truck maintenance.

Mr. Stinson – he has all of the snow equipment on and ready to go.

Zoning and Cemetery Report

Mr. Stinson – 1 variance and 5 permits. See attached. Also has a couple of things set up for next month. We joined the city and poured seven footers today.

Unfinished Business

Mr. Stinson – I have two signed nuisance complaints for 1230 South Avenue. That way we can get Sean to start letters to him. See attached.

A gentleman at Briarwood asked if trustees can set up an excessive noise abatement.

Ms. Napier – you can do a noise ordinance. It is set forth in statute. The Sheriff's office would then enforce it in Municipal Court. Also at some of the parties, excessive parking.

Mr. Talebi – I would recommend discussing the noise ordinance. City of Urbana has one.

Ms. Napier – Salem Township has a noise ordinance.

Mr. Talebi – you can look at what others have done.

Ms. Napier – usually noise ordinances are during normal time periods. It is usually after dark.

Mr. Sells – Salem Township is 11:00 P.M. to 7:00 A.M.

Mr. Talebi – It's a policy decision. Depending on how you pass the resolution, it would affect the whole township.

Ms. Napier – it is different in a township. You may have acres in between properties. You have subdivisions.

Mr. Talebi – you can also define the level of tolerable noise depending on where you are.

Ms. Napier – I can get you some model language. Because you are going to want to publish it. You may just want to see if residents are good with that.

If you find it is a particular place, a particular issue, you may not want to do it for the entire township. I know we don't typically allow parking on township roads.

Mr. Stinson – we have had this before and sent a letter and it took care of itself.

Ms. Napier – If it's a particular place, particular issue, you may not want to do that. I know we can do that for parking on certain streets like subdivisions.

Mr. Stinson – we have had some issues and sent some letters and they corrected it.

Ms. Napier - I do have to tell you, for Salem Township, the Sheriff had charged someone under that. And Mark Feinstein called me and asked about it. I think at Municipal Court, people might not get the remedy that they want.

Mr. Harrigan – I do have one unfinished business thing. I don't have that form on our website yet but I will get that on there and available.

New Business

Mr. Harrigan – I want to update the record retention schedule. Maybe some things that may be applicable now. I want to look at updating the Record Retention Schedule.

Ms. Napier – RC2?

Mr. Harrigan – yes, the RC2.

Ms. Perry – Assessments on subdivision lights were from 16 to 25. Tecumseh Woods has 50 lots that are assessed \$5.88 per lot for street lights. Pullins Woods has 29 lots assessed \$29.80. Ward Manor has 18 lots assessed at \$48.00. Those are up this year for renewal. A ten year period if you assess. I did look at the money we have in the assessments that we could skip a year. If peoples taxes are going up next year. Maybe skipping a year isn't such a bad thing. If you want to continue that then we need to pass a resolution. I am putting them forth the same because there is excess money, or you could lower them. Provided

Ms. Napier – usually lighting assessments are based on the previous year. Do you have a contract?

Ms. Perry – Pioneer. I believe they need the assessments sometime in November.

Mr. Stinson – The only thing bad is if electricity prices go up.

Ms. Perry – If they did go up maybe you could reassess. It's not that much money. The special assessments have \$4,300.00. It is usually around \$1,800.00

Mr. Stinson – we went from 14 kilowatts to 19 this year.

Ms. Perry – maybe it is best to leave it and see what it will be.

Ms. Napier – could you ask Pioneer what their estimate will be?

Mr. Stinson – table that. Roger is going to speak to Pioneer about the anticipated costs.

Ms. Perry – it is a separate account for each subdivision.

Mr. Talebi – we would like to discuss with you a legal matter in executive session.

Ms. Napier – cyber security policy. I am working on that. It is due by June.

Ms. Perry – we have to make our websites ADA compliant.

Ms. Napier – I think that is next year.

Ms. Perry – we are probably going to have to hire a service that is going to cost a lot more money.

Ms. Napier – the county is looking at that as well.

Mr. Talebi – it's a new thing with web design. Every body is wrestling with it. There has been some talk about there being a button you can click on that says if you have a problem you can call this number.

I have a meeting at OPAA and I will bring it up and see if anyone is wrestling with this issue yet.

