

**Minutes of the Urbana Board of Trustees Meeting
held Monday, January 01, 2024**

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

Present:

Dan Evilsizor
Richard Ebert

Trustee Stinson - We need to start with the election of officers. Do we have a Motion for President?

Mr. Koerner moved, seconded by Mr. Harrigan, for the nomination of Mr. Stinson for President. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Mr. Stinson moved, seconded by Mr. Koerner, for the nomination of Mr. Harrigan for Vice President. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

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

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

Mr. Koerner moved, seconded by Mr. Harrigan to pay elected trustees per diem and the fiscal officer annual salary what is allowable by O.R. C. 505.24 and 507.09. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Mr. Koerner moved, seconded by Mr. Harrigan, to hold regular meetings on the first and third Mondays of the month at 5:00 P.M. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

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

Mr. Koerner moved, seconded by Mr. Harrigan, to hold the meeting on Monday, January 15, 2024 at 12:00 P.M. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

The fiscal officer will provide notice on the website and notify the newspaper to place the meeting time in the calendar of the newspaper.

Mr. Koerner moved, seconded by Mr. Harrigan that Resolution 2023-001-W (copy attached hereto) be adopted 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. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Mr. Koerner moved, seconded by Mr. Harrigan that Resolution 2022-002-W (copy attached hereto) be adopted that 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. Roll call was as follows: Mr. Koerner, yes, Mr. Wright, yes, Mr. Stinson, yes.

Ms. Perry – Is anyone attending the Ohio Township Association conference? Is so, we need a Motion to pay the expenses of attending the conference.

Mr. Harrigan indicated he would like to attend, and Mr. Stinson may attend as well. Mr. Koerner moved, seconded by Mr. Stinson to pay expenses of the OTA conference. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Ms. Perry – I believe that completes the organizational portion of the meeting.

Mr. Stinson – ok. Meeting Minutes and Financial Status Reports. Mr. Koerner moved seconded by Mr. Harrigan to approve the December 18, 2023 meeting minutes and Financial Status Reports. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Mr. Stinson – I am going to go ahead and take Richard Ebert. Richard I will give you the floor.

Mr. Ebert – I'm Richard Ebert with the Champaign Economic Partnership providing economic development for the county, villages and townships. Vancrest has asked us to explore creating a CRA (community reinvestment area). They are exp the rainbow wing. They are hoping for some tax abatements to help them keep their cost down.

Basically, I approached the commissioners. The commissioners against CRA's in general, but did ask that I meet with you first. It could be something that they home rule. I did meet with Roger (Koerner) before Christmas to talk about it. That is why I am here. Basically, it's somewhere between 3 and 4 million dollars. They are going to add 20-30 jobs. It may be less, may be more. So usually CRA's are based on a couple of things. The way the Ohio Revised Code is written currently, CRA's are more for housing. Basically to redo houses. Businesses can take advantage of it. Urbana has some and St Paris has one. There are several Community Reinvestment Areas. As a re-development or new development, it would give you a certain amount of abatement on the property tax on the building. It would just be for what is added. Currently the way it works it up to 75% abatement without going to the schools. Up to 100% you would have to negotiate with the schools. We did one on the Wilman building. The first 2 years 100%, year 3 it drops down.

Mr. Koerner – Maybe I missed it, but the 10 year thing?

Mr. Ebert – up to 15. It doesn't have to be the full 15. It is something that is negotiable.

Mr. Stinson - looking at their tax records. Its hard to understand how they are going to break that out.

Mr. Ebert - the process is the county sends an assessor out to look at the new wing, and they will assess how much the new building will be and then that is what the amount of the abatement is. That can be for up to 15 years for up to 100%.

Mr. Stinson - here they have 3 major additions. It's just when they are asking about abatement for this particular amount. I have no experience with this do you Roger?

Mr. Koerner - not with this. Where does that appraiser come from?

Mr. Ebert - the county sends the appraiser out. That is basically what they are asking for. Several schools have gone through this process. A lot of times there is a CRA put forth because they are expected. The other process is how does the township find a way to incorporate Vancrest into the city.

Mr. Koerner - if using a 15 year period is very likely that will happen.

Mr. Ebert – they have continued to ask me to pursue this. I understand CRA's are controversial as well.

Mr. Tullis – is Vancrest a private business?

Mr. Ebert – yes. Again I don't' thing they can pull up roots.

Mr. Tullis– a third of our EMS runs go there. And it costs the township residents money.

Mr. Ebert – that is the biggest issue. So if they decided that they did want to do it, and we ultimately had enough approval to say lets create a CRA area, it could benefit the mobile home, and hotel area, and some of those homes along there. It's not just an area locking in Vancrest.

Mr. Tullis – we would be giving tax abatements to the mobile home park and...

Mr. Ebert - there is certain criteria. If you knocked a house down, and rebuilt it, there would be an abatement. You could potentially negotiate that.

Mr. Stinson – how many beds?

Mr. Ebert - 40. Part of the Rainbow Wing, which is CRSI. I want to be able to represent their best interest but I totally understand with EMS and everything that goes along with it. I don't want to make up your mind.

Mr. Stinson - what kind of timeline are they looking at?

Mr. Ebert – they are looking at back and forth if they are going to to this project. The timeline on a CRA is its not a quick process. You have to do a housing study. Champaign County has a housing study.

Mr. Tullis – who pays for that study?

Mr. Ebert - that's what I am saying if they want it don't they pay for it?

Mr. Tullis – Private company, they pay. I don't get a vote so....

Mr. Ebert – the process to get to a legal CRA area is long. Even if you gave me the approval today, I don't think we can get it done in the time frame they want.

