

**Minutes of the Urbana Board of Trustees Meeting
held Monday, June 16, 2025**

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

Present:

Joe Jackson
Joyce Jackson
Dan Evilsizor
Daryl Moore
Rhonda Moore

The May 19, 2025, Meeting Minutes and May and June Financial Status Reports were reviewed and accepted with no additions or corrections. Mr. Stinson moved, seconded by Mr. Koerner to approve the May 19, 2025 meeting minutes and the Financial Status Reports for May and June. Roll call was as follows: Mr. Stinson, yes; Mr. Harrigan, yes; Mr. Koerner, yes.

Road and Maintenance Report

Mr. Harrigan - mowing and trimming – mostly roadside and cemeteries. Boggles Run, Moores Run, Woodburn, Grandview, Winn and Baptist cemetery with some weed eating. Mostly going back and forth with Grandview about once a week.

Trees - removed a couple of trees at Briarwood for some drainage issues. Down tree on Woodburn Road that was cleaned up.

Chemical vegetation control along utility poles helps mow more efficiently.

Richard repaired some of the berm work at Three Mile and Dugan by bringing some of the gravel up against the berm.

On funeral that was supported on June 5th and 6th.

We will continue with the mowing. Richard is on mowing session two. We do about 4 or 5. Just started again today on the township roads.

Zoning and Cemetery Report

See attached.

Old Business

Mr. Stinson – we got the trees removed from Briarwood. Still waiting on Bo (Ward) to fix the tiles. We had it scheduled and got rained out.

We also need to do a little chemical spraying alongside Three Mile and Dugan to kill some of the sod so we can pull some of the gravel back in. A couple quarter mile sections to do.

Installed road signs on Edinger and Deer Run

They completed the annexation of VanCrest and 200+ acres as of May 31st into the city. I am on the Board of the CEP and there is quite a bit of interest on that ground between the cemetery and community center. So that will be off of our fire runs.

Mr. Harrigan – when does that start?

Mr. Stinson – June 1st. We should see a difference on fire/EMS runs.

Mr. Harrigan – we replaced a couple of signs on Edinger and Deer Run in Tecumseh Woods. Heavily faded. Boggles Run keeps getting knocked over by a driver. It has happened two times this summer.

New Business

Mr. Stinson - We have an invitation to address from Sean Tullis. There is a property up on Edgewood Ave off of South and Central that has not been mowed. Sean has been working with LUC about how to properly get this on the books if they are not going to take care of it, how we can structure this if they aren't going to mow it that the township is. We have to establish rates about what we are going to charge. That has to be done next meeting. On June 25th, LUC is putting on a nuisance workshop for the whole county.

They are going to outline the process, then through BZA to be approved and added to our zoning manual exactly what our new perimeters are for that. The old ones are too vague. LUC is going to update the whole county. Next meeting we will have some ordinances that we will have to approve, then go to the next step with the zoning commission.

I know there has been calls about property up there, but we have to go through the proper steps.

New Business

Mr. Koerner moved that we approve all of the bills and authorize the disbursement of the checks. Mr. Stinson seconded the request. Roll call was as follows: Mr. Harrigan, yes; Mr. Stinson, yes.

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	06/16/2025	CT Communications	\$141.10
	06/16/2025	Auditor of State	\$876.00
	06/16/2025	Pioneer	\$113.84
	06/16/2025	City of Urbana	\$89.99
	06/16/2025	Ohio Dept of Tax	\$134.74

	06/16/2025	US Treasury	\$1,566.62
20796	06/16/2025	Matthew Harrigan	\$900.75
20797	06/16/2025	Roger Koerner	\$760.05
20798	06/16/2025	Richard McCain	\$1,399.27
20799	06/16/2025	Sandi Perry	\$1,273.58
20800	06/16/2025	Blair Stinson	\$862.42
20801	06/16/2025	Sean Tullis	\$878.07
20802	06/16/2025	Blair Stinson	\$517.98
20803	06/16/2025	Matt Harrigan	\$425.00
20804	06/16/2025	Roger Koerner	\$425.00
20805	06/16/2025	Richard McCain	\$25.00
20806	06/16/2025	Sean Tullis	\$25.00
20807	06/16/2025	Sandi Perry	\$233.09
20808	06/16/2025	MDSolutions Inc.	\$196.40
20809	06/16/2025	Megacity Fire	\$263.35
20810	06/16/2025	Cintas	\$374.42
20811	06/16/2025	McMann Smoot Riddle	\$8,367.00
20812	06/16/2025	Skelley Lumber	\$57.50
20813	06/16/2025	City of Urbana	\$26.95
20814	06/16/2025	Heritage Cooperative	\$1,411.47
20815	06/16/2025	Roberts Refuse	\$68.50
20816	06/16/2025	Deere & Co	\$4,740.57
20817	06/16/2025	Williams Hardware	\$19.80
20818	06/16/2025	Lantz Sales	\$71.08
20819	06/16/2025	OPERS	\$2,064.22
Total			\$28,309.76

Announcements

Mr. Harrigan –the next meeting is Monday, July 21, 2025 at 5:00 P.M. It is on the website and there is a place where you can send a question. If you need something in between meetings you can submit a question that way.

We want you to be signed in and state your name and address. Five minute time limit.

Public Comment

Mr. Jackson – 1340 Muzzy Road, but I own property in the township. Property Center Street and Beech Street a cell phone tower owns and they are neglecting to mow the property.

