

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: May 4 and May 18, 2010

Account Code #: Not Applicable

Budgeted Amount: Not Applicable

Service

Originating Department

Michael Dreisbach

Prepared By

April 22, 2010

Date Prepared

Agenda Title: Modification of Ordinance No. 2852 Authorizing the *City of Oxford Water and Sanitary Sewer Improvement Specifications Manual*.

Recommendation: Approve

Discussion:

Oxford Codified Ordinance Section 921.03 (Water Utility) and Section 923.04 (Wastewater Utility) authorize the Director of Service to adopt and enforce, subject to the approval of the City Manager, rules and regulations as deemed necessary to execute duties and responsibilities in the operation of the Utilities. The City Council approved **Ordinance No. 2852** on June 7, 2005 ordering all water and sanitary sewer systems in the City of Oxford to be constructed in accordance with the *Water and Sanitary Sewer Improvement Specifications Manual*.

Service Department staff has completed a five year review of the *Water and Sanitary Sewer Improvement Specifications Manual* and have made modifications to clarify various requirements of the manual and also to simplify the language of the manual where possible. Construction drawings have also been modified to clarify notes and comments in the drawings.

The most substantial changes in the *Water and Sanitary Sewer Improvement Specifications Manual* include the following items:

- * **Allowing ductile iron pipe and fittings that were not cast in the USA.**- While imported pipe and fittings may be less expensive in some cases, there have been times when specific parts cast in the USA were not readily available for use.
- * **Requiring construction plans to indicate the 100 year flood plain and all manhole rims to be designed at that elevation plus one foot** – This will lessen the likelihood of stormwater entering a manhole during significant storm events.

Approved By:

Department Head:
City Attorney:
City Manager:

Initial

Date

MDS

4/23/10

DRB

4/22/10

- * **Sewers shall be installed to upstream boundaries of the property being developed** – This will allow the future development of upstream properties. Current specifications already provide for water mains to be extended across the entire property.
- * **Sewers must be designed with enough capacity to serve potential upstream properties** – This will allow for development of upstream properties without the need for duplicating existing sewers.
- * **Other minor modifications were made to reflect current practices and to standardize practices, where possible, with other Butler County standards and specifications.**

Upon Council approval of the revised *City of Oxford Water and Sanitary Sewer Improvement Specifications Manual*, staff will notify existing owners of record of our *Manual* of modifications to the document.

ORDINANCE NO.

AN ORDINANCE ADOPTING A REVISED AND AMENDED WATER AND SANITARY SEWER IMPROVEMENTS SPECIFICATION MANUAL.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY STATE OF OHIO, THAT:

SECTION 1: The City Manager and Service Director recommend the adoption of the revised portions of the Water and Sanitary System Improvement Specification Manual attached hereto as Attachment 'A' for the purpose of establishing construction standards for the construction of water and sanitary sewer systems in the City of Oxford.

SECTION 2: Council hereby accepts the recommendation of the City Manager and Service Director and hereby adopts the revised and amended Water and Sanitary System Improvements Specification Manual attached hereto as Attachment 'A' and orders all water and sanitary sewer systems to be constructed or improved henceforth under the standards of the Manual.

SECTION 3: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)

3.2 PIPE MATERIAL

Water mains shall be constructed of Class 53 ductile iron unless otherwise approved by the UTILITY in writing.

3.2.1 Ductile Iron Pipe, Fittings, and Joints

Ductile iron pipe shall be designed in accordance with the latest revision of ANSI/AWWA C150/A21.50 for a minimum 150 psi (or project requirements, whichever is greater) rated working pressure plus a 100 psi minimum surge allowance; a 2 to 1 factor of safety on the sum of working pressure plus surge pressure; where a Trench Type shall be in accordance with 3.8.1 and 3.8.2. (DRAWING # 10)

Ductile iron pipe shall be manufactured ~~in the U.S.A.~~ in accordance with the latest revision of ANSI/AWWAC151/A21.51. Each pipe shall be subjected to a hydrostatic pressure test of at least 500 psi at the point of manufacture.

Pipe shall have standard asphaltic coating on the exterior with a cement mortar lining on the interior in accordance with the most current revision of ANSI/AWWA C104/A21.4.

The class or nominal thickness, net weight without lining, and casting period shall be clearly marked on each length of pipe. Additionally, the manufacturer's mark, country where cast, year in which the pipe was produced, and the letters "DI" or "Ductile" shall be cast or stamped on the pipe.

All pipe shall be furnished with push-on type joints, such as "Tyton®" or "Fastite®" unless mechanical joints are required by the UTILITY. Joints shall be in accordance with ANSI/AWWA C111/A21.11, of latest revision, and be furnished complete with all necessary accessories. Field LOK® gaskets or approved equal may be required by the UTILITY where designated.

Fittings shall be ~~manufactured in the U.S.A.~~ and be either ductile iron or gray iron. Ductile iron fittings shall conform to the latest revisions of either ANSI/AWWA C110/A21.10 or ANSI/AWWA C153/A21.53. Gray iron fittings shall be in accordance with ANSI/AWWA C110/A21.10, of latest revision. Fittings shall have a standard asphaltic coating on the exterior and a cement mortar lining on the interior in accordance with ANSI/AWWA C104/A21.4, of the latest revision.

Fittings and accessories shall be furnished with either mechanical or push-on type joints in accordance with ANSI/AWWA C111/A21.11, of latest revision.

All pipe, fittings, and accessories shall be installed and tested in accordance with the latest revision of AWWA Standard C600. Newly installed ductile iron water mains shall be disinfected in accordance with the latest revision of AWWA Standard C651 prior to placing in service. (Chart – page 29, section 3.11 Hydrostatic/Leakage Testing of Main and page 30, section 3.12 Disinfection of water main).

Where ductile iron pipe is to be installed in corrosive soil conditions, the pipe shall be protected by an 8 -mil thick polyethylene encasement meeting the requirements of ANSI A21.5. Such corrosive soils include but are not limited to salt marshes, saturated alkaline soils, cinder fills, areas of decaying vegetation, and waste dumps. This shall be determined by the UTILITY.

Mechanical joints as well as plain and bell ends of fittings shall conform to the dimensions set forth in AWWA C111-90 (ANSI A 21.11). The cleaning and assembly of pipe and fitting joints shall be in accordance with the manufacturer's recommendations.

Care is to be taken when loading and unloading ductile iron pipe and its appurtenances. Improper handling may result in damage. Damaged material will not be accepted by the UTILITY.

4.1 DESIGN REQUIREMENTS

- A. It shall be the OWNER/DEVELOPER'S responsibility to determine the down stream critical section of the existing sanitary sewer system. Should this section not be able to handle the additional flow, it shall be upgraded at the sole expense of the OWNER/DEVELOPER.
- B. When an existing sanitary sewer main needs to be extended to the OWNER/DEVELOPER'S property, the same size line shall be extended by the OWNER/DEVELOPER unless a larger size line is needed.
- C. In cases where the expected flow from a proposed development will require a larger size line than already exists, the OWNER/DEVELOPER shall be responsible, at his sole expense, for upgrading the existing system to an increased size that will handle the additional flow.
- D. In cases where sanitary sewer is not available to a site, it shall be the OWNER/DEVELOPER'S sole responsibility and cost to extend the sanitary sewer to his site.
- E. **Interruption of Service**
The contractor shall provide continuous, uninterrupted service to all users in and upstream of the project area.
- F. **Flow Handling Plan**
Prior to beginning work on any sanitary sewer manhole or main requiring flow modification, the Contractor shall present a plan for handling wastewater flow to the UTILITY for approval. The plan shall describe the methods to be used and shall identify all materials and equipment that will be required for flow handling. The contractor's plan shall also identify a contingency plan and procedures to be implemented in the event of a failure or other emergency. In the event that bypass pumping is necessary, the contractor is required to have personnel on site for the duration of the project to handle emergency conditions. In the event that bypass pumping is necessary, the CONTRACTOR is required to have duplicate pumps sized to handle the flow independently, and personnel onsite for the duration of the project to handle emergency situations that may occur.
- G. **Methods**
At no time shall wastewater flows be allowed on the ground surface, streets, storm sewers, or other places that may constitute a health hazard. Whenever in the opinion of the UTILITY, a health hazard exists as a result of actions or inactions of the Owner/Developer and/or Contractor, the Owner/Developer and/or Contractor shall immediately correct the situation to the satisfaction of the UTILITY. If not corrected in a timely manner, the UTILITY may cause to take actions necessary to remove the health hazard and charge the Owner/Developer and/or Contractor for any and all costs incurred.
- H. **Damages to Property**
Any damages to public or private property due to backups, overflows or surcharging resulting from the work under this section shall be the responsibility of the Owner/Developer and/or Contractor and shall be corrected as soon as practical and at no cost to the UTILITY. If not corrected in a timely manner, the UTILITY will take the necessary action and charge the Owner/Developer and/or Contractor for any and all costs incurred.
- I. **Plans shall indicate the elevation of the one hundred (100) year flood plain. All manholes shall be designed so as the rim elevation is one foot (1') above the one**

hundred (100) year flood plain.

- J. Sewers shall be extended to all upstream boundaries of the property or development being served. This includes installing sewer through non-developed land, open space, green space, etc., when there is developable upstream property, as determined by the Utility.**

Pipe and joint materials shall conform in all respects to the material requirements outlined in this SECTION and to the manufacturer's recommendations.

All pipe, fittings, and joints for sanitary sewer shall be constructed of polyvinyl chloride (PVC) or ductile-iron (DI) pipe unless otherwise approved by the UTILITY. Sanitary sewer mains larger than eighteen inches (18") in diameter require special design considerations and shall be given special design criteria. An OWNER/DEVELOPER anticipating construction of sanitary sewer mains larger than eighteen inches (18") in diameter shall meet with the UTILITY to establish design criteria.

When, in the opinion of the UTILITY, the proposed sanitary sewer pipe material and appurtenances will be incompatible with the wastewater to be transported, the UTILITY reserves the right to specify sanitary sewer pipe material and appurtenances which are compatible with the wastewater. Sanitary sewer lift station design and requirements are referred to in Section 5.0.

4.3.1 Sizing

All public sanitary sewers conveying raw sewage shall be at least eight inches (8") in diameter. New sanitary sewer systems shall be designed on the basis of an average daily per capita flow of sewage of not less than 100 gallons per capita per day (gpcd). This figure is assumed to cover normal infiltration, but an additional allowance should be made when conditions are unfavorable or as directed by the UTILITY.

Sanitary sewers shall be designed on a peak flow basis using a peak factor of four (4) times the total calculated average daily wastewater flow for sanitary sewer mains, and a peak factor of 2.5 for trunk sanitary sewers. The UTILITY shall determine what constitutes a sanitary sewer main versus a sanitary trunk main for purposes of calculating. The peak flow for areas which do not have a 24 hour run-off period shall be calculated as follow:

$$\text{Peak Factor} \times \frac{(\text{Calculated Wastewater Flow} \times 24 \text{ Hrs.})}{\text{Run -Off Period (In Hours)}} = \text{GPD}$$

<u>Entity</u>	<u>Run - Off Period</u>
Municipality	24 Hours
Factories	Length of Shift
Subdivisions (over 250 homes)	24 Hours
Subdivisions (under 250 homes)	16 Hours
Hospitals	12 - 24 Hours
Schools	8 Hours
Restaurants	4 Hours
Mobile Home Parks	12 Hours
Apartments	12 Hours
Motels	4 Hours
Use of other run - off periods must be justified.	

A complete set of computations that indicate expected flow for sizing of sanitary sewers, depth of flow, and velocities at minimum, average, and maximum daily waste flows for the different sizes of sanitary sewers proposed shall be provided to the UTILITY. **Sewers shall be designed with enough capacity to serve the proposed development and all potential flow from upstream properties, as determined by the Utility.**

4.3.2 Depth

In general, sanitary sewers shall be deep enough to prevent freezing and to receive sewage from basements and cellars. In no case shall mains be less than thirty-six inches (36") deep. All homes within a new development shall be serviced by gravity flow to the sanitary sewer main, **unless approved in writing by the Utility.**

4.4 SANITARY SEWER SERVICE LINES (Laterals)

The UTILITY shall approve the location of the sanitary sewer service laterals on the sanitary sewer main. The CONTRACTOR shall install the sanitary sewer service lateral from the sanitary sewer main to a point between the curb and the sidewalk, installing a clean out with a screw out cap and a Ford® metallic lid assembly marked "Sewer" or **Utility approved equal**. (DRAWING # 22) Where a sidewalk is not applicable, the clean out shall be located no less than two feet (2') and no more than four feet (4') from the back side of the curb. When neither situation is applicable the UTILITY will have the final determination for the location of the sanitary sewer cleanout.

~~The location of this cleanout will be the determining point of responsibility for new construction. The area from the cleanout to the sanitary sewer main will be the responsibility of the UTILITY. The area from the upstream side of the cleanout to the point of use is the customer's responsibility.~~

It shall be the responsibility of the property owner to pay the cost of constructing and maintaining the building sanitary sewer from the point where such building sanitary sewer connects with the public sanitary sewer line into the building or premises served.

