



MINUTES
OXFORD CITY COUNCIL REGULAR MEETING
COURTHOUSE
TUESDAY, SEPTEMBER 2, 2025 AT 7:30 PM

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.

A regular meeting of the Oxford City Council was called to order by Mayor Snavely on Tuesday, September 2, 2025, at 7:30 p.m. Members in attendance were Amber Franklin, Michael Smith, Jason Bracken, David Prytherch, Alex French, and Chantel Raghu.

Staff Members in Attendance

Mr. Douglas R. Elliott, Jr., City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. John Detherage, Fire Chief; Mr. John Jones, Police Chief; Ms. Heidi Ridenour, Finance Director; Mr. Sam Perry, Community Development Director; Mr. Chad Smith, Parks and Recreation Director; Mr. Ben Mazer, Assistant Law Director and Ms. Heather Barbour, Clerk of Council.

2. Pledge of Allegiance.

3. Approval of Agenda.

Motion – To Approve the Agenda.
(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch
AYE # 7
NAY # 0
ABS # 0

4. Public Participation.

A. Appointments to Boards and Commissions

Motion – To Appoint Mr. Wyatt Holmes to the Civil Rights Commission with a term ending in June 2028.

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 7

NAY # 0

ABS # 0

B. CARES Program Presentation

Mr. Tyler Wash, President & CEO, McCullough-Hyde Foundation - Mr. Wash thanked everyone for their collective and individual partnerships that support the foundation, McCullough-Hyde Memorial Hospital, Tri Health, and the overall health and well-being of our community. Mr. Wash mentioned that the City of Oxford provided support to the CARES Program last year through the community assistance program and thanked the Council for that support. (Slides included in minutes)

Ms. Kathryn Gleason, Senior Director for Women's Services, TriHealth - Ms. Gleason shared a slide showcasing TriHealth Women's Services to illustrate how vast the services are in the city and across the region. Ms. Gleason noted the commitment to providing care across the entire continuum of a woman's life. Ms. Gleason mentioned that TriHealth now has over 55 locations with vast services. Ms. Gleason stated that over the past 15 years, the quality, safety, and scope of services have grown tremendously. Ms. Gleason proudly shared that they have earned distinctions and awards, especially at McCullough-Hyde. Ms. Gleason thanked the Council for their continued support for programs like CARES that help us serve our community with dignity and excellence.

Ms. Christine Hassert, Forensic Nurse Examiner Program Coordinator, Center for Abuse Rape and Emergency Services (CARES) - Ms. Hassert shared highlights about who CARES serves, the survivors age fourteen and up, but what sets us apart is that we are the only healthcare system in this area with a forensic program. Ms. Hassert noted being the only adult and adolescent program in this area that does the exams beyond the sexual assault piece. Ms. Hassert mentioned being the only adult and adolescent program that utilizes specialized photography equipment for all of their exams. Ms. Hassert noted receiving many national and local awards, and they are very proud of the work they do. Ms. Hassert shared that in the fiscal year 2025, they saw 24 forensic exams at McCullough-Hyde, most of which were sexual assaults, but we also know that sexual assault is one of the most under reported crimes. Ms. Hassert anticipates that those numbers probably are not very accurate, unfortunately. Ms. Hassert mentioned the forensic exam takes two to four hours and is free for the survivor, including HIV medications and preventative antibiotic medications.

Mr. Andy Swallow, President & CEO, Bethesda Foundation and Good Samaritan Foundation - Mr. Swallow shared a slide focusing on next steps and what is needed. Mr. Swallow mentioned that philanthropy is a really big part of what has driven this program and continues to drive this program, because it is really not a sustainable program on its own. Mr. Swallow explained the reimbursement systems for SAFE Kits. Mr. Swallow concluded the presentation and offered to answer any questions. The CARES team addressed questions from the Council. Mayor Snavely and the Council thanked the CARES team for their important work.

