Minutes of the Urbana Board of Trustees Meeting
held Monday, September 21, 2026

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

Mr. Harrigan called the regular meeting of the Urbana Township Trustees to order.

Mr. Stinson moved to approve the September 08, 2026 Minutes and Financial Status Reports. Mr. Koerner seconded the request. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Present:
Dean Ortlieb, City of Urbana Fire Chief
Kevin Talebi, County Prosecutor
Robin Edwards, County Treasurer
Brenda Rutan
Linda Erwin
Kenneth Erwin
Nicole Doyle
Dalton Skaggs
Mrs. Skaggs

Road and Maintenance Report
Mr. Harrigan – On Three Mile Road we are applying cold mix on the east side to help widen the road and bridge from breaking off in the future.

Took big truck to pick up cold mix and had electrical issues.

Cemetery mowing we just did this past Saturday.

Zoning and Cemetery
Mr. Harrigan – Mr. Tullis was not present. He has had a few zoning permits and we have a couple of burials coming up.

Unfinished Business
Mr. Stinson – the property on Wright Avenue.

Mr. Harrigan – we will bring up Ms. Edwards and Prosecutor Talebi. We recently put on the record about a property on Wright Avenue and a nuisance issues. We sent a letter to Prosecutor Talebi and Ms. Edwards.

Mr. Talebi – and we responded. Robin and I called each other. The Prosecutor represents the Treasurer and townships. There are two different issues. The first issue is a property within the

township you are considering as a nuisance, and then going through the process of abating the issue. The trustees can be added to the taxes for abating the nuisance. The letter you sent to Robin and I inquired on tax foreclosure on this property. The Treasurer consults with me and she decided to move forwarded. She ordered a title search, and then we send a letter to the property owner.

I want to make sure you understand, if this property is foreclosed on and it goes to auction, that is not going to resolve your nuisance issue. It would be incumbent on the new property owner to abate the nuisance. The delinquent tax foreclosure issue can take a bit of time. My office is going to move forward on this. Letters have to be sent, the Sheriff has to appraise, and I don't think that property will be a real desirable property.

Those are the two separate actions and they are independent. You can move forward with the nuisance, while we are moving forward with the foreclosure. We wanted to come here and answer any questions you have.

Ms. Edwards – once it gets to the Sheriff Sale process, it is offered at delinquent taxes plus the court costs. It goes up two times and if it doesn't sell, it will then go to Auditor sale where it sells at the highest bid.

The first round at the Auditor Sale is the same delinquent taxes and costs, then the second sale would be starting bid at $50.00

Mr. Talebi – what you do hope is that whoever buys it is going to abate the property.

Mr. Stinson – the current landowner cannot come in and buy at the Auditor sale?

Ms. Edwards – I think statutorily is that it cannot be in their name for three years.

Mr. Talebi – well they could get a family owner or friend.

Mr. Stinson – what do you do with something like this? It is probably going to be an adjoining neighbor that would buy it, how do we talk to tax payers when we are spending their money on this cleanup?

Mr. Talebi – historically the Trustees have expressed frustration with the Municipal Court that they are not holding people's feet to the fire. The abatement has been successful but those are properties that are worth more money.

You can try to see if Judge Harvey is willing to hold property owner's feet to the fire. He is confined to what the law can do. A lot of it is financial sanctions, and these people don't have money anyway.

If it does go to Auditor Sale, there is a way that a government entity can take control of the property. The big question is, is this a wise use of our local resources to clean up the property that is a nuisance?

Mr. Stinson – with the health dept. condemning the property, this means that they can't live there until they clean it up or get indoor plumbing, water, electric.

Mr. Talebi – if you had a vacant piece of land, and they are stacking tires, etc., your choices are file in municipal court, or abate the issue. You also have the delinquent tax foreclosure issue. Sometimes there are grants available.

Mr. Stinson – it's not a home. The health dept is allowing them to go onto the property for a few hours a day. I don't understand why they are allowing them to go onto the property at all.

Mr. Talebi - we can talk to Gabe.

Mr. Stinson – if we can do nuisance, and you are talking about the foreclosure.

Mr. Talebi – I didn't want you to go through the mistaken thought that doing a foreclosure would abate the nuisance.

The health department has filed the condemnation of the property, we have the foreclosure, and then you can file in the municipal court.

A lot of tow companies will take the vehicles for the junk money.

Ms. Edwards - We just got the title search and it was given to Jane on Friday.

Mr. Stinson – we do have a good example in our township on Campground Road that was a nuisance and now there is a brand new house there.

Mr. Talebi – It is the one where the cost of cleanup is more than what the property is worth where there is an issue. So then it becomes a policy consideration of whether you will spend funds to improve the community. I don't know the answer to that question. I would encourage you to at least get someone to come and get a quote.

Mr. Harrigan – and then there is the issue of you cleaning it up and then they bring more. The other issue is the neighbors get harassed.

Ms. Edwards – and then that is when they call for the sheriff.