All sanitary sewer service laterals shall be PVC SDR 35 or SCH 40 only, as specified herein unless otherwise specified by the UTILITY. Trenching, pipe laying, joints and backfilling shall conform to the requirements set out herein. All open ends shall be sealed with standard plugs to the satisfaction of the UTILITY.

All sanitary sewer service laterals must be embedded and compacted in washed round stone (# 57) to twelve inches (12") above the top of the sanitary sewer lateral unless otherwise approved by the UTILITY.

The installation of sanitary sewer laterals shall follow immediately or be concurrent with the construction of the sanitary sewer main.

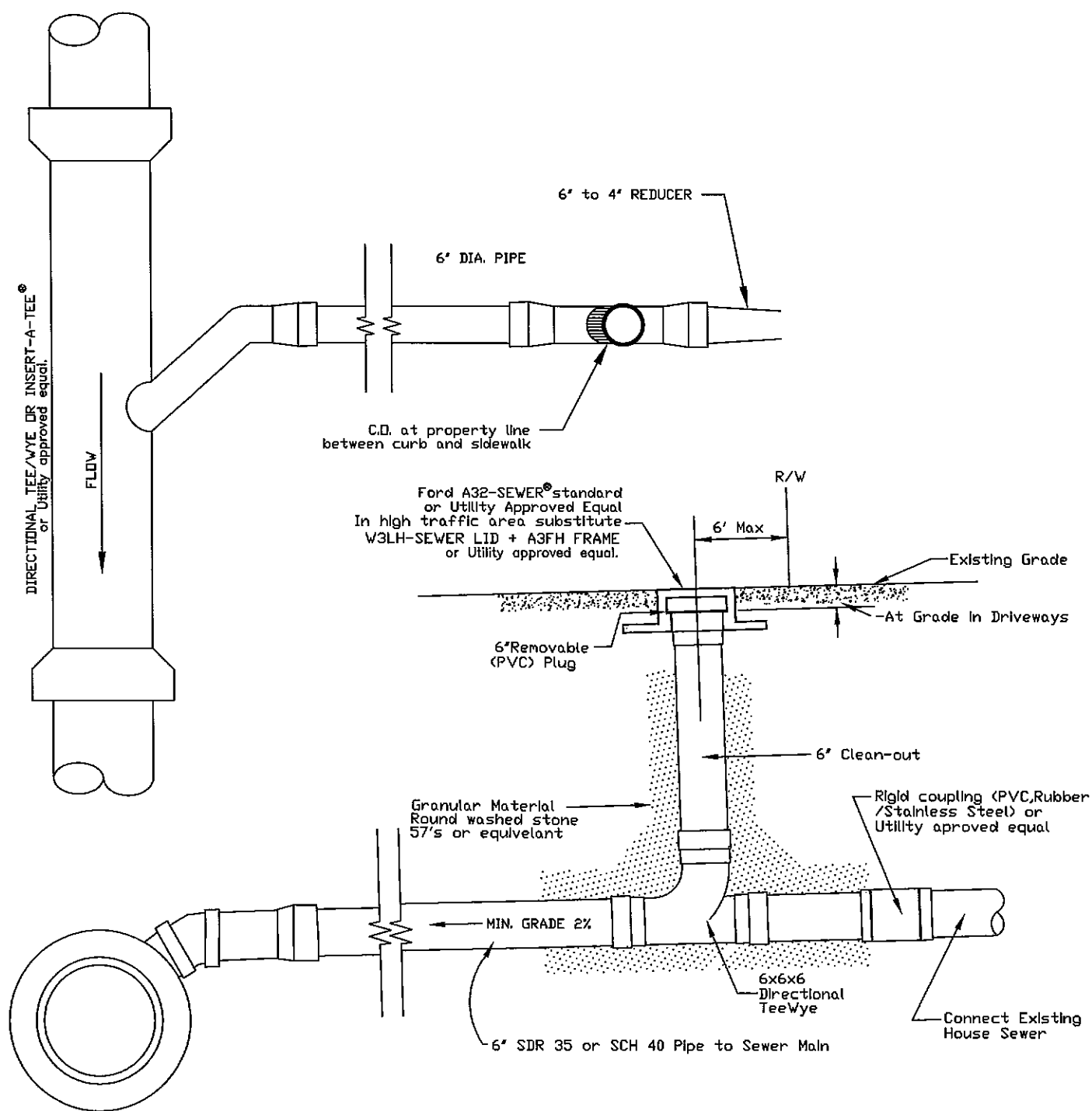
4.4.6 Clean Outs

Clean outs for sanitary sewer laterals shall be built at all horizontal or vertical changes of direction and shall consist of a six-inch (6") directional tee and wye. Along straight segments of pipe outside the right-of-way, cleanouts shall be installed as required by the Ohio Plumbing Code. (DRAWING # 22)

The clean out cap/plug shall have an operating nut. Cleanouts shall be covered by a Ford® Type A32, **or Utility approved equal**, with a single lid cover lettered SEWER with an 11 1/2" locking lid to be flush with final ground level. Installation of cleanouts in traffic areas shall be covered by an "extra heavy cover Ford® Type A32H, **or Utility approved equal**, with a single lid cover lettered SEWER with an 11-1/2" locking lid; flush to the grade of the pavement. (DRAWING # 22)

4.4.8 Reuse of Existing Sanitary Sewer Laterals

Existing sanitary sewer laterals may be used upon request for connection of new buildings only when they are found on examination and test by the Utility to meet requirements of current City Specifications and be in good condition.

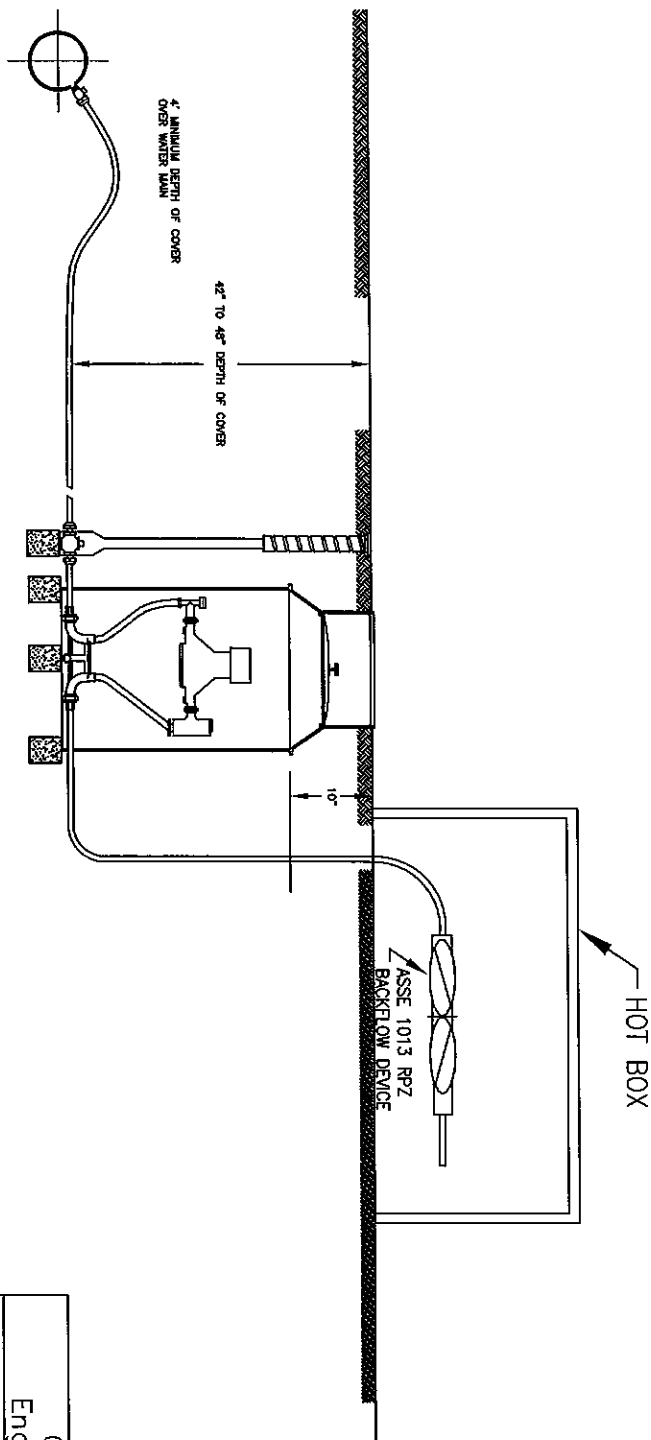


City of Oxford
Engineering Division

STANDARD SANITARY SEWER SERVICE CONNECTION AND CLEANOUT DETAIL

City of Oxford Standard Drawing # 22

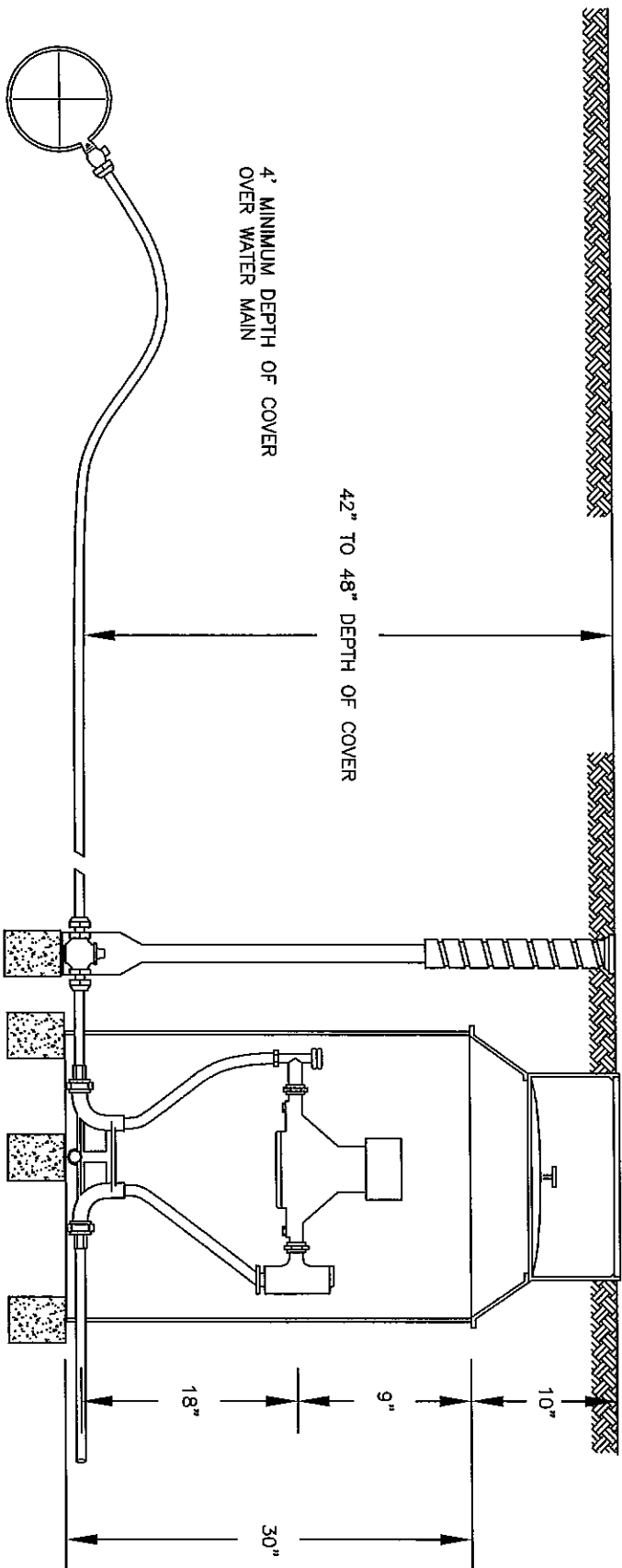
- City of Oxford (Water Meter Pit and Assembly)
1. Water Meter shall be "furnished" and "purchased from" the City of Oxford.
 2. Corporation Stop (Flare F-600-4 Compression F-1000-4) shall be installed at a 22-1/2 degree angle (2:00 and 10:00) 1" standard or utility approved equal.
 3. Service Line shall be K-Copper Tubing only, 1" standard from water main to copper setter.
 4. Curb Stop shall be (Ford® B-44-444 Compression, or Ford® B-22-444 Flare) 1" standard or Utility approved equal.
 5. Curb Box shall be Tyler® 2-piece 6500 or Utility approved equal.
 6. Meter Pit shall be rigid PVC 20" width x 30" depth (Sono-loc®) or Utility approved equal.
 7. Meter Pit Lid shall be Ford W3-T Double Lid Meter Pit Cover w/Aluminum (not plastic)
 8. Frost Lid and single hole for touch pad for 11-1/2" lid size and 20" diameter meter pit or Utility approved equal.
 9. Meter Setting Parts (Copper Setters) shall be Ford VBHC72-18W-44-44 or Utility approved equal.
 10. Backfill material shall be sand, #9's, pea gravel or approved equal by the Utility. With a minimum cover of 12".
 11. HOT BOX shall be locking and vandalism proof, weather tight, and cold protectant to -30 deg. Fahrenheit with an electric heating element or Utility approved equal.
 12. Back flow device to be ASSE 1013 RPZ or utility approved equal.