Mr. Stinson – Sean has made contact and they haven't answered. He has been to the Auditors. LUC even sent a letter out.

Mr. Jackson - My understanding is by the next meeting you will have some type of ordinance, or code telling them they will be charged?

Mr. Stinson – correct.

Mr. Jackson – so we are looking at July before anything will happen.

Ms. Moore – it is already waist high. My mom used to mow it for years.

Mr. Stinson – that has been what has gotten this started with LUC.

Mr. Jackson – should we complain on the website so there is a record of that.

Mr. Harrigan – everything that we are giving you here is the latest that I know.

Mr. Moore – I see you guy do have one of these letters. It has a contact thing on there. We just have the information on where the tax information goes. (provided attached letter)

Mr. Evilsizor – who is responsible for safety matters at the cemetery? Who has been doing the spraying throughout the township, for the township? What chemicals have been sprayed and where? How deep are foundations for monument bases? How is digging monument bases? What right does the township and the cemetery have to leave the foundations bases open for excess 2 weeks as extreme safety hazard?

Mr. Harrigan – is that all your questions?

Mr. Evilsizor – you responded to previous questions are you going to respond to mine?

Mr. Harrigan – if we have an answer we will.

Mr. Stinson – I do the spraying, and I have to keep a log of all of my spraying and I keep that current. I have my commercial spraying license. Everything that I am doing is within the law.

Mr. Evilsizor – in your opinion.

Mr. Stinson – the label is the law, it is not my opinion.

Mr. Evilsizor – you said the things you are doing are within the law. That's your opinion. I am not going to argue with you.

Mr. Stinson – you have to understand the label is the law.

Mr. Evilsizor - What you stated is that you have been following it according to the law.

Mr. Stinson – I have been following application rates as is on the label.

Mr. Evilsizor - None the less, can I get a copy of that log?

Mr. Stinson – yes.

Mr. Harrigan – who is in charge of safety, that is all of us. Spraying is Blair, and how deep are foundations? We have a depth...

Mr. Stinson – usually at least 32 inches.

Mr. Evilsizor – you don't think it's proper to leave a 32 inch open hole that anyone can fall into? Anyone walking, jogging, or wildlife in excess of 2 weeks?

Mr. Stinson – Correct, the city of Urbana was supposed to pour that every day since.

Mr. Evilsizor – regardless is the city of Urbana responsible for the safety of that? Who is digging?

Mr. Stinson – Sean and I did. That is part of the delay that the city can't find anyone to dig foundations. That is why we hand mixed and poured, because the city can't find someone to. I agree, that should have been covered.

Mr. Harrigan – anything else Mr. Evilsizor?

Mr. Evilsizor – that should do it.

Mr. Harrigan – what is your address Mr. Evilsizor?

Mr. Evilsizor – you know where I live. I live in Urbana Township. I am a resident here.

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

ASHLAND DEVELOPMENT SERVICES, LLC



February 18, 2025

Darryl Moore
1260 South Avenue
Urbana, OH 43078

Dear Neighbor:

This letter is only an informational notice and does not require any action on your part.

Our client, Urbana Property Acquisition(s), LLC, has owned the parcel at the southwest intersection of Beech Street and Center Street since 2007. You own the property **noted in bold below** located either adjacent to or within a couple hundred feet of this property.

Parcel No.: K411111291800700, located at: 1260 South Avenue, Urbana, OH 43078

Pursuant to Ohio Law, any attempt to claim adverse possession in the property of another is extinguished by the owner granting permission for use of the property.

For this reason, Urbana Property Acquisition(s), LLC hereby grants you consent for non-damaging access to Champaign County Parcel K411111291806100 for an indeterminate period. This consent may include but not necessarily be limited to the occasional parking of a guest's car(s) within the property, allowing an underground water line to remain in place, or the trimming of weeds, grass and brush hanging onto your property.

Should you choose to access and use the property, you accept all liability for your use. Please contact wnickel@ashland.dev with any questions.

Sincerely,

Wyatt Nickel
Ohio-Licensed Real Estate Agent
On behalf of Urbana Property Acquisition(s), LLC

**Nothing in this letter should be construed as an inducement to enter into any agreement. The agent providing notification has no authority bind owner.*

A TELECOMMUNICATIONS REAL ESTATE BROKERAGE
7560 COLUMBIA ROAD, OLMSTED FALLS, OHIO 44138

6-16-25 Zoning

1. Zoning permit (#25-015) Randy McGuffey 8'x10' storage shed 1840 S. Dugan Rd.
2. I will be seeking a resolution from the trustees for nuisance properties. There are 3 areas that the Ohio Revised Code deals with and the sections are:
 - ORC 505.86 Nuisance structures
 - ORC 505.87 Vegetation, garbage, refuse, debris etc.
 - ORC 505.871 Junk vehicles

LUC is hosting a meeting concerning these issues on Wednesday 6-25-25 at 6:00-8:00 pm. I request any trustee who can attend to please consider attending it with me. These issues are relatively common and more complicated than I anticipated. Thank you.

6-16-25 Cemetery

1. 5-21-25 Two graves purchased by Roger and Lee Bowshier P# 288, G# 2,3. To be buried traditional, Roger on the left and Lee on the right. One monument centered over both graves.
2. We buried Marilyn Louise Ramby on Friday 6-6-25. She was buried in a vault at P# 157, G# 5 between her husband and son.