Mr. Stinson moved, seconded by Mr. Koerner to approve and distribute bills. Roll call was as follows: Mr. Harrigan, yes; Mr. Stinson, yes; Mr. Koerner, yes.

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	10/20/2025	US Treasury	\$1,627.49
	10/20/2025	City of Urbana	\$100.71
	10/20/2025	Ohio Dept of Taxation	\$146.95
	10/20/2025	BWC	\$200.42
	10/20/2025	Pioneer	\$120.74

	10/20/2025	CT Communication Co.	\$141.46
20888	10/20/2025	Sandi Perry	\$233.09
20889	10/20/2025	Blair Stinson	\$425.00
20890	10/20/2025	Matt Harrigan	\$425.00
20891	10/20/2025	Roger Koerner	\$425.00
20892	10/20/2025	Richard McCain	\$25.00
20893	10/20/2025	Sean Tullis	\$25.00
20894	10/20/2025	Grand Rental	\$254.63
20895	10/20/2025	City of Urbana	\$28.99
20896	10/20/2025	City of Urbana	\$90,963.00
20897	10/20/2025	Roberts Refuse	\$68.50
20898	10/20/2025	VOID	
20899	10/20/2025	Mike Phelps	\$15.00
20900	10/20/2025	Dan Rooney	\$15.00
20901	10/20/2025	Mark Runyan	\$15.00
20902	10/20/2025	Williams Hardware	\$36.95
20903	10/20/2025	Peoples Savings Bank	\$169.39
20904	10/20/2025	Heritage Cooperative	\$243.25
20905	10/20/2025	VOID	
20906	10/20/2025	VOID	
20907	10/20/2025	Ward Excavating	\$280.00
20908	10/20/2025	Matt Harrigan	\$900.75
20909	10/20/2025	Roger Koerner	\$760.05
20910	10/20/2025	Richard McCain	\$1,689.07
20911	10/20/2025	Sandra Perry	\$1,273.58
20912	10/20/2025	Blair Stinson	\$862.42
20913	10/20/2025	Sean Tullis	\$878.07
20914	10/20/2025	OPERS	\$2,162.27
20915	10/20/2025	Urbana Truck and Trailer	\$1,102.11
20916	10/20/2025	Cintas	\$448.88
20917	10/20/2025	Lewis Terry	\$15.00
20918	10/20/2025	County Engineer	\$5,156.32

Total**\$111,234.09**

Announcements

Mr. Harrigan – the next meeting is Monday, November 17, 2025 at 5:00 P.M.

Public Comment

Mr. Evilsizor – I wanted to bring up about safety concerns at the cemetery. Aside from recently leaving an open monument for over two weeks where people could have fallen into it, now for the past couple of weeks there are approximately two dozen steel stakes sticking up out of the ground. These are a terrible hazard, risk management, let alone common sense. No one wants to see someone get impaled by steel stakes. Provided a copy of safety guards as a suggestion.

Mr. Evilsizor - What was the results of the mold remediation here in this meeting room?

Mr. Harrigan – I know you brought that up last month. We did a lot of coating of the roof. We got the potential leaks blocked. A lot of bolts and things covered. And we replaced the ceiling tiles.

Mr. Evilsizor – so was there any other remediation company that came in, especially because of the proximity to the fresh air vents and circulation.

Mr. Harrigan – no sir. No remediation company.

Mr. Evilsizor - since this is during the normal business hours. I would like to view the zoning board meeting minutes for the previous 4 meetings.

Mr. Harrigan – when would you like them.

Ms. Napier – which board, the board of zoning appeals or the zoning commission?

Mr. Evilsizor – the zoning commission.

Mr. Harrigan – Sean isn't here tonight and I don't know where he keeps them.

Mr. Evilsizor – so safe to say they are not in this building?

Mr. Harrigan – I don't know but that is something we can ask Sean for.

Ms. Perry – will you get with Sean to get that?

Mr. Harrigan – Yes. The last 4 meetings of zoning commission?

Mr. Evilsizor – yes.

Ms. Perry – who is the secretary?

Mr. Stinson – Mark Randall.

Ms. Perry – I would think he would have him, but I don't think he was at the last meeting.


Mr. Stinson – Sean and Dan Rooney took minutes to give to Mark.