DRAWING NOT TO SCALE

City of Oxford (Water Meter Pit and Assembly)

1. Water Meter shall be "furnished" and "purchased from" the City of Oxford.
2. Corporation Stop (Flare F-600-4 Compression FB-1000-4) shall be installed at a 22-1/2 degree angle (2:00 and 10:00) 1" standard or utility approved equal.
3. Service Line shall be K-Copper Tubing only. 1" standard from water main to copper setter
4. Curb Stop shall be (Ford®B-44-444 Compression, or Ford®B-22-444 Flare) 1" standard or Utility approved equal.
5. Curb Box shall be Tyler®2-piece or Utility approved equal.
6. Meter Pit shall be rigid PVC 20" width x 30" depth (Sono-loc)® or Utility approved equal.
7. Meter Pit Lid shall be Ford®W3-T Double Lid Meter Pit Cover w/Aluminum (not plastic) frost lid and single hole for touch pad for 11-1/2" lid size and 20" meter pit or Utility approved equal.
8. Meter Setting Parts (Copper Setters) shall be Ford®VBHC72-18W44-44 with incorporated #7 Dual Check Valve, the Brace Pipe Eye on the copper setter is to be utilized for stabilization with the appropriate size (1/2") PVC pipe or Utility approved equal.
9. Backfill material shall be sand, #9's, pea gravel or approved equal by the Utility. With a minimum cover of 12" over the copper service line.



DRAWING NOT TO SCALE

CITY OF OXFORD STAFF SUMMARY REPORT

Report to City Manager

Finance

Originating Department

Council Meeting Of : 5/4/2010

Joe Newlin

Account Code No. : see below

Prepared By

Budgeted Amount : _____

4/27/2010

Date Prepared

Agenda Title:	2010 Supplemental Budget #4
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Recommendation:	Approve
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Issue 1

Correct ordinance 3101 for split of revenue between CDBG and FEMA Funds was \$101,590 CDBG and \$35,504 FEMA should be \$128,570 CDBG and \$8,524 FEMA no effect on total budget.

Action Needed:

Revenue Side

CDBG 126	26,980.00	Correction figure
FEMA 416	(26,980.00)	Correction figure

Expense Side

- None required

Net Effect on Fund Balance/(s) Increase/(Decrease)	-	
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Issue 2

Inheritance Tax reimbursement to Oxford Township revenue sharing for Knolls.

Action Needed:

Revenue Side

General 110	25,926.51	Receipt from County
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Expense Side

General 110	578.40	Increase in appropriation to pay Oxford Township
General 110	329.90	Increase in appropriation to pay Auditor/Treasurer Fees
General 110	1,857.74	Increase in appropriation for prior year's reimbursement

Net Effect on Fund Balance/(s)	23,160.47	
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Increase/(Decrease)

Total	
Net Effect on Fund Balance/(s)	23,160.47
Increase/(Decrease)	

Breakdown by Fund

General 110	23,160.47
CDBG 126	26,980.00
FEMA 416	(26,980.00)

Net Effect on Fund Balance/(s)	23,160.47
Increase/(Decrease)	

Approved By:

Department Head:

City Manager:

Initials

Date

<u>[Signature]</u>	<u>4/27/10</u>
<u>[Signature]</u>	<u>4/29/10</u>

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3089. SUPPLEMENTAL BUDGET ORDINANCE NUMBER 4 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2010.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The following increase/(decrease)in appropriations from unencumbered balances be made:

GENERAL FUND 110	25,926.51
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SECTION 2: The following increase/(decrease)in estimated revenues be made:

GENERAL FUND 110	578.40
GENERAL FUND 110	329.90
GENERAL FUND 110	1,857.74
CDBG FUND 126	26,980.00
FEMA FUND 416	(26,980.00)

SECTION 3: In all other respects, Ordinance No. 3089 shall remain in full force and effect.

SECTION 4: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED: _____

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development Department
Originating Department

Council Meeting Of: May 4, 2010

Jung-Han Chen

Account Code No. #:

Prepared By

Budgeted Amount:

April 19, 2010
Date Prepared

Agenda Title: PC-17-2006	An Ordinance Approving the Extension of the Conditional Use Permit for a Miami University Community Federal Credit Union Branch Facility with a Drive-Thru at 5120 College Corner Pike, Approved by Ordinance No 2932, on November 21, 2006 for a Period of Six Months.
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Recommendation: Approval

Discussion:

The City Council approved a Conditional Use permit for a branch facility to be located at 5120 College Corner Pike at their November 21, 2006 meeting.

Mr. Rick Parker, President/CEO of the Credit Union has made a formal request in a letter dated April 16, 2010 for a fourth six-month extension. The letter, outlining the reasons for the extension request, is attached for your consideration.

Approved By:	<table><tr><td>Department Head:</td><td>Initial</td><td>Date</td></tr><tr><td>City Attorney:</td><td><i>DHE</i></td><td><i>4/22/10</i></td></tr><tr><td>City Manager:</td><td><i>DHE</i></td><td><i>4/30/10</i></td></tr></table>	Department Head:	Initial	Date	City Attorney:	<i>DHE</i>	<i>4/22/10</i>	City Manager:	<i>DHE</i>	<i>4/30/10</i>
Department Head:	Initial	Date								
City Attorney:	<i>DHE</i>	<i>4/22/10</i>								
City Manager:	<i>DHE</i>	<i>4/30/10</i>								

ORDINANCE NO.

AN ORDINANCE APPROVING THE EXTENSION OF THE CONDITIONAL USE PERMIT FOR A MIAMI UNIVERSITY COMMUNITY FEDERAL CREDIT UNION BRANCH FACILITY WITH A DRIVE-THROUGH AT 5120 COLLEGE CORNER PIKE, APPROVED BY ORDINANCE NO. 2932 ON NOVEMBER 21, 2006, FOR A PERIOD OF SIX MONTHS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Council having reviewed the request submitted by Miami University Community Federal Credit Union for an additional extension of six months of the deadline for construction of a banking facility with a drive-through at 5120 College Corner Pike, has determined the request to be reasonable.

SECTION 2: Council granted the third extension for a period of six months of the construction deadline on December 1, 2009, by adopting Ordinance No. 3092.

SECTION 3: Council hereby approves the request for an additional extension of the construction deadline and grants an additional six month extension of the Conditional Use Permit for construction of a banking facility with a drive-through at 5120 College Corner Pike. No additional extensions may be granted as set forth in the Zoning Code.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)



changing lives
everyday

04/16/10

City of Oxford
JUNG-HAN CHEN, AICP
Director of Community Development
101 East High St.
Oxford, Ohio 45056

Re: Request for Conditional Use Permit Extension, 5120 College Corner Pike

Dear Mr. CHEN,

The Miami University Community Federal Credit Union is requesting a six month extension to place into service our city council approved, "Conditional Use Permit". The request is predicated on two issues:

- 1) The Economic Recession of the last 28 months has had a negative impact on all financial institutions, including our Credit Union and the local economy. As a result we have not yet reached the financial targets necessary to initiate construction, though we anticipate doing so later in 2010.
- 2) The forthcoming phase three widening of US 27, College Corner Pike and the disruption this may cause to our building process and new banking operations remains a concern.

We will keep you and the City of Oxford well informed as to our anticipated construction start date.

Respectfully Submitted

Rick Parker
President/CEO

RECEIVED

APR 16 2010

CITY OF OXFORD

Miami University Community Federal Credit Union

420 Wells Mill Drive • Oxford, Ohio 45056 • phone 513-529-2739 • fax 513-529-2638 • cumemservice@muccu.org • www.muccu.org

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: May 18, 2010

Kathryn A. Dale

Account Code No. #:

Prepared By

Budgeted Amount:

May 12, 2010
Date Prepared

Agenda Title: HAPC Meeting Report – May 5, 2010

DISCUSSION:

Requests for Review:

HAPC-07-2010 *15 N. Beech Street (rear) installation of a wall sign, Oxford Hookah Lounge, Tony Abbas, Applicant/Agent*

The Applicant seeks a COA for a new 3'x7' sign at the former Bruno's Pizza. The proposed signage material would consist of 1/4" thick alumicore with 3/8" projecting acrylic letters. The background color of the sign is a golden yellow with black lettering and orange shadow highlights around the lettering. There is also a Hookah pipe on the sign. The sign is proposed to be located above the front windows partially covering an existing vent.

Discussion was had regarding the removal of the vent or raising the sign so the vent was not visible. Staff shared before and after photographs of the new paint applied to the building. The Applicant shared a rendering showing a wood treatment covering the bottom six window panes on the front of the building and tying in with the trim of the building. The Applicant explained that the windows were painted to hide the insulation and studs from a wall that was installed by the previous occupant.

Most of the discussion was had regarding the operations of the Hookah Lounge.

The HAPC voted 5-0-0 to **APPROVE** the COA for the sign with the following conditions:

1. That, the proposed sign is positioned so as to cover the entire vent on the front of the building.
2. That, the wood panel, as presented at the meeting, covers the six window panes on front of the building.
3. That, any modifications to the structure or site plan as a result of any other City permit review are re-presented to the HAPC.
4. That, final details of the building, including but not limited to lighting, awnings, color selections and landscaping are presented to the HAPC.

Correspondence and Announcements:

Ms. Henderson & Mr. Harman shared that City Council passed a Proclamation recognizing May as National Historic Preservation Month and referred to the announcement in the Hamilton Journal News regarding the May Historic Walking Tours.

Old Business:

Walking Tours:

Ms. Henderson announced that 13 people participated in the first walking tour and was hopeful for the same success with the rest of the May tours.

Open House:

Ms. Dale shared that the Open House presentations were almost complete and asked that if anyone wished to help set up on May 3, 2010 to come by the Oxford Community Arts Center (OCAC) around 3:30 p.m. She also

shared that the plaques were ready and looked good.

Administrative Findings / Approvals:

Main Street Gourmet – paint selection

Chase Bank - window frame replacements

New Business:

Ms. Dale asked that the Paint Committee meet some time after the Open House, but before the next regular meeting, to come up with color schemes for the identified buildings in violation.

Other Business:

Ms. Dale distributed another concept prepared by Mr. Smith for historic markers identifying the Uptown Historic District. HAPC asked for some modifications, but overall thought the design looked really good.

Ms. Henderson shared an article out of the Post & Lintel magazine and Ms. Peterka shared that a Flower Sale would take place at OCAC on May 6, 2010.

The next regular HAPC meeting is scheduled for June 2, 2010.

Approved By:

Department Head:

City Attorney:

City Manager:

Initials	Date
JHC	5/11/10
DRG	5/11/10

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: May 18, 2010

Service Department
Originating Department

Account Code #: N/A

David Treleaven
Prepared By

Budgeted Amount: N/A

May 6, 2010
Date Prepared

Agenda Title:	Environmental Commission Meeting of May 5, 2010
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Recommendation:	For Review and Consideration
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Discussion:

Environmental Commission members present at the Wednesday, May 5, 2010 meeting were: Chair, Mr. Charlie Ford; Vice-Chair, Mr. Wright Gwyn; City Council Representative, Mr. Greig Rutherford; and Planning Commission Representative, Mr. Ted Wong. A quorum was not present. Ms. Kelly Church, Mr. Kevin Armitage, and Mr. Vince Hand had previously informed the Commission of schedule conflicts that would prevent them from attending the May 2010 meeting. This was the first Environmental Commission meeting utilizing the schedule change to the first Wednesday of the month that the Commission adopted during the March 24, 2010 meeting.

Based upon the discussion from the previous Commission meeting, Chair, Mr. Charlie Ford had prepared a spreadsheet matrix to assist in addressing conservation development information requested by the Planning Commission. The Planning Commission desired information regarding: 1) locations where conservation development had worked; 2) what type of development incentives were utilized; 3) the open-space set-aside area requirements utilized; 4) codes and/or ordinances for these conservation developments; and 5) visual depictions of the conservation developments. Each Commissioner is to identify an existing conservation development, and utilizing this development, address remaining four requests from the Planning Commission. The use of the spreadsheet matrix is intended to present this information in a consistent manner. Commissioners were requested to provide the conservation development information to Mr. Ford by May 26, 2010, and he would prepare a draft presentation for review and discussion at the June 2, 2010 Environmental Commission meeting.

Commissioners shared research to date regarding successful conservation developments. Mr. Charlie Ford provided information regarding a conservation design research manual. Commissioners requested that electronic copies of the manual and spread sheet matrix be distributed, which were subsequently provided to all Environmental Commissioners on the morning of Thursday, May 6, 2010.

The Commission adjourned at 8:30 p.m. The next Commission meeting is tentatively scheduled for Wednesday, June 2, 2010 at 7:00 p.m. in the Municipal Building's Second Floor Conference Room.

Approved By:	Department Head:	Initial	Date
	City Manager:		5/7/10
			5/14/10

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Fire Division

Originating Department

Council Meeting Of: May 18, 2010

John Detherage

Account Code No. #: 140.151.51001

Prepared By

Budgeted Amount: \$160,000

May 13, 2010

Date Prepared

Agenda Title: Purchase of replacement ambulance for the Fire Division

Recommendation: Approve

Discussion:

The 2010 capital equipment budget includes \$160,000 for the purchase of a replacement ambulance for use by the Public Safety Department. The current squad #11 is a 1995 model that has met its planned replacement cycle of fifteen years.