Mr. Talebi – talk about if you want to abate the nuisance, if you want to approach the health department, or if you want to wait a little bit. Everybody is a little bit limited in what they can do.

Mr. Stinson – if we are going to abate the property, we need to see if the health department would step in to keep it from getting worse. Kevin thank you for everything.

Mr. Talebi – I will tomorrow try to coordinate a meeting with the health department of when you can come and meet and Jane or I can attend.

Mr. Harrigan – it is very much appreciated that you came and spoke tonight about this.

Mr. Harrigan – no further unfinished business.

New Business

Ms. Perry – one of our CD's is coming due. Mr. Koerner is going to get rates before the next meeting.

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

The following bills were approved:

Check No.	Date	Payee	Total Amount
	09/21/2026	US Treasury	$1,636.01
	09/21/2026	City of Urbana	$104.58
	09/21/2026	Ohio Dept of Tax	$513.57
	09/21/2026	BWC	$214.92
	09/21/2026	CT Communications	$147.24
	09/21/2026	Pioneer	$216.93
21192	09/21/2026	Sandi Perry	$1,457.53
21193	09/21/2026	Blair Stinson	$425.00
21194	09/21/2026	Sean Tullis	$25.00
21195	09/21/2026	Richard McCain	$25.00
21196	09/21/2026	Matt Harrigan	$425.00
21197	09/21/2026	Roger Koerner	$425.00
21198	09/21/2026	Mike Phelps	15.00
21199	09/21/2026	Lewis Terry	$15.00
21200	09/21/2026	Mark Randall	$15.00
21201	09/21/2026	Dan Rooney	$15.00
21202	09/21/2026	Mark Runyan	$15.00
21203	09/21/2026	Heritage Cooperative	$1,799.00
21204	09/21/2026	Koenig	$11.74
21205	09/21/2026	Cintas	$238.43
21206	09/21/2026	VOID	
21207	09/21/2026	Matt Harrigan	$910.00
21208	09/21/2026	Roger Koerner	$802.38

21209	09/21/2026	Richard McCain	$1,819.43
21210	09/21/2026	Sandi Perry	$1,310.00
21211	09/21/2026	Blair Stinson	$908.87
21212	09/21/2026	Sean Tullis	$869.67
21213	09/21/2026	OPERS	$2,242.87
		Total	**$16,603.17**

Announcements

Mr. Harrigan – the next three months we will have two meetings a month, so next month's meeting will be **Monday, October 5, 2026** at 5:00 P.M.

Chief Ortlieb – I have been racking my brain for you guys when it comes to what you are interested in. If this levy doesn't pass, you are wanting an extension, like a one year an extension. The think is that would cause the city a loss. I thought how could we make it work. We would have a MOU (Memorandum of Understanding) where we split up the district. This is going to be a tough levy to pass.

The main focus should be trying to pass the levy. Do you want to have that contingency if that levy fails you are going to divide that up?

We are not asking anybody from Urbana Township to do anything different than any other township. We should make accommodations for this township if that levy doesn't pass. I wanted to give you this though because you are only going to have one month after the levy. Basically, conceptually, there is always an out clause. Here, is let's get something, if plan A doesn't happen is if we stick with you for another year, and someone else comes in, and says they can do it for a dollar, you are going to be out, and we are going to be out.

Mr. Koerner – I am not keen on separating the district.

Mr. Ortlieb – I am trying to get everybody to the table talking. If you go with someone else, I would help you to understand what you are getting and at what price. You have the gold standard in Champaign County.

Mr. Stinson – you have said this before about the township north.

Mr. Ortlieb – the reason that I said what I did is you would have Urbana North and Urbana South.

What we charge the people in the township is the operational end. The way we do that is a per capita. We divide that buy they people which comes out to $187. When I came here I asked why are people not in our district paying less.

People in Urbana pay about $275 per capita. For the past three years, we took the 118 and multiplied it by 30%. We didn't even get close to what the city of Urbana are paying.

Mrs. Rutan – how many runs are in the township versus the city.

Mr. Ortlieb – we take about 9 runs a day, 8 in the city, 1 in the township. We have to base our operations on capacity. We have at minimum of 5 for an EMS or fire run. With the money you are putting in, you are able to get the same as the city. For example, the hardest hit was Urbana Township. What you are buying is almost like insurance. You are paying for potential.

Mrs. Rutan – so the fairgrounds is part of the city of Urbana? Where were we hit in the township?

Mr. Ortlieb – that day we had 110 incidents. I don't look at it any different than if I am here or in the city. There are some districts that say we are going to take care of our own and if we have time, we are going to help you. As a matter of fact we have to buy more equipment because we cover the townships.

We are not in the profit industry. We are trying to do what is best for our district.

Mrs. Rutan – so you are saying that if there is an automobile accident and the people are from Columbus you are going to charge?

Mr. Ortlieb – I would encourage you to look at what others in this county are paying and we are very similar.

Mrs. Rutan – how much will this increase per household or per resident?