Mr. Evilsizor– if I can ask has the state issued a certificate of need for Vancrest?

Mr. Ebert – I don't think so.

Mr. Tullis – the only way it affects the township is to agree to it, and then lose the taxes on it.

Mr. Ebert – I started the process with Dan Bey. Depending on how big we create the CRA area. But the CRA has to have housing that is in disrepair. It has to including housing. It is weird. I am not sure I understand all of it. I gave information to Roger but I would be happy to bring Dan Bey here and talk about the legality of it if that would be beneficial to understanding.

Mr. Harrigan – sounds like they are growing and want to take advantage of it if they can.

Mr. Ebert - ultimately they want to grow in an economical fashion. When expanding you are a year in and you are paying for it with nothing coming in. I know where the commissioners stand on this.

Mr. Stinson - I would like to hear personally from them on their view. And also talk to legal about it. Probably also stop and see if the auditor can forecast this. Is any of that in the information here?

Mr. Ebert – no, if there is not the appetite by the township I don't want to put a lot into legal.

Mr. Stinson - anything else?

Mr. Koerner and Harrigan – no.

Mr. Ebert – thank you and I will put that forth for next month.

Mr. Stinson – I am going to stop up and see Tim and Nino about this. (Commissioner Cassady and Vitale)

Mr. Harrigan – that was one of my thoughts – what are they thinking.

Mr. Stinson - we will come back to this. Richard do you want to give road report?

Richard McCain, Road Supervisor

I don't have much of anything. We didn't have to spend much for grit this past year.

Mr. Stinson – ok Sean?

Sean Tullis, Zoning Inspector

I sold a grave site, plot 313 grave 2 to Cassie Stillgess, and then I wrote a zoning permit for Mike Liberty for a 48x36 barn.

Mr. Stinson – ok old business. A couple of things. The County Line Middle Urbana road project. I spoke to Danny Boggs and they are going to wait to start until after the shoulder hardens up. They are afraid if someone tries to get past the barricade and it's soft on the shoulder, they will get stuck.

I talked to Steve McCall about on street parking in sub divisions. He said he still wanted more time to look up some legal descriptions. He said he wanted to look at all of our subdivisions individually. He was looking at street widths and any covenants.

Mr. Harrigan – I noticed that some subdivisions have certain widths of roads.

Mr. Stinson – also made a point about curbs. The other main thing is about the Union Township EMS and fire meeting. They are postponing that so we do not need to go to that tomorrow night. They do not have enough information put together. That is all I have for old business.

Any new business? Anything anyone wants to bring up?

Mr. Koerner and Harrigan – no.

Mr. Stinson – the one thing I have down since Matt is here and going to be part of the process, is we start with our hall rentals. We need a motion to go through and make a committee. I would like to include Richard in this committee and see what other townships are doing.

Mr. Koerner made a motion to form a committee to discuss hall rentals, including Mr. Koerner, Mr. Harrigan, and Mr. McCain. Mr. Harrigan seconded the request. Roll call was as follows: Mr. Koerner, yes, Mr. Stinson, yes, Mr. Harrigan, yes.

Mr. Stinson – any other new business?

Mr. Harrigan – new being here. Looking forward to getting involved. Thank you guys.

Mr. Perry – I do. I have the BWC audit tomorrow. I know there is one thing I have that is incorrect. I spoke to Susan Helterbran who had her audit and she said when we have Zoning in here, that on that month we need to add them for workers comp coverage. She said there is

no penalty for doing it incorrectly. They just want us to know moving forward. I have wondered about the volunteers Richard has here.

Mr. McCain – they are covered through Job & Family Services. They have to work 27 hours a month.

Mr. Harrigan – what do they do?

Mr. McCain – clean the floors, wash the truck, was the whole vehicle. Anything but drive, they are not allowed to drive. They just have to be supervised.

Mr. Stinson – I am looking to accept a motion to pay bill payments.

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	01/01/2024	BWC	\$40.57
20282	01/01/2024	Pioneer	\$118.65
20283	01/01/2024	County Engineer	\$453.20
20284	01/01/2024	Williams Hardware	\$43.47
20285	01/01/2024	Cintas	\$41.54
20286	01/01/2024	ADT	\$67.61
20287	01/01/2024	Roberts Refuse	\$68.50
Total			\$833.54

Mr. Koerner moved, seconded by Mr. Harrigan that the bills and purchase orders were approved.

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

Mr. Tullis – I need to make a correction. I didn't write a zoning permit. He is getting a variance, because the building needs to be taller.

Mr. Stinson – ok. Dan I am going to take a moment if you want to open up for comments.

Mr. Evilsizor – just for consideration about the CRA's. Sean brought up information about the EMS runs, and I would wonder if they would have to cover the EMS runs as part of the negotiations.

I was also curious about the township policy on use of local vendors and contractors.

Mr. McCain – we have always tried to. I don't know if there is a policy, but usually we try to stay local.

Mr. Evilsizer - maybe that could be a situation with Vancrest to make them use local vendors and contractors.

Mr. Koerner - that sounds good, but I doubt it would happen.

Mr. McCain – sounds like the county didn't want nothing to do with them.

Mr. Tullis– it's a private company. My opinion as a resident is let them make the investment.

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

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



Blair Stinson, President



Sandi Perry, Fiscal Officer

12-18-23

Zoning

1. Zoning permit #23-045 new prebuilt house for John and Melody May at 2705 St Rt 54

12-18-23

Cemetery

1. Sold a grave site to Carrie Stillgess P313 G2. Head to be positioned to the north. \$575.00