The State of Ohio contract for the purchase of ambulances under State Term Schedule (STS) 233X pricing includes a 2010 Horton Ambulance and associated equipment. The unit price for this vehicle as equipped to the City's specification and sold through Horton Emergency Vehicles is \$156,558.40. The ambulance specifications and pricing are specifically listed on the attached Exhibit 'A'.

This Resolution will authorize the City Manager to enter into an agreement with Horton Emergency Vehicles for the purchase of a 2010 ambulance and specified options at a cost not to exceed \$158,000.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

5/14/10

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HORTON EMERGENCY VEHICLES FOR THE PURCHASE OF A 2010 AMBULANCE AND SPECIFIED OPTIONS AT STATE CONTRACT PRICING AT A COST NOT TO EXCEED \$158,000.00.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Squad #11 used by the Fire Division of the Public Safety Department, a 1995 model, has met its planned replacement cycle of fifteen years.

SECTION 2: The 2010 capital budget includes \$160,000.00 for the purchase of a replacement squad.

SECTION 3: Council hereby authorizes the City Manager to purchase from Horton Emergency Vehicles a 2010 ambulance and specified options at State Contract pricing at a cost not to exceed \$158,000.00.

SECTION 4: Funds have been appropriated in an amount in excess of the purchase price authorized.

SECTION 5: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)



Exhibit 'A'

State of Ohio STS 233X Ambulance Pricing - Horton Emergency Vehicles

Customer:	CITY OF OXFORD FIRE DEPARTMENT
Contact:	Chief John Detherage
Address:	101 East High Street
City:	Oxford
State:	Ohio
Zip:	45056
Phone:	513-524-8249
Fax:	
Email:	

CONSOLIDATED PRICING SUMMARY

SCHEDULE "A" PRICING	
Base Model:	\$130,217.88
Total Listed Options Selected:	\$23,411.52
Chassis upgrade to 2010 model year or 2010 emission change (Option #185):	\$529.00
Total for above <u>Listed Base Model</u> and <u>Listed STS options</u> - Purchase order #1:	\$154,158.40
SCHEDULE "B" PRICING	
Total for <u>Unlisted options</u> per attached pricing breakdown - Purchase order #2:	\$2,400.00
GRAND TOTAL - VEHICLE PRICE:	\$156,558.40

CONSOLIDATED PRICING SUMMARY AND OPTION SELECTION IS VERIFIED AND AGREED TO BY:

Customer Representative (signature)

Horton Sales Representative (signature)

Printed name

Printed name

Date

Date

NOTE: PLEASE ATTACH ORIGINALS OR COPIES OF PURCHASE ORDER(S) TO THIS FORM
TO VALIDATE ORDER!

Contract Type:	Ambulances & Related Accessories
Index #:	STS233X
Contract Number:	7723300408
Expiration Date:	December 31, 2013
Manufacturer:	Horton Emergency Vehicles Company

Delivery: 120-150 Days after receipt of order at Horton Emergency Vehicles Company

AVAILABLE HORTON MODELS

<u>Quantity</u>	<u>Year</u>	<u>Model</u>	<u>Description</u>	<u>Price</u>	<u>Extended</u>
0	2009	453 Type I	Ambulance, <u>Ford</u> 164.8" wheel base F-450 Super Duty, <u>145"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>CRAWL THROUGH</u> , with air ride	\$130,199.91	\$0.00
0	2009	453 Type 3	Ambulance, <u>Ford</u> 138" wheel base E-350 Super Duty, <u>145"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u>	\$116,789.05	\$0.00
0	2009	457 Type I	Ambulance, <u>Ford</u> 164.8" wheel base F-450 Super Duty, <u>157"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>CRAWL THROUGH</u>	\$132,086.05	\$0.00
0	2009	603 Type I	Ambulance, <u>Ford</u> 189" wheel base F-450 Super Duty, <u>167"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>CRAWL THROUGH</u>	\$135,605.00	\$0.00
0	2009	623 Type I	Ambulance, <u>Ford</u> 189" wheel base F-450 Super Duty, <u>173"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>CRAWL THROUGH</u>	\$139,135.52	\$0.00
0	2009	533 Type III	Ambulance, <u>Ford</u> 158" wheel base E-450 Super Duty, <u>169"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u>	\$122,934.51	\$0.00
0	2009	553 Type III	Ambulance, <u>Ford</u> 158" wheel base E-450 Super Duty, <u>169"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u>	\$125,177.19	\$0.00
0	2009	553 Type III	Ambulance, <u>Chev/GMC</u> 159" wheel base G-4500 Cutaway, <u>169"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u>	\$125,145.19	\$0.00
0	2009	555 Type I	Ambulance, <u>Chevrolet/GMC</u> 158" wheel base C-4500, <u>169"</u> modular body, Horton Custom Series (6 Exterior Compartments), <u>WALK THROUGH</u>	\$144,435.02	\$0.00
0	2010	603 Type I	Ambulance, <u>International</u> 169" wheel base 4300LP cab/chassis, <u>167"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u> (with 2007 emissions)	\$166,810.00	\$0.00
0	2010	623 Type I	Ambulance, <u>International</u> 175" wheel base 4300LP cab/chassis, <u>173"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u> (with 2007 emissions)	\$166,040.30	\$0.00
0	2009	623 Type I	Ambulance, <u>Spartan Furlon</u> cab/chassis, <u>173"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u>	\$226,205.30	\$0.00
0	2010	603 Type I	Ambulance, <u>Freightliner</u> 169" wheel base M2 cab/chassis, <u>167"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u> (with 2007 emissions)	\$160,244.00	\$0.00
0	2010	623 Type I	Ambulance, <u>Freightliner</u> 175" wheel base M2 cab/chassis, <u>173"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>WALK THROUGH</u> (with 2007 emissions)	\$160,258.00	\$0.00
1	2009	457 Type I	Ambulance, <u>Dodge 4500</u> , 168.5" wheel base cab/chassis, <u>167"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>CRAWL THROUGH</u>	\$130,217.88	\$130,217.88
0	2009	623 Type I	Ambulance, <u>Dodge 4500</u> , 192" wheel base cab/chassis, <u>173"</u> modular body, Horton Custom Series (6 Exterior Compartments) <u>CRAWL THROUGH</u>	\$137,938.08	\$0.00
0	2010	FRV-2	First Response Vehicle, <u>2-door Ford</u> F-550 chassis (19,500 GVW), <u>145"</u> modular body (with 2007 emissions)	\$131,192.00	\$0.00
0	2010	FRV-4	First Response Vehicle, <u>4-door Ford</u> F-550 chassis (19,500 GVW), <u>145"</u> modular body (with 2007 emissions)	\$135,540.26	\$0.00
0	2010	MERV-2	Multi-Emergency Response Vehicle, <u>2-door International 7400</u> chassis (39,000 GVW), <u>192"</u> modular walk around body (with 2010 emissions)	\$195,017.39	\$0.00
0	2010	MERV-4	Multi-Emergency Response Vehicle, <u>4-door International 7400</u> chassis (39,000 GVW), <u>192"</u> modular walk around body (with 2010 emissions)	\$202,887.32	\$0.00

BASE MODEL PRICE AS SELECTED ABOVE:

\$130,217.88



AMBULANCE OPTIONS

<u>Quantity</u>	<u>Option code</u>	<u>Description</u>	<u>Price</u>	<u>Extended</u>
<u>BODY OPTIONS</u>				
0	1	<u>BODY DROP, CURBSIDE WITH TWO STEP ENTRY</u> (standard in various models) or <u>STREETSIDE</u> The curbside skirt, forward of the rear wheel well shall be dropped 3 inches. Two integral aluminum diamond plate steps within the side patient door step well shall be available upon opening the side door for easier and lower access to the patient compartment.	\$594.10	\$0.00
1	2	<u>ENERGY ABSORBING FLIP UP REAR STEP (Not available on Ford E Series chassis)</u> The rear bumper shall be rated to take a 5 MPH hit with no damage to the body.	\$865.19	\$865.19
0	2.1	<u>SCBA MOUNTING PLATE IN ANY EXTERIOR COMPARTMENT</u> Install a .250" thick aluminum plate finished on a dual action sander and installed on adjustable shelf track for the purpose of mounting customer-supplied SCBA brackets	\$173.04	\$0.00
0	3	<u>EXTRA SHELF, EXTERIOR COMPARTMENT</u> Install additional shelf in exterior compartment. Includes shelf matting and a light under the shelf.	\$171.88	\$0.00
0	4	<u>FIXED DIVIDER, EXTERIOR COMPARTMENT</u> Install fixed divider with Velcro retaining strap.	\$220.34	\$0.00
0	5	<u>ADJUSTABLE DIVIDER, EXTERIOR COMPARTMENT</u> Install adjustable divider with Velcro strap.	\$297.63	\$0.00
0	6	<u>WHEEL WELL COMPARTMENT, STREETSIDE OR CURBSIDE</u> Clear Door Opening: 35" wide x 8" high Actual Compartment: 36" wide x 6" high x 21" deep A compartment shall be installed above the streetside curbside wheel well. The compartment shall be accessed through a hinge down door. A slide-out tray shall be installed in the compartment and shall be capable of carrying a minimum of 250 lbs. The tray shall lock in both the in and out position.	\$920.56	\$0.00
1	7	<u>COMPARTMENT MATTING: MATAFLEX</u> All exterior compartments shall be equipped with color coordinated MataFlex flooring. Color to be determined by customer.	\$472.97	\$472.97
0	7.1	<u>RECESSED, POCKETED REAR STEP</u> The rear step shall flip up and into a pocket in the vertical diamond plate riser so it is flush.	\$475.28	\$0.00
0	7.2	<u>CAST PRODUCTS RECESSED LICENSE PLATE HOLDER</u>	\$148.81	\$0.00
0	7.3	<u>GRIP STRUT IN SIDE ENTRY DOOR STEPWELL</u>	\$148.81	\$0.00

<u>Quantity</u>	<u>Option code</u>	<u>Description</u>	<u>Price</u>	<u>Extended</u>
<u>PAINT AND STRIPE OPTIONS</u>				
0	8	<u>PAINT CHASSIS (OTHER THAN STANDARD FACTORY WHITE)</u> The chassis cab shall be painted with the following special paint color and paint code: To be determined by customer	\$1,604.64	\$0.00
1	9	<u>PAINT MODULAR BODY (OTHER THAN STANDARD WHITE)</u> The modular body shall be painted with the following special paint color and paint code: To be determined by customer	\$297.63	\$297.63
1	10	<u>STRIPE BOTTOM HALF</u> The bottom half of the modular body shall be painted with the following special paint color and paint code: To be determined by customer	\$1,129.36	\$1,129.36
0	11	<u>STRIPE, 8 INCH BELTLINE, OTHER COLOR</u> Paint or Scotchlite an 8" beltline stripe with the following special paint color and paint code or Scotchlite color: To be determined by customer: _____	\$891.72	\$0.00
0	12	<u>STRIPE, HORTON 401 STYLE</u> A two color stripe shall be applied to the vehicle. The primary stripe shall be a belt line stripe that breaks up the street and curb side of the module. The secondary stripe shall border the primary stripe on both sides and shall be approximately 2" wide. The stripe shall be Urethane Enamel or equal, with the customer's choice of colors.	\$1,425.83	\$0.00
0	13	<u>STRIPE, HORTON 553 STYLE</u> The vehicles paint stripe shall include a skirt paint stripe and center body stripe with a rear vertical segmented sweep. The center body stripe shall include a Scotchlite insert. The segments shall also include a Scotchlite insert accented with Scotchlite pinstripe.	\$1,782.29	\$0.00
1	14	<u>SCOTCHLITE STRIPE, PER 1 INCH HEIGHT</u> A Scotchlite stripe shall be applied to the vehicle. Price is for each 1 inch high segment.	\$237.64	\$237.64
0	14.1	<u>2-COLOR DIAMOND GRADE CHEVRON (WINDOW LEVEL DOWN)</u> A 2-color 3M Diamond Grade Chevron shall be applied on the rear of the unit. The Chevron bands shall be 6" wide. A choice of Yellow, Red, White or Lime-Yellow colors shall be provided. The Chevron shall be positioned from the window level down.	\$1,153.59	\$0.00
0	14.2	<u>2-COLOR DIAMOND GRADE CHEVRON (ENTIRE REAR OF BODY)</u> A 2-color 3M Diamond Grade Chevron shall be applied on the rear of the unit. The Chevron bands shall be 6" wide. A choice of Yellow, Red, White or Lime-Yellow colors shall be provided. The Chevron shall be positioned on the entire rear of the vehicle.	\$1,557.34	\$0.00
<u>INTERIOR PLEXIGLAS, DOOR AND COUNTERTOP OPTIONS</u>				
0	15	<u>AVONITE DOORS, INTERIOR CABINET, EACH</u> The hinged cabinet door shall be constructed of Avonite. All corners and edges to be radiused.	\$178.81	\$0.00
2	16	<u>AVONITE COUNTERTOP</u> Install Avonite countertop in lieu of standard stainless steel. The joint of the vertical surface and horizontal lip shall have a radiused, coved appearance and there shall be no visible seams.	\$535.26	\$1,070.53
0	16.2	<u>POLISHED STAINLESS STEEL INHALATION WALLS</u>	\$403.76	\$0.00
0	16.3	<u>POLISHED STAINLESS STEEL INHALATION PANEL</u>	\$144.20	\$0.00
<u>INTERIOR COLOR AND MATERIALS OPTIONS</u>				
0	17	<u>CUSTOM FLOOR</u> A flooring material other than standard shall be installed in the patient module.	\$118.82	\$0.00
1	18	<u>STAINLESS STEEL RISER, MAIN CABINET WALL</u> Install stainless steel on cabinet wall riser.	\$178.81	\$178.81
1	19	<u>STAINLESS STEEL RISER, BENCH WALL</u> Install stainless steel on bench riser wall.	\$178.81	\$178.81