Executive Session

Mr. Harrigan - Under 121.22(G)(3), will entertain a motion to move to executive session. At 5:52 P.M., at 5:52 P.M., Mr. Koerner moved, seconded by Mr. Stinson to move into executive session to discuss a legal matter with legal counsel (Mr. Talebi and Ms. Napier).

Executive Session started at 5:55 P.M. and ended at 6:41 P.M. There was no formal action taken.

Mr. Stinson moved to adjourn the meeting. Mr. Koerner seconded the request. Roll call was as follows: Mr. Stinson, yes; Mr. Harrigan, yes.

 _____ Matt Harrigan, President

 _____ Sandi Perry, Fiscal Officer

10-20-25 Zoning

1. 9-16-25 Zoning permit (#25-019) Summer Woodburn 18'x40' in-ground pool. 780 Camp Ground Rd.
2. 9-16-25 Zoning permit (#25-020) Rosemary Lane 62'x30' house and 30'x24' garage. 1895 Children's Home Rd.
3. 9-29-25 Zoning permit (#25-021) Jeff Duford new house. 4933 Middle Urbana Rd.
4. 9-30-25 Zoning permit (#25-022) Brendon Irwin 34'x52' storage barn. 2260 South Dugan Rd.
5. 10-8-25 Zoning permit (#25-023) Thomas Rittenhouse 16' gazebo. 1659 Three Mile Rd.
6. 10-8-25 Variance (#25-024) Lamar Companies sign variance. 1632 St Rt 36.
- 7.

10-20-25 Cemetery

1. Poured 7 headstone footers.

Taxing Entity	Total Assessed Valuation	Total Assessed Valuation	Inside Mills	Inside Mills Revenue	Inside Mills Revenue	Increased Revenue from Reval	Adjusted Inside Mills	Adjusted Inside Mills Revenue	Mills Sacrificed
	2025 estimate	*2024* actual	General Fund	*2025 collection*	*2024* collection*				
CHAMPAIGN COUNTY	1,550,889,020	1,180,687,620	2.60	4,032,311.45	3,069,787.81	962,523.64	2.00	\$ 3,101,778.04	0.60
GRAHAM LSD	505,496,490	380,336,860	5.00	2,527,482.45	1,901,684.30	625,798.15	4.00	\$ 2,021,985.96	1.00
MECHANICSBURG EVSD	183,662,770	136,813,970	4.50	826,482.47	615,662.87	210,819.60	3.50	\$ 642,819.70	1.00
MIAMI EAST LSD	985,880	668,830	5.35	5,274.46	3,578.24	1,696.22	4.35	\$ 4,288.58	1.00
NORTHEASTERN LSD	8,205,670	6,007,040	5.00	41,028.35	30,035.20	10,993.15	4.00	\$ 32,822.68	1.00
NORTHWESTERN LSD	2,136,140	1,791,540	5.00	10,680.70	8,957.70	1,723.00	4.00	\$ 8,544.56	1.00
TRIAD LSD	209,265,650	155,908,920	5.00	1,046,328.25	779,544.60	266,783.65	4.00	\$ 837,062.60	1.00
URBANA CSD	505,645,360	394,680,620	3.90	1,972,016.90	1,539,254.42	432,762.49	3.10	\$ 1,567,500.62	0.80
WEST LIBERTY SALEM LSD	135,491,060	104,479,840	3.90	528,415.13	407,471.38	120,943.76	3.10	\$ 420,022.29	0.80
ADAMS TWP	56,433,460	42,496,900	1.25	70,541.83	53,121.13	17,420.70	1.00	\$ 56,433.46	0.25
CONCORD TWP	69,781,800	50,168,960	1.80	125,607.24	90,304.13	35,303.11	1.40	\$ 97,694.52	0.40
GOSHEN TWP	131,870,210	99,373,110	0.70	92,309.15	69,561.18	22,747.97	0.50	\$ 65,935.11	0.20
HARRISON TWP	46,476,860	38,847,790	1.55	72,039.13	60,214.07	11,825.06	1.30	\$ 60,419.92	0.25
JACKSON TWP	108,937,540	81,217,580	0.90	98,043.79	73,095.82	24,947.96	0.70	\$ 76,256.28	0.20
JOHNSON TWP	123,636,840	96,297,710	0.90	111,273.16	86,667.94	24,605.22	0.70	\$ 86,545.79	0.20
MAD RIVER TWP	122,937,930	92,936,430	0.90	110,644.14	83,642.79	27,001.35	0.70	\$ 86,056.55	0.20
RUSH TWP	97,267,380	73,936,430	0.60	58,360.43	44,361.86	13,998.57	0.50	\$ 48,633.69	0.10
SALEM TWP	120,732,010	93,118,410	0.80	96,585.61	74,494.73	22,090.88	0.70	\$ 84,512.41	0.10
UNION TWP	107,965,450	78,461,130	1.30	140,355.09	101,999.47	38,355.62	1.00	\$ 107,965.45	0.30
URBANA TWP	473,767,170	372,263,500	0.20	94,753.43	74,452.70	20,300.73	0.15	\$ 71,065.08	0.05
WAYNE TWP	91,082,370	67,141,660	1.00	91,082.37	67,141.66	23,940.71	0.80	\$ 72,865.90	0.20
CHRISTIANSBURG CORP	11,334,650	9,327,810	1.50	17,001.98	13,991.72	3,010.26	1.30	\$ 14,735.05	0.20
MECHANICSBURG CORP	38,116,160	27,622,330	1.70	64,797.47	46,957.96	17,839.51	1.30	\$ 49,551.01	0.40
MUTUAL CORP	3,982,120	2,277,520	1.25	4,977.65	2,846.90	2,130.75	1.00	\$ 3,982.12	0.25
NORTH LEWISBURG CORP	39,970,380	29,544,860	1.80	71,946.68	53,180.75	18,765.94	1.50	\$ 59,955.57	0.30
ST. PARIS CORP	45,053,190	35,769,340	1.50	67,579.79	53,654.01	13,925.78	1.30	\$ 58,569.15	0.20
URBANA CITY	357,590,740	272,481,990	1.80	643,663.33	490,467.58	153,195.75	1.50	\$ 536,386.11	0.30
WOODSTOCK CORP	7,108,380	5,259,060	1.20	8,530.06	6,310.87	2,219.18	1.00	\$ 7,108.38	0.20
									12.50