C. Public Comments

The purpose of the public comments section is for members of the public to speak to the City Council on any subject not scheduled on the Agenda, except consent agenda items. To speak, you may approach the podium and wait to be addressed by the Mayor. You will need to state your name and address for the public record. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff, or other members of the public, and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

Public Comment - Ms. Ann Fuehrer, Dana Drive - Ms. Fuehrer expressed her enthusiasm about attending the city's solar projects work session. Ms. Fuehrer remarked that she has 17 solar panels on her roof, and she understands a lot of the benefits that were brought up at the work session. Ms. Fuehrer remarked that she heard the frustration you were talking about with the landfill, especially when she heard the word tax. Ms. Fuehrer emphasized the importance of community shared ownership, highlighting the community's collective responsibility for covering the costs of significant changes. Ms. Fuehrer stated, on the other hand, coming off of paying for a beautiful new sidewalk in front of her house, or maybe it's because coming off of buying a ring camera that faces the phase V of the trail that's behind our house. Ms. Fuehrer shared that she heard echoes of the conversation that ultimately resulted in the increased property taxes for the Fire/EMS services. Ms. Fuehrer has been observing the Council for the past three years, and City Manager Elliott would talk about conversations with Miami, and Miami declining to share costs, ultimately an agreement was reached, and there is cost sharing, but it did result in a property tax increase. Ms. Fuehrer doesn't want to have that same kind of conversation about community resources. Ms. Fuehrer appreciates bringing up the possibility of working creatively with Miami and thinking about who has the resources. Ms. Fuehrer recognizes that Miami's solar field was donated by alumni; however, this is an entire community, and we must consider the distribution of resources within it.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

Motion – To Approve the Consent Agenda
(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch
AYE # 7
NAY # 0
ABS # 0

- A. Minutes from the August 19, 2025, City Council Meeting. (Heather Barbour, Clerk of Council)
- B. Summary from the August 6th, 2025, Environmental Commission Meeting (Reena Murphy, Sustainability Coordinator)
- C. A Resolution Approving Then And Now Certificates For Purchase Orders Issued Above \$3,000 Where An Invoice Was Received Prior To The Purchase Order Date, As A Requirement Of Ohio Revised Code 5705.41 (d). (Heidi Ridenour, Finance Director)

6. Resolutions.

- A. A Resolution Accepting The Amounts And Rates As Determined By The Budget Commission Of Butler County, Ohio, And Authorizing The Necessary Tax Levies And Certifying Them To The County Auditor. (Heidi Ridenour, Finance Director)

Motion – To Adopt Resolution No. 7740.
(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch
AYE # 7
NAY # 0
ABS # 0

Public Comment - None.

Ms. Ridenour presented her staff report and addressed questions and comments from the Council.

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

A. First Reading

1. An Ordinance Repealing Ordinance No. 1897 And Dissolving The Student Community Relations Commission (SCRC). (Jessica Greene, Assistant City Manager)

Ms. Greene presented her staff report and addressed questions and comments from the Council.

Public Comment - None.

2. An Ordinance Amending The Official Zoning Map Of The City Of Oxford Ohio For Approximately 18 Acres Of Land Generally Located At 1701 Lake Forest Drive From Multi-Family Residential (R-4) District To Single And Two-Family Residential (R-2A) District. (Sam Perry, Community Development Director)

Mr. Perry presented his staff report and addressed questions and comments from the Council.

Public Comment - Mr. Wyatt Holmes, 616 South College Ave. - Mr. Holmes noted that he believes that the Council should vote against the rezoning of Lake Forest Drive to R2A. Mr. Holmes stated that, instead, we should keep the higher-density R4 zoning or rezone to mixed-use so that the people who live in the nearby apartments and houses can have somewhere within walking distance to shop and eat. Mr. Holmes mentioned that 4 Leaf Development could be trying to install manufactured homes that will sell for far more than they are actually worth. Mr. Holmes expressed his nervousness when a developer wants to lower the amount of available housing in an area, which means they would like to collect as much profit as possible while building the fewest homes. Mr. Holmes stated that 4 Leaf Development wants to farm the wealth from this prime real estate in the southern corridor without giving anything back to the community. Mr. Holmes mentioned that 4 Leaf Properties is a subsidiary of 4 Leaf Companies, and they sell inexpensive manufactured homes while also renting out the land that the home sits