Quantity	Option code	Description	Price	Extended
<u>INTERIOR ACCESSORIES AND TRIM OPTIONS</u>				
0	20	<u>I.V. HOOKS, CAST RUBBER, ADDITIONAL BEYOND STANDARD TWO</u> Install additional Cast Products recessed I.V. hooks in ceiling. Hooks are installed into aluminum mounting plates and are to be fabricated from flexible rubber.	\$101.52	\$0.00
0	21	<u>COT WHEEL FLOOR PLATES, FULL WIDTH</u> Install full width stainless steel cot wheel plates.	\$94.59	\$0.00
0	22	<u>DELETE STANDARD FERNO OR STRYKER COT MOUNT</u> Note: requires selecting Stat Trac option below	(\$772.90)	\$0.00
0	23	<u>FERNO WASHINGTON STAT TRAC COT MOUNT SYSTEM</u> Install the Ferno Washington Stat Trac system in lieu of standard cot mounts.	\$1,425.83	\$0.00
1	24	<u>PRIVACY GLASS</u> All patient windows shall have dark privacy glass. The windows shall meet FMVSS glazing standards. No films are to be used.	\$148.81	\$148.81
0	25	<u>ELECTRONIC PRIVACY WINDOWS IN PATIENT MODULE DOORS</u> The patient area door windows shall include liquid crystal privacy control. When privacy is needed, a switch shall be activated to turn the windows solid so they cannot be seen through even at a very close distance. The windows shall return to clear with a second touch of the switch. All door windows to have fixed glass. The switches shall be labeled "PRIVACY WINDOWS."	\$1,844.20	\$0.00
0	26	<u>ELECTRONIC PRIVACY WINDOW IN SIDE BODY WINDOW</u> The side body door window shall include liquid crystal privacy control. When privacy is needed, a switch shall be activated to turn the windows solid so they cannot be seen through even at a very close distance. The windows shall return to clear with a second touch of the switch. All door windows to have fixed glass. The switches shall be labeled "PRIVACY WINDOWS."	\$895.19	\$0.00
0	27	<u>GRAB RAIL PADDING FOR STANDARD GRAB RAILS</u> Install removable padding on standard ceiling grab rail. Padding to be covered with upholstery to match the interior.	\$94.59	\$0.00
0	27.1	<u>8 FOOT GRAB RAIL CENTERED IN CEILING</u>	\$118.82	\$0.00
0	28	<u>GRAB RAIL PADDING, 6 FOOT BENCH RAIL</u> Install removable padding on standard ceiling grab rail. Padding to be covered with upholstery to match the interior.	\$94.59	\$0.00
0	28.1	<u>2' GRAB RAIL, WITH ANTIMICROBIAL COATING</u> Install a 2' rail, with antimicrobial coating at a location to be determined	\$69.22	\$0.00
0	29	<u>BENCH RESTRAINT, MANSERVER BAR</u> Install safety man drop down arm at head of squad bench. Reinforce wall with welded aluminum mounting plate.	\$475.28	\$0.00
1	30	<u>STAINLESS STEEL LOWER DOOR TRIM</u> Finish lower section of inside patient compartment doors with stainless steel.	\$267.63	\$267.63

<u>Quantity</u>	<u>Option code</u>	<u>Description</u>	<u>Price</u>	<u>Extended</u>
<u>EXTERIOR ACCESSORY AND TRIM OPTIONS</u>				
0	33	<u>REAR TOW HOOKS</u> Install 2 tow hooks rear of vehicle. Attach to bumper frame.	\$74.98	\$0.00
0	33.1	<u>RECESSED TOW EYES</u> Tow eyes shall be recessed into the rear step kick plate, with Cast Products Bezels utilized	\$528.34	\$0.00
0	34	<u>HEATED, POWER REMOTE MIRRORS, TYPE III AMBULANCE ONLY</u> Install heated, power remote Velvac 2020 mirrors in place of the OEM mirrors. Weld over and paint over any unused holes left from the OEM mirrors.	\$682.92	\$0.00
0	35	<u>ON SPOT SNOW CHAINS</u> Install automatic ON-SPOT air operated snow chains. Includes installation of system air compressor if chassis does not already have one.	\$2,429.46	\$0.00
0	36	<u>KUSSMAUL MAINTENANCE AIR COMPRESSOR, MEDIUM DUTY TRUCK</u> Install a Kussmaul maintenance air compressor and wire into the shoreline circuit for automatic operation.	\$891.15	\$0.00
0	36.5	<u>RUBBER REAR FENDERS</u> Install rubber rear fenderettes in lieu of stainless steel	(\$209.95)	\$0.00
<u>RADIOS AND CONSOLES</u>				
1	37	<u>ADDITIONAL COAX PRE-WIRE, EACH</u> Install additional antenna coax and access plate in patient module roof. Coax is Belden brand RG-58.	\$55.37	\$55.37
1	38	<u>CONSOLE EXTENSION</u> Install an aluminum extension onto the standard cab console for holding maps, books, radios, etc.	\$415.87	\$415.87
0	39	<u>RADIO OR RADIO HEAD PRE-CUT, CAB CONSOLE, EACH</u> Mount radio or radio head in front cab console. Does not include connecting cables, providing power or connecting antenna cables.	\$92.29	\$0.00
0	40	<u>RADIO OR RADIO HEAD PRE-CUT, REAR INHALATION PANEL, EACH</u> Mount radio or radio head in rear inhalation panel. Does not include connecting cables, providing power or connecting antenna cables.	\$92.29	\$0.00
2	41	<u>RADIO CABLE INSTALLATION, EACH RADIO</u> Does not include providing power or connecting antenna cables	\$118.82	\$237.64
2	41.1	<u>RADIO POWER AND GROUND STUDS, ADDITIONAL BEYOND STANDARD TWO</u> Install heavy gauge power and ground studs for radio or cell phone power.	\$81.90	\$163.81

Quantity	Option code	Description	Price	Extended
<u>INTERIOR CABINET OPTIONS</u>				
1	42	<u>ADJUSTABLE VERTICAL DIVIDERS PER CABINET SEGMENT</u> Install adjustable shelf tracks recessed into the upper and lower cabinet walls. Fabricate Plexiglas dividers to fit vertically into the cabinet and between the recessed tracks. The dividers shall be adjustable within the track and held into position with cushioned track shelf supports.	\$237.64	\$237.64
2	43	<u>LIFT UP FRAMES FOR SLIDING DOOR CABINET, STREETSIDE</u> Fasten the Plexiglas door frame extrusion to a piano hinge secured to the cabinet wall. The complete frame and doors shall hinge open upward providing total access to the cabinet behind. The frame shall be held open with gas charged cylinders and secured in the down position with a sliding dead bolt.	\$207.65	\$415.30
0	45	<u>CPR SEAT DROP DOWN BACKREST</u> The side attendant seat shall have a drop down seat back to extend the action area counter space. Finish backside with stainless steel.	\$148.81	\$0.00
1	46	<u>CPR SEAT STORAGE</u> A trimmed storage area shall be accessed by raising the hinged side attendant seat base cushion.	\$178.81	\$178.81
1	47	<u>SLIDING DRAWER, INTERIOR CABINET WALL</u> Install a pull out cabinet drawer mounted on grant slides. Drawer is made of aluminum.	\$360.69	\$360.69
0	48	<u>DRUG BOX, ENCLOSED</u> A separate drug storage box shall be fabricated and installed within the cabinet as designated by the customer.	\$178.81	\$0.00
1	49	<u>LOCKING DOOR, INTERIOR CABINET</u> Install a single lockable door on the customer's choice of cabinet.	\$35.76	\$35.76
0	50	<u>PUSH BUTTON SIMPLEX LOCK, INTERIOR CABINET DOOR OR DRAWER</u> Install a Simplex push button lock on an interior door of the customer's choice.	\$189.19	\$0.00
1	51	<u>HEAD ATTENDANT BUCKET SEAT WITH BUILT IN CHILD SAFETY SEAT</u> Delete the standard bucket attendant seat. Install a high back bucket seat with built in child seat restraints. The seat to be adjustable front to rear.	\$712.92	\$712.92
1	52	<u>SHARPS / WASTE STORAGE COMPARTMENT, EACH</u> A sharps / waste storage compartment shall be installed in the patient module interior. Several designs are available.	\$475.28	\$475.28
0	53	<u>LIFT UP FRAMES FOR SLIDING DOOR CABINET, CURBSIDE</u> Fasten the Plexiglas door frame extrusion to a piano hinge secured to the cabinet wall. The complete frame and doors shall hinge open upward providing total access to the cabinet behind. The frame shall be held open with gas charged cylinders and secured in the down position with a sliding dead bolt.	\$207.65	\$0.00
0	55	<u>DUAL CABINET ACCESS, CURBSIDE OR STREETSIDE</u> Provide interior access to exterior compartment. Interior access to be trimmed with customer's choice of sliding Plexiglas doors, hinged solid Formica doors or hinged Plexiglas doors.	\$445.28	\$0.00
0	56	<u>INVENTORY TAGS, TAMPER-RESISTANT, FOR INTERIOR CABINETS</u> Each cabinet door and cabinet extrusion shall be drilled to accept single use security seals. They shall keep closed the cabinet doors after an inventory has been performed. The presence of a intact seal indicates no inventory has been removed from the cabinet.	\$178.23	\$0.00
1	57	<u>GLOVE CABINET, RECESSED, WITH PLEXIGLAS DOOR, EACH</u> The customer specified location shall provide storage for customer-supplied glove boxes. An elongated slot in the cabinet face shall allow for easy dispensing of the individual gloves through a flush cabinet face. The refill glove boxes shall easily be replaced from behind the cabinet dispensing surface.	\$415.87	\$415.87
1	57.11	<u>ROBINSON ROLL UP DOOR IN FRONT WALL CABINET</u> In lieu of hinged Plexiglas doors in the front wall cabinet, use a full height Robinson roll up door.	\$1,089.38	\$1,089.38
0	57.2	<u>DOVER ROLL UP DOOR WITH CLEAR LEXAN SLATS INSTALLED IN ANY CABINET</u>	\$1,782.29	\$0.00
0	57.3	<u>HEATED CABINET</u> A heated IV storage cabinet shall be installed at a choice of location. The cabinet shall be heated with a Minco heated tray system.	\$490.27	\$0.00
1	57.5	<u>REFRIGERATOR</u> A Norcold 12v refrigerator shall be install in the patient area at a choice of location (an added cabinet specifically for the refrigerator is an additional cost)	\$1,078.60	\$1,078.60