This worksheet provided by the Champaign County Auditors Office and represents the anticipated estimated Inside Millage revenues, tax totals, and results derived for each taxing jurisdiction in Champaign County Ohio and depicts the result of the reappraisal conducted this year as required by the ORC.

Resolution # _____

**RESOLUTION REQUESTING THE COUNTY BUDGET COMMISSION'S APPROVAL
TO TEMPORARILY REDUCE THE _____'S SHARE OF
THE GENERAL FUND (INSIDE) PROPERTY TAX COLLECTION FROM _____ MILLS
TO _____ MILLS FOR THE 2025 PROPERTY TAXES COLLECTED IN 2026.**

The _____, in Champaign County, Ohio, met in regular
session at the _____, _____, Ohio on the
_____ day of _____, 2025, at the regular meeting with the
following members present: _____,

_____, _____,
_____, _____,

WHEREAS, the _____, has determined that due to the
financial stability of the general fund, and due to the increase in revenue resulting from
the 2025 Revaluation of Real Property; to reduce the _____'s
share of the tax burden to taxpayers in the district, and

WHEREAS, this one-year reduction on the collection is expected to reduce the property
owners' tax bill;

THEREFORE, the _____ would not collect from property owners
_____ mills in calendar year 2026 (tax year 2025). Any other tax liabilities such as
school levies, other political subdivision levies, ditch assessments, etc. would still be
collected and distributed to the appropriate taxing authority.

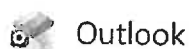
THEREFORE, the _____, hereby seeks approval by the
Champaign County Budget Commission to consider such request in an effort to reduce
the burden on the taxpayers of Champaign County.

Adopted this _____ day of _____, 2025.

Vote on Motion:

Chairperson or President of Board _____

Fiscal Officer for the Board _____



Outlook

No Parking Signs

From Anthony Anselmo <anthony@anselmo.com>

Date Sat 10/18/2025 10:40 PM

To Urbana Township <trustees@urbanatownship.com>

Dear Urbana Trustees,

We have had several incidents of inappropriate parking located on Timber Tr and Briarwood drive during large gatherings at the houses at Timber Tr. The location does not have available parking and thus visitors will park in the street obstructing the ability of emergency vehicles from proceeding through if needed.