on. Mr. Holmes shared that these developments are touted as a cheap way to own a home, but that is not exactly the case. Mr. Holmes cited two developments that 4 Leaf Properties has constructed in Ohio, please see West Unity Estates in West Unity, Ohio, and Dover Glenn in Wauseon, Ohio. Mr. Holmes noted that what 4 Leaf Development is proposing today would be most similar to what you would see in West Unity trailer park: 30 to 40 homes all on separate lots, a gray and brown road with no parking lot, and no amenities for people to walk to. Mr. Holmes shared that the proposed Lake Forest development is also a half-mile walk to the three nearest stores, a gas station, a sandwich shop, and a dispensary. Mr. Holmes suggested that to increase revenue for the City and attract more people, we should promote the development of dense housing areas combined with businesses. Mr. Holmes believes it would be better to rezone Lake Forest Drive as a mixed-use development, similar to the development on South College Avenue, which features CVS and Patterson's Café. Mr. Holmes stated that this would allow for more homes to be built, restaurants and shops to open closer to where the people are, and give residents another public space to go out and enjoy. Mr. Holmes mentioned that building shops closer to the Annex will make it easier to go out and get food without relying on a car, and the R3 is the only bus route that goes through the Annex, and none of the O routes. Mr. Holmes noted the importance of groundskeeping, but having an HOA to control the public areas of the park will lead to high costs for the residents, while incentivizing the HOA to spend as little as possible on maintenance. Mr. Holmes stated that letting this developer build just 34 single-family homes instead of dozens of affordable apartment complexes will cost the City of Oxford more to maintain the roads and sewer lines than they will collect in property taxes. Mr. Holmes shared that it will also distance businesses from our neighborhoods and drive up the costs of other single-family homes in the area.

Public Comment - Ms. Etta Reed, Bayer Becker 110 South College Ave. - Ms. Reed spoke on behalf of 4 Leaf Development, and they had no questions about what Mr. Perry had presented. Ms. Reed stated they are on oared, and she doesn't have a formal presentation for you this evening for either of our cases. Ms. Reed wished to clarify a number of items that the previous gentleman had mentioned. Ms. Reed shared that 4 Leaf Development has owned this property for over 20 years. Ms. Reed has been working with 4 Leaf Development for 22 years on this piece of property; they are local to the City of Oxford, like all the owners. Ms. Reed clarified that 4 Leaf Development is not looking to do pre-manufactured homes. Ms. Reed shared that the homes would be rather customized for the buyer. Ms. Reed stated that the HOA would be a requirement to maintain the beautiful amenities of the trail, the clubhouse, and the pond. Ms. Reed mentioned managing the HOA fees so that they are affordable to the residents. Ms. Reed offered to answer any questions regarding both cases.

3. An Ordinance Approving A Preliminary Subdivision Named "Lake Forest Cove," Submitted By 4 Leaf Development LLC For 34 Single-Family Residential Lots To Be Situated On 17.947 Acres Currently Addressed As 1701 Lake Forest Drive, Oxford Ohio 45056, With Conditions. (Sam Perry, Community Development Director)

Mr. Perry presented his staff report and addressed questions and comments from the Council.

Public Comment - Mr. Jim Vinch, 85 Lantern Ridge Road - Mr. Vinch requested that the slide

with the green space be pulled up. Mr. Vinch asked if there were critical environmental values or resources that we want to protect in that green space? Mayor Snavely remarked that Mr. Vinch was welcome to make comments, but this wasn't a time for Q&A. Mr. Vinch noted that if those are important resources that we want to protect, then my comment is that the developer should be required to put a conservation easement or some other type of permanent protection on those resources so that they can't be developed in the future. Mr. Vinch mentioned that if they're not protected by a conservation easement or some other kind of deed restriction, then they could be developed in the future.