Quantity	Option code	Description	Price	Extended
<u>ELECTRICAL OPTIONS (NON-WARNING SYSTEMS)</u>				
0	58	<u>INVERTER PREWIRING, VANNER 1000 WATT 20-1000TUL WITH INTERFACE</u> Furnish wiring only to the designated electrical equipment location to power a Vanner 20-1000TUL inverter equipped with a Vanner interface module. Wiring shall also be furnished from the future inverter location to the area behind the inhalation panel to the control switch.	\$208.80	\$0.00
1	59	<u>INSTALL INVERTER, VANNER 1000 WATT 20-1000TUL WITH INTERFACE</u> A Vanner #20-1000TUL inverter shall be installed in the vehicle's designated electrical equipment location. Included will be a Vanner Interface Module, Inverter Status Panel, and Control Switch. The switch will be installed in the inhalation panel for inverter activation.	\$1,844.59	\$1,844.59
1	60	<u>DELETE HALOGEN TYPE ICC REQUIRED RUNNING LIGHTS</u> Note: use only when selecting L09L LED type lights instead	(\$294.16)	(\$294.16)
1	61	<u>LED TYPE ICC REQUIRED RUNNING LIGHTS</u> Install red Whelen L.E.D. 70 series turn/marker lights on each rear side of the module body. Lights provide module body night time side lighting visibility and turning signal indication.	\$388.76	\$388.76
0	61.1	<u>LED RUNNING BOARD LIGHTS</u> Install Whelen Par 16 LED running board lights	\$253.79	\$0.00
0	61.2	<u>LED INTERIOR CABINET LIGHTING (Main Wall)</u> Install LED light strips in the closed compartments with Plexiglas doors	\$547.85	\$0.00
0	61.3	<u>LED INTERIOR CABINET LIGHTING (Bench Wall)</u> Install LED light strips in the closed compartments with Plexiglas doors	\$144.20	\$0.00
0	62	<u>MODULE DISCONNECT TIMER PROGRAMMING</u> The module disconnect shall be programmed to automatically shut down when inadvertently left in the on position, with the engine turned OFF and the battery switch in the ON position.	\$88.83	\$0.00
0	63	<u>AIRCRAFT TYPE CLOCK, ILLUMINATED, ON HINGED ACCESS PANEL</u> An aircraft style back lighted clock with sweep second hand shall be installed. Back lighting shall be 12 volt. Clock shall be installed on a hinge and secured with a ball catch to provide easy access for changing time and battery.	\$184.57	\$0.00
0	63.1	<u>DIGITAL CLOCK, NEC MODEL 0150004</u>	\$499.50	\$0.00
1	63.2	<u>DIGITAL CLOCK, INTELLITEC</u>	\$288.40	\$288.40
1	64	<u>CAB CEILING LIGHTS</u> Two (2) Signal Stat lights shall be installed in the cab headliner and shall have an individual switch on each light.	\$171.88	\$171.88
1	65	<u>LAMP TIMER, PROGRAMMABLE FOR DOME OR FLORESCENT LIGHTS</u> Install an electronic momentary touch timer switch where specified. The switch will enable time limited operation of the lights, with the battery switch in the off position.	\$101.52	\$101.52
3	66	<u>FLORESCENT LIGHTS, 39 INCH, EACH</u> Install 39 inch, 12 volt fluorescent ceiling light fixtures.	\$220.34	\$661.01
0	66.1	<u>LED INTERIOR DOME LIGHTING</u> Install (7) Whelen LED dome lights and delete (6) Weldon halogen dome lights	\$2,422.53	\$0.00
0	67	<u>ADDITIONAL COMPARTMENT LIGHT, EACH</u>	\$53.47	\$0.00
2	68	<u>INTERIOR 110 VOLT OUTLETS, ADDITIONAL, EACH</u> Install 110v interior AC duplex outlets. Outlets shall have integral illumination to turn on when power is present.	\$101.52	\$203.03
0	68.5	<u>EXTERIOR 110 VOLT OUTLETS, EACH</u> Install 110v exterior 15 amp AC duplex outlets, including weatherproof cover.	\$101.52	\$0.00
0	69	<u>INTERIOR 12 VOLT OUTLETS, CIGARETTE LIGHTER TYPE, ADDITIONAL, EACH</u> Install heavy duty cigarette lighter type 12 volt DC outlets. Each outlet shall install in a standard wall outlet plate and shall have a flip-up cover.	\$65.75	\$0.00
0	70	<u>REAR SPEAKERS FOR CHASSIS CAB RADIO, PAIR</u> Install two rear speakers and wire to the chassis cab radio. Volume shall be controlled through the rear attendant panel via solid state switching.	\$161.50	\$0.00
0	71	<u>FOG LIGHTS, HELLA, CLEAR OR AMBER, PAIR</u> Install two Hella fog lights and program to operate through a switch in the cab console.	\$199.57	\$0.00

Quantity	Option code	Description	Price	Extended
	72	<u>DELETE CREDIT FOR REMOVING STANDARD SHORELINE INLET</u> Note: requires selecting 20 Amp Super Auto Eject below	(\$204.18)	(\$204.18)
1	73	<u>KUSSMAUL 20 AMP SUPER AUTO EJECT SHORELINE INLET</u> Install a Kussmaul 20 amp Super Auto Eject shoreline inlet in lieu of standard.	\$528.34	\$528.34
1	74	<u>SHORELINE INDICATOR LIGHT</u> Install a pilot light to indicate presence of AC power at shoreline inlet.	\$53.07	\$53.07
1	75	<u>WIRE ENGINE BLOCK HEATER TO SHORELINE</u> Wire the chassis engine block heater to the shoreline inlet circuit. Protect the block heater circuit with a circuit breaker that can also be used as an on/off switch for this feature.	\$178.81	\$178.81
1	76	<u>LED LIGHTED RUB RAILS</u> Install custom made LED light strips flush mounted into the lower body aluminum diamond plate rubrails. The light strips shall have a scalloped integral lens strip for maximum light disbursement. Rubrails forward of the rear wheel opening shall have (3) LED strips. Rubrails behind the rear wheel opening shall have (2) LED strips. Steady burn on with headlight switch and flash with red flashing light circuit. Customer may request different programming if desired.	\$1,148.97	\$1,148.97
1	77	<u>CARBON MONOXIDE DETECTOR</u> Install a marine grade carbon monoxide detector in interior of patient module.	\$231.87	\$231.87
1	78	<u>ELECTRIC DOOR LOCKS, EXTERIOR COMPARTMENTS</u> Power activated door locks shall be installed on all exterior compartment doors. Locks shall be activated by a switch at each patient area access door, a switch in the front radio console and controlled with the access door locks. Locks may be overridden by a manual slide lever or by the door key.	\$416.45	\$416.45
1	79	<u>ELECTRIC DOOR LOCKS, MODULAR BODY ACCESS DOORS</u> Power activated door locks shall be installed on all exterior patient module doors. Locks shall be activated by a switch at each patient area access door, a switch in the front radio console and controlled with the access door locks. Locks may be overridden by a manual slide lever or by the door key.	\$178.81	\$178.81
1	80	<u>ELECTRIC DOOR UNLOCK SWITCH, CONCEALED</u> Install a concealed electric door unlock switch in the chassis grille.	\$88.83	\$88.83
1	81	<u>DOOR LOCKS, PROGRAM TO OPERATE ON OEM CHASSIS SWITCH</u> Program all modular body and exterior compartment door power locks to operate on the same circuit as the chassis cab power locks. Any power lock switch in the chassis cab or modular body shall operate all locks in a common circuit.	\$118.82	\$118.82
1	82	<u>SECURITY IDLE SYSTEM</u> Install a secure idle system to allow engine operation with transmission in park and ignition key removed. If the brake is depressed or transmission attempted to be shifted into gear, the engine will shut off, the marker lights will flash and the horn will sound. The system will be integrated into the Horton electrical system electronics, be activated by a switch on the control panel and provide a digital display to warn of the activated security mode.	\$282.63	\$282.63
1	82.1	<u>PROGRAM BRAKE LIGHT FUNCTIONALITY ON REAR WARNING LIGHTS</u> Program rear warning lights to also function as brake lights (not for strobe lights)	\$88.83	\$88.83
1	82.2	<u>GUEST "BEAMER" ELECTRIC SPOTLIGHT ON CAB ROOF, WITH JOYSTICK CONTROL</u>	\$695.09	\$695.09
1	82.3	<u>COLOR BACKUP CAMERA WITH MONITOR IN CAB</u>	\$1,320.86	\$1,320.86
1	82.4	<u>AZENTEK COLOR BACKUP "SMARTMIRROR" CAMERA /GPS NAVIGATION, WITH MONITOR IN CAB</u>	\$1,777.68	\$1,777.68
1	88.5	<u>SECOND CAMERA FOR INTERIOR VIEW (WHERE APPLICABLE)</u>	\$436.37	\$436.37
1	82.7	<u>STREAMLIGHT SL-45, EACH</u>	\$237.64	\$237.64
1	82.8	<u>MOVE PRIMARY PANEL TO BENCH, WITH O2 OUTLET CUTOUT (OUTLET NOT INCLUDED)</u>	\$167.27	\$167.27
1	82.9	<u>SECOND REAR INTELLIPIX CONTROL PANEL, SURFACE MOUNTED</u>	\$1,730.38	\$1,730.38

Quantity	Option code	Description	Price	Extended
<u>VISUAL WARNING SYSTEM OPTIONS</u>				
1	83	<u>FLASHING HEADLIGHTS, PROGRAMMABLE</u> Program headlights to flash in alternating or pulsating manner when high beams are not selected and head light switch is in the 'off' position	\$136.12	\$136.12
0	85	<u>LED WARNING LIGHTS, COMPARTMENT DOORS, EACH</u> Install custom made LED light strips on the interior of the exterior compartment door panels. The light strips shall have a scalloped integral lens strip for maximum light disbursement. Installation will be flush with the inner panel. The light strip shall flash when the compartment door is open, and the red flashing light circuit is activated or whenever the module disconnect is on.	\$118.82	\$0.00
0	86	<u>LED WARNING LIGHTS, PATIENT ENTRY DOOR, EACH</u> Install custom made LED light strips on the interior of the exterior patient door panels. The light strips shall have a scalloped integral lens strip for maximum light disbursement. Installation will be flush with the inner panel. The light strip shall flash when the patient door is open, and the red flashing light circuit is activated or whenever the module disconnect is on.	\$118.82	\$0.00
<i>Note: All light bars include OEM LED ICC lights but do not include installation cost!</i>				
0	87.1	<u>LIGHT BAR, FRONT, WHELEN 4502LF88</u> <i>Layout:</i> RED-WHITE-RED-BLANK-RED-RED-BLANK-RED-WHITE-RED	\$2,739.77	\$0.00
0	88.1	<u>LIGHT BAR, REAR, WHELEN 4502LR88</u> <i>Layout:</i> RED-WHITE-LOAD LIGHT-RED-AMBER-AMBER-RED-LOAD LIGHT-WHITE-RED	\$2,791.68	\$0.00
0	89.1	<u>ADD HALOGEN FLASHER TO 4500 SERIES WHELEN LIGHT BAR, EACH</u>	\$87.67	\$0.00
0	90.1	<u>ADD STROBE FLASHER TO 4500 SERIES WHELEN LIGHT BAR, EACH</u>	\$99.21	\$0.00
0	91.1	<u>ADD HALOGEN ROTATOR TO 4500 SERIES WHELEN LIGHT BAR, EACH</u>	\$89.98	\$0.00
0	92.1	<u>DELETE RED OR AMBER LED FLASHER FROM 4500/FREEDOM BAR, EACH</u>	(\$207.65)	\$0.00
0	93.1	<u>DELETE CLEAR LED FLASHER FROM 4500/FREEDOM BAR, EACH</u>	(\$253.79)	\$0.00
2	94	<u>ADD RED LINEAR SUPER LED TO WHELEN 4500/FREEDOM SERIES LIGHT BAR, EACH</u>	\$244.56	\$489.12
0	94.1	<u>ADD CLEAR LINEAR SUPER LED TO WHELEN 4500/FREEDOM SERIES LIGHT BAR, EACH</u>	\$244.56	\$0.00
0	94.2	<u>ADD AMBER LINEAR SUPER LED TO WHELEN 4500/FREEDOM SERIES LIGHT BAR, EACH</u>	\$244.56	\$0.00
1	94.3	<u>WHELEN "FREEDOM" LINEAR SUPER LED LIGHT BAR WITH 8 LED MODULES</u> <i>Layout:</i> RED-WHITE-RED-RED-WHITE-RED, with angled RED end lights (FL8RRRRF)	\$2,537.89	\$2,537.89
0	95	<u>INSTALL FRONT LIGHT BAR ON CAB ROOF</u>	\$163.81	\$0.00
1	96	<u>INSTALL FRONT LIGHT BAR ON FRONT FACE OF MODULE BODY</u>	\$163.81	\$163.81
0	97	<u>INSTALL REAR LIGHT BAR ON REAR FACE OF MODULE BODY</u>	\$163.81	\$0.00
1	97.1	<u>DELETE STANDARD CODE 3 CAB MOUNTED LIGHT BAR</u>	(\$1,170.89)	(\$1,170.89)
8	98	<u>DELETE WHELEN 900 SERIES HALOGEN LIGHT, EACH</u> Note: only select this option if a 90 series red LED light is being installed instead.	(\$163.81)	(\$1,310.48)
0	99	<u>DELETE REAR WHELEN 900/700 SERIES LOADING LIGHTS, PAIR</u>	(\$311.47)	\$0.00
1	100	<u>DELETE WHELEN 700 SERIES FRONT CLEAR KKK LIGHT</u> Note: only select this option if a front light bar with clear KKK light is being installed instead.	(\$149.97)	(\$149.97)