I am requesting Do Not Park signs be placed on various sides of the streets of Timber Tr or Briarwood Drive within reasonable places. The streets need to be cleared if an emergency vehicle such as a fire engine is required to go by.

Secondly we have been dealing with excessive noise from various neighbors in this area that has made living unbearable. I talked with Blair about this about a year ago. At this point I am requesting the Trustees enact a noise ordinance plan for the county to reduce noise at 10pm in the evening. Also noise levels from cars and music should not exceed 40db within a radius of 50 feet.

Please move forward with this actions as soon as possible. If you have any concerns, please feel free to let me know.

Thank You
Anthony S. Anselmo
4381 Briarwood Dr
Urbana, Ohio 43078

Thanks in Advance,
Anthony S. Anselmo
anthony@anselmo.com
ironhide1975@icloud.com
www.anthonyansemo.com



Urbana Township Complaint Form

For Reporting Nuisance or Zoning Violations

Instructions:

Please complete all fields and submit this form to the Urbana Township Office by mail, in person, or via email at trustees@urbanatownship.com

Date of Complaint: 10 / 24 / 2025

Section 1: Your Contact Information

(Required to allow for follow-up. Anonymous complaints will not be processed.)

- Full Name: Joyce Jackson
- Address: 1238 South Ave Urbana, OH
- Phone Number: 937-772-7129
- Email Address: Jacksonann965@gmail.com

Section 2: Location of Concern

(Be as specific as possible.)

- Address or Description of Location:

1230 South Ave Urbana, Ohio 43078

Section 3: Type of Complaint

- ☒ Junk Vehicle _____
- ☒ Weeds/Grass over 6" _____
- ☒ Fence in extreme disrepair: _____
- ☒ Trash / Debris: _____
- ☒ Unsafe Structure: _____
- ☐ Other: _____
- ☐ Other: _____

The place I am complaining about
is 1239 South Ave. Orlando. This
place has been falling apart and weeds
and trees have grown very bad. It's
been this way for several years. The roof
is falling in, the back room is full
of trash. All kinds of animals are
going in & out all the time, and
they come into my yard. I've asked
several times in the past year if they
would clean it up. The weeds are getting
tall again. Car parked there for
at least 10 yrs or more.

Joyce Jackson



Urbana Township Complaint Form

For Reporting Nuisance or Zoning Violations

Instructions:

Please complete all fields and submit this form to the Urbana Township Office by mail, in person, or via email at trustees@urbanatownship.com

Date of Complaint: 10 / 19 / 2025

Section 1: Your Contact Information

(Required to allow for follow-up. Anonymous complaints will not be processed.)

- Full Name: Joe Jackson
- Address: 1340 Muzzey Rd
- Phone Number: 937-508-7268
- Email Address: Joejackson@outlook.com

Section 2: Location of Concern

(Be as specific as possible.)

- Address or Description of Location:

1230 South Ave Urbana Township

Section 3: Type of Complaint

- ☒ Junk Vehicle _____
- ☒ Weeds/Grass over 6" _____
- ☒ Fence in extreme disrepair: _____
- ☒ Trash / Debris: _____
- ☐ Unsafe Structure: _____
- ☐ Other: _____
- ☐ Other: _____

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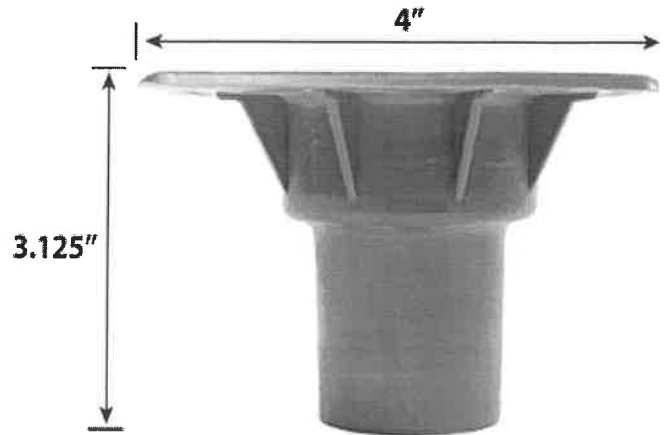


PROWORX 50 -Pack #3 to #7 Plastic Rebar Safety Cap **\$150.00**

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