Mr. Ortlieb – I won't charge anything, it will be on your property taxes. The reason we came up with the $154 is that I want to know what I am paying for. Millage is hard for people to understand. And then to complicate it more, the legislature got involved. What they have told you is that if this 4 mill passes, the other 4 mill goes away.

Mr. Stinson – it is.

Mr. Ortlieb – people are looking at 4 and 4 and it was 8.

Linda Erwin – so the money doesn't have anything to do with the number of people who live in the house.

Mr. Ortlieb explained they came up with the $154 as an easier way to explain. Mr. Stinson explained that the township was only permitted to provide information to the residents.

Mr. Ortlieb – 80% of our runs EMS, 10% fire, 10% rescue. This is your department, not mine, I run it for you. I want to get what I pay for. So when something happens, if my life can be saved, I want it to be saved.

Mr. Stinson – what you are truly buying is response time. If this is coming from Mechanicsburg or St. Paris, you are buying response time. We can get other departments, we can. How are you going to feel about response time? It is what I hate about of this. I have taken a lot of calls about this. We have a choice here.

Mrs. Erwin – then that is what should have been in this letter.

Mr. Stinson – we are only allowed to give information.

Mr. Stinson – we are collecting 1.75 on a 4 mill levy. This is the part that took me forever to understand. We are only ever collecting a set amount. We are collecting a dollar amount.

Ms. Rutan – you are going to have one cancel out the other. You always have to make it totally new based on the dollar amount.

Mr. Stinson – If our old levy increased based on 2011, we would have enough. We can't do that. If we weren't exhausting the funds that we had built up, we wouldn't be coming to you. Every penny of this goes to Fire and EMS. Now we are just trying to cover enough money to pay for this.

This is hard, and I have been here 5-6 years and I am just now understanding this.

Mr. Ortlieb – if you look at it, 4 mill is a calculation.

Mr. Stinson – the most important thing is that 4 mill is what it took to get $500,000. Your millage will go down but what we collect will be the same. There are two lines one is Fire and one is Fire and EMS. 2.25 is what you are going to add to that.

Mr. Ortlieb – we do try to get the best value for our money. We look at how we are going to save in doing this.

Mrs. Rutan – how many people do we have in Urbana Township.

Mr. Stinson – 3100

Mrs. Rutan – and this is how many people showed up?

Mr. Ortlieb – Urbana Township has one revenue method for this and it is property taxes.

Mr. Ortlieb – explained the 3 C's. We have one chance to save your life. Or your property.

Mr. Rutan – actually our taxes are just going to go up in the emergency area.

Ms. Rutan – it just seems like so many seniors automatically vote no. And they are the ones that are going to need it. You are blessed if you don't need it but you have to pay for it to be there whether they use it or not.

Mr. Harrigan – we really appreciate you coming here.

Mr. Ortlieb – traditionally, Urbana Township has about 21% turnout. You need about 600 people. If you believe in this levy, if you can get a couple of people to vote for it, then it will pass. A lot of people just don't vote.

Public Comments

Mr. Skaggs – the property that he was mentioning about. Right now, we have 3 properties, about .25 of an acre, but I had to take my fence down because Jeff, the guy there was complaining about.

When we moved in at July, they put flags down when it was surveyed and he removed them. It is a very unsafe place. I can't let my kids go to play because he put trash everywhere. I would be interested in buying that. My neighbor would be interested in buying that. Could you put a house there? I don't know, maybe. It is not a bad neighborhood. I could see somebody potentially putting a house there. I don't know how much it would go for, but they could definitely get it sold.

Mr. Harrigan – I am really glad you are here to hear these guys speak tonight. Like Blair has mentioned before we don't want to clean it up and having them come back in.

Mr. Skaggs – if you guys took care of the trash, they are probably going to come back in there. She took photos recently. Nothing has changed. He is over there 2 hours a day and lets the dog out and then leaves.

Mr. Stinson – you heard that the Prosecutor will try to get a meeting with the Health Dept, but we are not going to do anything until we know that they are not going to get back on that property. The other thing too, is about your pins, as soon as that is done is I would put my corner posts in.

Mr. Skaggs – I talked to Sean and he was not exactly confident on what to do. I went out there with a metal detector, and couldn't find the pins. Jeff pulled up and laughed about removing the pins.

Mr. Stinson – there are ways to do this. We have never had to compete with the health department, and now the Treasurer's Office, but if you get some things done with your fencing.

Mr. Skaggs – we got a survey when we bought the house, but also there is a pole there where the property got divided.

Mr. Stinson – when it is private property, you have to find your property line and find your pin, and insert your post.

Mr. Skaggs – it is a safety thing.

Mr. Stinson – if you find that there are some safety issues, then you should call the Sheriff. Get a permit and be ready.

Being no further business, Mr. Stinson moved, seconded by Mr. Koerner to end the meeting. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

Blair Stinson Vice
Matt Harrigan, President

Sandi Perry
Sandi Perry, Fiscal Officer