Quantity	Option code	Description	Price	Extended
1	101	<u>DELETE WHELEN 700 SERIES REAR AMBER KKK LIGHT</u> Note: only select this option if a rear light bar with amber KKK light is being installed instead.	(\$149.97)	(\$149.97)
0	102	<u>DELETE WHELEN 700 SERIES HALOGEN GRILLE LIGHTS, PAIR</u>	(\$276.86)	\$0.00
1	103	<u>DELETE STANDARD WHELEN 70 SERIES HALOGEN INTERSECTION LIGHTS, PAIR</u>	(\$276.86)	(\$276.86)
0	104	<u>WHELEN 900 SERIES LINEAR SUPER LED RED OR AMBER FLASHING LIGHT, EACH</u> Note: includes 9EFLANGE mounting flange	\$403.76	\$0.00
0	105.1	<u>ADD 600/700 SERIES HALOGEN LIGHT, EACH</u> Note: includes 6EFLANGE mounting flange	\$156.25	\$0.00
0	105.2	<u>ADD 600/700 SERIES STROBE LIGHT, EACH</u> Note: includes 6EFLANGE mounting flange	\$211.11	\$0.00
0	106	<u>WHELEN 600/700 SERIES LINEAR SUPER LED RED FLASHING LIGHT, EACH</u> Note: includes 7EFLANGE mounting flange	\$267.34	\$0.00
0	106.01	<u>WHELEN 70RCFCR (1/2RED-1/2 WHITE) SERIES LINEAR SUPER LED FLASHING LIGHT, EACH</u> Note: includes 7EFLANGE mounting flange	\$334.54	\$0.00
0	106.02	<u>ADD 600/700 SERIES HALOGEN LIGHT, EACH</u> Note: includes 7EFLANGE mounting flange	\$146.91	\$0.00
0	106.15	<u>ADD 600/700 SERIES STROBE LIGHT, EACH</u> Note: includes 7EFLANGE mounting flange	\$201.88	\$0.00
0	106.2	<u>ADD TS200SI DUAL-STROBE LIGHT, EACH</u> Note: includes chrome flange	\$276.86	\$0.00
0	108	<u>ARROW TURN SIGNAL, WHELEN 600/700 SERIES HALOGEN, EACH</u> Note: includes 6EFLANGE mounting flange	\$317.24	\$0.00
1	109	<u>ARROW TURN SIGNAL, WHELEN 600/700 SERIES LED, PAIR</u> Note: includes 6EFLANGE mounting flange	\$461.44	\$461.44
1	110	<u>TAIL LIGHTS, WHELEN 600 SERIES LED WITH HALOGEN BACKUP LIGHTS</u> Note: includes 6EFLANGE mounting flange for all lights Note: turn signal is arrow type	\$1,095.91	\$1,095.91
1	111.1	<u>DELETE STANDARD WHELEN HALOGEN TAIL LIGHTS</u>	(\$594.03)	(\$594.03)
0	111.2	<u>SIDE SCENE LIGHTS, LED</u> Note: Includes (4) Whelen 90COENZR LED scene lights, with 2 per side	\$2,274.87	\$0.00
0	111.3	<u>DELETE STANDARD WHELEN HALOGEN SIDE SCENE LIGHTS</u>	(\$461.44)	\$0.00
0	111.3	<u>REAR LOADING LIGHTS, LED</u> Note: includes (2) Whelen LED load lights, with 2 on rear above rear doors (Halogen are deleted)	\$692.15	\$0.00

Quantity	Option code	Description	Price	Extended
<u>AUDIBLE WARNING SYSTEM OPTIONS</u>				
<i>Note: sirens and siren speakers below do not include installation charges.</i>				
0	112	<u>SIREN, WHELEN 295HFSLSQ1</u>	\$403.76	\$0.00
0	112.1	<u>SIREN, WHELEN 295HFSQ9 DUAL AMP SIREN CONTROL OR SS MAGNUM CONTROL</u>	\$780.75	\$0.00
0	113	<u>DELETE STANDARD SS 700 OR FEDERAL SIGNAL PA-300 SIREN</u>	(\$299.93)	\$0.00
1	113.1	<u>ADDITIONAL SVP SA500 OR FEDERAL SIGNAL PA-300 SIREN</u>	\$299.93	\$299.93
0	115	<u>SIREN, FEDERAL SIGNAL Q2B MECHANICAL</u> Note: Includes bumper guards to protect siren.	\$2,337.17	\$0.00
0	115.1	<u>CODE 3 "UNDERCOVER" SIREN</u>	\$231.87	\$0.00
0	115.2	<u>FEDERAL SIGNAL EQ2B ELECTRONIC "Q" SIREN</u>	\$1,591.95	\$0.00
0	115.3	<u>FEDERAL SIGNAL 'RUMBLER' SIREN</u>	\$905.57	\$0.00
1	116	<u>INSTALL ADDITIONAL SIREN BEYOND STANDARD ONE</u>	\$166.12	\$166.12
0	117	<u>EXTENDED FRONT BUMPER, MEDIUM DUTY TRUCK, FOR Q2B SIREN</u> The front bumper shall be extended for installation of Q2b siren. The reinforced frame shall be trimmed with aluminum diamond plate top and side filler plates.	\$891.72	\$0.00
0	118	<u>ADDITIONAL SIREN SPEAKERS, FEDERAL SIGNAL DYNAMAX, PAIR</u> Supply two Federal Signal Dynamax speakers under the hood for a backup siren.	\$460.28	\$0.00
0	118.1	<u>AIR HORN SYSTEM, BUELL (NOT FOR MEDIUM DUTY TRUCKS)</u> Buell air horns shall be installed on unit and shall include #1601 dual Grover trumpets, #5440 compressor and #2242 tank.	\$2,346.40	\$0.00
0	118.2	<u>AIR HORN SYSTEM, (FOR CHEV/GMC 4500 MEDIUM DUTY TRUCKS)</u> Dual Stutter Tone Air Horns, with 30 second blast shall be install on fenders of chassis	\$1,655.40	\$0.00
0	119	<u>INSTALL ADDITIONAL PAIR OF SIREN SPEAKERS BEYOND STANDARD ONE</u>	\$160.35	\$0.00
0	120	<u>STROBE POWER SUPPLY, WHELEN ISP188 8-OUTLET</u>	\$951.71	\$0.00
0	121	<u>STROBE POWER SUPPLY, WHELEN UPS64LX 4-OUTLET</u>	\$490.27	\$0.00
0	121.1	<u>STROBE POWER SUPPLY, WHELEN UPS158 8-OUTLET</u>	\$720.99	\$0.00
0	121.2	<u>STROBE POWER SUPPLY, WHELEN ISP94 4-OUTLET</u>	\$692.15	\$0.00
0	121.3	<u>STROBE POWER SUPPLY, WHELEN UPS690 6-OUTLET</u>	\$605.63	\$0.00

Quantity	Option code	Description	Price	Extended
<u>OXYGEN SYSTEM OPTIONS</u>				
1	122	<u>ELECTRIC OXYGEN BOTTLE BRACKET, ZICO QTS</u> Electric operated oxygen bottle mount for cylinder loading and securing. Controls to be mounted on the inside of the compartment door.	\$2,555.20	\$2,555.20
1	123	<u>HAND HELD REMOTE CONTROL FOR ELECTRIC OXYGEN BOTTLE BRACKET</u> The Zico QTS electric oxygen cylinder handler shall have a (2) button remote control attached via a 6 foot coiled cord.	\$267.63	\$267.63
1	124	<u>OXYGEN BOTTLE ACCESS, PATIENT MODULE INTERIOR</u> A clear Plexiglas door shall be provided in the patient area wall for access to the oxygen cylinder valve. The door shall be hinged so that it swings into the oxygen cylinder storage compartment. The opening shall be trimmed with anodized aluminum edging.	\$101.00	\$101.00
1	125	<u>OXYGEN OUTLET, ADDITIONAL</u>	\$213.41	\$213.41
1	125.1	<u>OXYGEN OUTLET, ADDITIONAL, RECESSED IN WALL OF PATIENT AREA</u>	\$226.10	\$226.10
1	126	<u>"D" CYLINDER STORAGE UNDER SQUAD BENCH WITH ACCESS DOOR</u> Provision for 4 "D" bottles shall be provided at the step well end of the squad bench. The cabinet door shall be hinged and include a Tri Mark handle. It shall be constructed of aluminum in the exact same manner as an exterior compartment door including a Nader pin in order to properly secure the "D" bottles.	\$772.90	\$772.90
1	126.1	<u>D" BOTTLE BRACKET</u> Provide and install a FW 521 O2 bottle bracket and specify choice of location	\$229.56	\$229.56
1	126.2	<u>OXYGEN FLOWMETER</u>	\$200.72	\$200.72
1	126.3	<u>RECESS SUCTION IN CABINET WALL</u>	\$346.08	\$346.08
<u>LETTERING OPTIONS</u>				
1	127	<u>DELETE A 6" SHADED SCOTCHLITE LETTER</u>	(\$12.69)	\$0.00
16	128	<u>ADD A 6" SHADED SCOTCHLITE LETTER</u>	\$12.69	\$203.04
1	128.1	<u>ADD A 6" SHADED VINYL LETTER</u>	\$10.38	\$10.38
1	128.2	<u>ADD A 6" SHADED SIMULATED GOLD LEAF LETTER - AVERY ENGINE TURN GOLD</u>	\$17.30	\$17.30
1	129	<u>FEDERAL LETTERING PACKAGE</u> Install Federal lettering package consisting of (2) 4" Stars of Life, (2) 12" Stars of Life, (2) 18" Stars of Life, (1) 36" Star of Life, 4" mirror image "AMBULANCE," 6" "AMBULANCE."	\$564.10	\$564.10
1	130	<u>4" STAR OF LIFE</u>	\$9.23	\$9.23
1	131	<u>12" STAR OF LIFE</u>	\$55.37	\$55.37
1	132	<u>18" STAR OF LIFE</u>	\$55.37	\$55.37
1	133	<u>36" STAR OF LIFE</u>	\$155.73	\$155.73
1	134	<u>8" STAR OF LIFE</u>	\$43.84	\$43.84

Quantity	Option code	Description	Price	Extended
<u>CHASSIS OPTIONS</u>				
0	135	Upgrade <u>International chassis</u> engine / transmission to 245HP and Allison EVS-3000	\$5,815.87	\$0.00
0	136	Upgrade <u>International chassis</u> engine / transmission to 265HP High Torque option and Allison EVS-3000	\$5,971.69	\$0.00
0	137	Upgrade <u>International chassis</u> engine / transmission to 330HP option and Allison EVS-3000	\$10,195.68	\$0.00
0	138	Upgrade <u>International chassis</u> to <u>extended cab</u> , with 9,000 lb. front axle, hydraulic brakes and 22.5" tires	\$2,871.09	\$0.00
0	139.1	Upgrade <u>International chassis</u> to <u>4 door crew cab</u> , with 2 air suspension seats in rear	\$9,687.16	\$0.00
0	140	Upgrade <u>International chassis</u> with SCBA passenger side seat	\$515.89	\$0.00
0	143	Upgrade <u>Freightliner chassis</u> to 260 HP Cummins 'C' model engine and Allison EVS-3000 transmission	\$7,975.24	\$0.00
0	144	Upgrade <u>Freightliner M2 chassis</u> to <u>extended cab with, 10,000 lb. front axle</u>	\$3,065.86	\$0.00
0	145	Upgrade <u>Freightliner M2 chassis</u> to <u>4 door crew cab with bench seat in rear</u>	\$7,209.83	\$0.00
0	146	Upgrade <u>Freightliner M2 chassis</u> to a <u>passenger's side SCBA seat</u>	\$368.49	\$0.00
0	147	Upgrade <u>Freightliner M2 chassis</u> to <u>4 door crew cab with 3 air suspension seats in the rear and 10,000 lb. front axle</u>	\$9,109.15	\$0.00
0	148	Upgrade <u>Ford F-Series</u> wheels to aluminum alloy wheels	\$1,052.84	\$0.00
0	151	Upgrade <u>Ford F-450</u> to four wheel drive (4X4), requires selecting option 149 above.	\$3,779.69	\$0.00
1	151.1	Upgrade <u>Dodge 4500</u> to four wheel drive (4X4)	\$3,739.68	\$3,739.68
0	151.2	Upgrade <u>Chevrolet/GMC C-4500</u> to four wheel drive (4X4)	\$3,263.80	\$0.00
0	151.3	Provide 'Cold Climate Option' for <u>Chevrolet/GMC G-4500</u> chassis	\$894.91	\$0.00
0	152	Add <u>Granning air suspension</u> to any <u>Ford F-450/F-550/F-650</u> chassis or 453 Series with <u>Dodge 4500</u> chassis	\$6,085.40	\$0.00
0	152.1	Substitute <u>Monroe air suspension</u> for Granning Air Suspension on Chev/GMC 4500 chassis	\$268.47	\$0.00
0	153	Add <u>Mud & Snow tires</u> to International, Freightliner or Chevrolet/GMC medium duty chassis	\$631.70	\$0.00
0	154	Add <u>IPD rear sway bar</u> to any International chassis (NOT AVAILABLE WITH AIR BRAKES) or <u>Dodge 4500</u> chassis	\$647.50	\$0.00
0	154.1	Add <u>IPD front sway bar</u> to <u>International 4300 LP</u> or <u>Chevrolet/GMC 4500</u> chassis	\$668.55	\$0.00
0	155	Add <u>air brakes</u> to a Freightliner or International 4300 truck	\$1,389.75	\$0.00
0	156	Add <u>vertical exhaust stack</u> to any medium duty chassis(available on International or Freightliner only)	\$492.73	\$0.00
0	157	Upgrade 2010 <u>Ford F-450</u> chassis to 2010 <u>F-550</u> chassis (2007 emissions)	\$2,168.85	\$0.00
0	158	Upgrade 2010 <u>Ford F-450</u> chassis to 2010 <u>F-650</u> chassis (2007 emissions)	\$13,372.09	\$0.00
0	158.1	Move batteries to separate compartment in curb side forward portion of body (mount on sliding tray)	\$763.31	\$0.00
0	158.2	Upgrade <u>Ford F-650</u> chassis with 260HP Cummins engine (2007 emissions)	\$347.44	\$0.00
0	158.3	Upgrade <u>Ford F-650</u> chassis with 300HP Cummins engine (2007 emissions)	\$763.31	\$0.00
0	158.4	Upgrade <u>Ford F-650</u> chassis with Limited Slip rear axle	\$1,584.52	\$0.00
0	158.1	Move batteries in separate compartment in curbs side forward portion of body (mount on sliding tray)	\$763.31	\$0.00
0	160	Upgrade <u>Ford E-350</u> chassis from 2009 model year to 2010 model year (diesel with 2007 emissions)	\$515.89	\$0.00
0	161	Upgrade <u>Ford E-450</u> chassis from 2009 model year to 2010 model year (diesel with 2007 emissions)	\$515.89	\$0.00
0	162	Change diesel engine in <u>Ford E-450</u> chassis to gas engine (Includes 2 batteries)	(\$5,269.23)	\$0.00
0	163	Upgrade <u>Ford F-450</u> chassis from 2009 model year to 2010 model year (diesel with 2007 emissions)	\$2,168.85	\$0.00
0	164	Upgrade <u>Ford F-550</u> chassis from 2009 model year to 2010 model year (diesel with 2007 emissions)	\$1,073.89	\$0.00
0	165	Upgrade 2010 <u>Navistar 4300LP</u> with 2007 emissions to 2011 <u>Navistar 4300LP</u> with 2010 emissions	\$6,045.00	\$0.00
0	166	Upgrade 2010 <u>Furion RT chassis</u> with 2007 emissions to 2011 <u>Furion RT</u> with 2010 emissions	\$17,127.50	\$0.00
0	180	Chassis manufacturer rebate or discount <u>and/or</u> customer provided chassis cost deduction		
0	182	Discount for in-stock prior model year chassis		
1	185	Chassis cost difference for 2010 model year chassis, vs. 2009 chassis <u>or</u> for 2010 engine emission changes		
<u>TOTAL OPTIONS SELECTED :</u>				<u>\$23,411.52</u>