Public Comment - Ms. Etta Reed, Bayer Becker 110 South College Avenue - Ms. Reed spoke on behalf of 4 Leaf Development. Ms. Reed stated they are on board with the list of conditions listed before you this evening. Ms. Reed addressed Mr. Vinch's comment regarding the conservation easement, noting that it is required that the open space be in a conservation easement, so that's not a problem. Ms. Reed offered to answer any questions.

4. An Ordinance Approving A Conditional Use For A Golf Simulator Indoor Entertainment Facility Located At 10 N Beech Street, Oxford Ohio 45056, With Conditions. (Sam Perry, Community Development Director)

Mr. Perry presented his staff report and addressed questions and comments from the Council.

Public Comment - Mr. Scott Webb, Architect, 103 West Walnut Street - Mr. Webb spoke as the applicant on behalf of Jackson and Tyler. Mr. Webb shared that they were happy to start a new venture and see someone invest in the vacant building, and offered to answer any questions.

Public Comment - Ms. Jessica Greene, Assistant City Manager - Ms. Greene shared that one of her roles is economic development, and one of the things we hear a lot in the city is what are you doing about vacancy and I'm disappointed in the amount of vacancy. Ms. Greene expressed excitement to see some local investors taking a building that's been vacant for almost 10 years and investing probably a lot of funds to put into a business of something fun to do in our community. Ms. Greene wanted to express her gratitude for them decreasing vacancy in our uptown district.

B. Second Reading

1. An Ordinance Amending Ordinance No. 3783 Supplemental Budget Ordinance Number 5 To Make Supplemental Appropriations For Fiscal Year 2025. (Heidi Ridenour, Finance Director)

Motion – To Adopt Ordinance No. 3834
(Roll Call Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 7

Mr. Smith, Ms. Franklin, Ms. French, Mr. Prytherch, Ms. Raghu, Mr. Bracken, and Mayor Snavelly

NAY # 0

ABS # 0

Ms. Ridenour reviewed the two changes to the Ordinance since the first reading and offered to answer any questions.

Public Comment - None.

8. Discussion

A. Amtrak Project

Ms. Greene began the discussion by reviewing a brief history of this project to date, reviewing estimated cost overruns, and requesting guidance from the Council on how best to proceed. Ms. Greene presented slides and addressed questions and comments from the Council (slides included in minutes). Mayor Snavelly thanked Ms. Greene for her presentation.

9. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE

Meeting

1.	Sep 3	Environmental Commission	Municipal Building	7:00 p.m.
	Sep 4	Housing Advisory Commission	College@Elm	5:00 p.m.
	Sep 8	Recreation Board	Municipal Building	12:00 p.m.
	Sep 8	City Council Community Assistance Grant Sub-Committee	Municipal Building	3:00 p.m.
	Sep 8	Public Arts Commission of Oxford	Municipal Building	5:30 p.m.
	Sep 8	City Council CIP Budget Work Session	Courthouse	6:30 p.m.
	Sep 9	Planning Commission-CANCELED	Courthouse	7:00 p.m.
	Sep 10	Historic & Architectural Preservation Commission	Courthouse	6:00 p.m.
	Sep 11	Civil Rights Commission	Municipal Building	4:00 p.m.
	Sep 16	City Council Work Session	Courthouse	6:30 p.m.
	Sep 16	City Council	Courthouse	7:30 p.m.
	Sep 17	Board of Building Appeals	Courthouse	5:30 p.m.
	Sep 17	Oxford Parking & Transportation Advisory Board	Oxford Lane Library	6:30 p.m.
	Sep 23	Board of Zoning Appeals	Courthouse	5:00 p.m.
	Oct 2	Housing Advisory Commission	Municipal Building	5:00 p.m.

10. Adjourn.

Motion – To Adjourn at 9:23 p.m.
 (Voice Vote) 1st Ms. Raghu 2nd Ms. Franklin
 AYE # 7
 NAY # 0
 ABS # 0