**SCHEDULE B: UNLISTED OPTIONS****CUSTOMER: CITY OF OXFORD FIRE DEPARTMENT**

Unlisted option	Description	Price
1	Raise street side #2 compartment	\$700.00
2	Raise street side #4 compartment	\$400.00
3	Install programmable touch pad for door locks	\$550.00
4	Provide (1) 5# ABC fire extinguisher	\$63.00
5	Install split red/clear 500 TIR lights on intersection area of chassis	\$480.00
6	Install cancel switches above rear doors for loading/scene lights	\$306.00
7	Provide (1) hand spot light in cab	\$97.00
8	Delete onboard suction system	(\$350.00)
9	Install and wire customer provided SSCOR portable suction system	\$75.00
10	Supply a FW AA5200 bottle bracket	\$79.00
<u>UNLISTED OPTION TOTAL :</u>		<u>\$2,400.00</u>

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Finance
Originating Department

Council Meeting Of: 5/04/10

Account Code No. #: NA

Joe Newlin
Prepared By

Budgeted Amount: NA

4/28/10
Date Prepared

Agenda Title: **2010 Change of Fee Ordinance #1**

Recommendation: **Approve**

Discussion:

This memo explains the modifications to the current city code as reflected in the accompanying fee ordinance. Additions, changes, or deletions in the ordinance are shown as follows:

- Additions are in bold
- Deletions are in strikeout type
- Fees not changed are in normal type

Please see attachment A concerning explanation concerning the change in the fee associated with NSF (non-sufficient funds) fees assessed to the party involved.

Approved By:

Department Head:
City Manager:

Initial Date

4/28
4/30/10

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3090. CHANGE IN ESTABLISHED FEE ORDINANCE NUMBER 1 TO MAKE CHANGES IN ESTABLISHED FEES FOR FISCAL YEAR 2010.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The following change in fees shall be made effective April 5, 2010:

NSF check Fee	30.00	5.00
---------------	------------------	------

SECTION 2: In all other respects, Ordinance No. 3090 shall remain in full force and effect.

SECTION 3: This ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED: _____

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

Joe Newlin

Attachment "A"

From: Heidi Hill
Sent: Tuesday, April 27, 2010 2:27 PM
To: Joe Newlin; Joanna Murray; Mary Moore; Danielle Kearns; Rosemary Frazee
Subject: FW: RE:

Please see below.

Heidi Hill
Assistant Finance Director
City of Oxford
101 E High Street
Oxford, OH 45056
(513) 524-5214

CONFIDENTIALITY NOTICE: This information transmitted is intended only for the person or entity to which it is addressed and may contain personal information which is privileged and confidential. If you receive this material/information in error, please contact the sender and delete or destroy the material/information immediately.

From: McHugh, Stephen (Attorney) [mailto:mchughs@altickcorwin.com]
Sent: Tuesday, April 27, 2010 10:34 AM
To: Heidi Hill
Subject: RE:

Heidi,

By law the fee charged has to reflect the City's actual cost. As the bank's fee has been reduced the amount charged by the City must also be reduced. \$5.00 is the correct amount to charge. Please give me a call if I can assist further. Thanks Steve

-----Original Message-----

From: Heidi Hill [mailto:HHill@cityofoxford.org]
Sent: Tuesday, April 27, 2010 10:26 AM
To: McHugh, Stephen (Attorney)
Subject:

Steve,

Since switching banks, our NSF fees are only 5 dollars per returned check. That is the amount we are charged by the bank. Should we continue charging the customers 30.00 per NSF check fee or should this amount reflect more of what the bank is charging us?

Thanks,

4/28/2010

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas R. Elliott, Jr.

Police

Originating Department

Council Meeting Of: May 18, 2010

Account Code No. #: N/A

Steve Schwein

Prepared By

Budgeted Amount: N/A

May 11, 2010

Date Prepared

Agenda Title: Resolution to destroy items held by the Oxford Police Department that have no evidentiary or monetary value.

Recommendation: Approve

Discussion: The attached list of property is being held by the Division of Police. The list consists of items including but not limited to alcoholic beverages, drug paraphernalia, evidentiary kits and other items confiscated as a result of usual and customary police activities. No item listed is necessary for evidentiary use nor is it of monetary value to be auctioned by the City of Oxford.

The Chief of Police requests authorization to specify a date at which time, in the presence of the Finance Director and Property Officer, the items listed may be correctly disposed of.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

SDS

5/12/10

[Signature]

5/12/10

[Signature]

5/12/10

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE POLICE CHIEF AND FINANCE DIRECTOR TO DISPOSE OF CONTRABAND NO LONGER NEEDED AS EVIDENCE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The Police Chief in the presence of the Finance Director is hereby authorized to dispose of the contraband set forth on Exhibit "A" attached hereto and incorporated herein by reference, consisting of alcoholic beverages and other items confiscated as a result of usual and customary police activities and for which there is no value to the City in retaining the same.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)

Memo

To: Chief Stephen Schwein
From: Property Officer Ron Brooks
Property Technician Mike O'Leary
Subject: Property to be Destroyed
Date: May 11, 2010

Sir,

All of the following properties are no longer needed for purposes of evidence and those items turned in as found property have not been claimed and have no value. All attempts to contact owners were made when applicable. We request authorization to destroy these items.

Exhibit 'A'

12896	mini cassette tape
13100	papers and drywall pieces w/ prints
13104	damaged red chair w/ footprint
13105	sign in list in a notebook
13223-002	jeans and two shirts (unclaimed)
13303-001	dress and bra (unclaimed)
13512	photos of taggers
13586-002	dress (unclaimed)
13639-002	blouse and shorts (unclaimed)
13788	Great Value ketchup bottle
14482	sawed off shotgun (make unknown)
14492	12 various fake ID's
8991	sheets & bedding
9168	DNA swab
9169	sexual assault exam kit
11495	sexual assault exam kit
11495-003	stretch pants & top
12545	sexual assault exam kit
12547	sexual assault exam kit
12547-001	cape, dress top & bra
12547-002	sweatpants & sweatshirt
12658	sexual assault exam kit
12990	sexual assault exam kit
13037	sexual assault exam kit
13044	sexual assault exam kit and urine sample
13044-001	2 blankets, shirt, pj bottoms & underwear
13044-002	Trojan condom, wrapper for condom & tank top
13223	sexual assault exam kit
13223-002	necklace, jeans, purple shirt & black shirt
13233	sexual assault exam kit
13303	sexual assault exam kit
13303-001	dress & bra
13358	sexual assault exam kit
13358-002	jeans, shirt, bra & t-shirt
13586	sexual assault exam kit
13586-002	dress
13620	sexual assault exam kit
13620-001	shirt & jeans
13639	sexual assault exam kit
13639-002	blouse & shorts
14108	sexual assault exam kit
14204	sexual assault exam kit
14204-001	blood sample
14204-002	urine sample

12963	clear plastic cup w/ beer sample
13082-001	red plastic cup with sample
13146	marijuana blunt cigarette
13642	can of Natural Light beer
13786	KY driver's license (fake)
13786-001	yellow wristband
13945	2 cans of Natural Light beer
14181	clear plastic cup with sample
13772-001	email document
11339-005	mini cd with pictures
12043	2 latent shoe prints, 1 gel impression
12655	Jack Daniels and Jagermeister bottles
12655-001	case of Natural Light beer
12663	baggies of marijuana
12797	glass smoking pipe
12820	vial of white substance
12820-001	vial of white substance
12820-002	vial w/ 1 broken & 2 whole pills
12820-003	vial w/ straw w/ residue
12820-004	4 metal & glass pipes
12820-005	plastic straw
12820-006	6 pipes, straw, pill bottle & rolling papers
13139-003	paper w/ list of drug sales
13139-004	two baggies w/ mushrooms
13139-010	baggie w/ mushrooms
13140	glass jar w/ marijuana
13140-001	glass jar w/ residue
13140-002	fake WA driver's license
13141-002	three glass pipes w/ residue
13142	rolling papers
13142-001	baggie w/ residue
13142-002	bottle of Tequila Gold
13143	water bong
13143-001	two glass pipes
13143-002	glass jar w/ residue
13143-003	grow kit in cardboard box
13143-004	three baggies of Psilocybin mushrooms
13143-005	packet of marijuana seeds
13143-006	baggie of marijuana
13143-007	digital scale
13145	open bottle of Jagermeister
13287	KS driver's license
13287-001	plastic cup w/ sample
13287-002	plastic cup w/ sample
13217-001	Natural Light beer can w/ sample

13222	Open bottle Svedka Vodka & bottle of Makers Mark
13293	blue & white grinder with residue
13319	Natural Light can with sample
13339-003	open bottle Russian Vodka & fake KY driver's license
13422	marijuana and rolling papers
13491	small baggie of marijuana
13538	five keys on a key ring with Kroger Plus card
13539	8 partial cans Clean Safe duster & receipt
13619	pair of black flip flops
13619-001	one white kitchen towel
13620	sexual assault exam kit
13620-001	bag with shirt and pair of jeans
13639	sexual assault exam kit
13676	clear plastic cup w/ alcohol sample
13688	oral swab
13693	Busch Light beer can w/ sample
13706	1.75 liter bottle of SKYY vodka
13770	Bud Light beer bottle w/ sample
13771	4 Bud Light Lime bottles with sample
13771-001	2 Mike's Hard Lemonade bottles with sample
13772	red plastic cup w/ alcohol sample
13812	pink and blue bar wrist bands
13812-001	New York driver's license & Chase Visa card
13812-002	Ohio driver's license & Master card
13812-003	Kansas Driver's license
13812-004	Bud Light bottle with sample
13812-005	Bud Light bottle with sample
13816	plastic cup with sample
13863	green pill suspected clonazepam
13884	30 pack Natural Light beer
13885	30 pack Natural Light beer
13952	12 Natural Light beer
13958	Bud Light beer bottle w/ sample
13959	clear plastic cup w/ beer sample
13960	Bud Light bottle with sample
13960-001	Bud Light bottle with sample & open bottle of OJ
13960-002	fake IN driver's license
13964-006	3 bottles Sam Adams, 5 bottles Blue Moon and 1 bottle Ruskova vodka
14008	2 open bottles of Cruzan Raspberry Rum
14027	open case of Molson beer
14027-001	unopened can Labatt Blue
14140	baggie of marijuana
14140-001	baggie of marijuana
14140-002	small digital scale
14168	15 cases Natural Light beer and 4 bottles of vodka

14168-001	14 bottles of various juices
14169	plastic pitcher with sample plastic cup with sample
14169-001	fake CA ID card
14472	plastic cup with sample
14476	Natural Light beer can with sample
14528	bloody sweatpants
14528-001	(5) .357 mag cartridges and empty pill bottle
12678	fingerprint card
13087-001	Natural Light beer can w/ sample
13190	letter and check
13356	Miami University ID card
13432	white handled lock blade knife
13535-001	Indiana ID card
13810	baggie of marijuana and glass pipe
13890	fake Virginia driver's license & wristband
14411	drug paraphernalia
11523	butcher knife
12053	5 sheets of prints & 1 print card
12128	3 sheets latent prints off recovered stolen Chevy.
12153	DVD w/ theft video
12153-001	surveillance video
12612	EZ Pawn ticket #155746
12649	"99 Apples" liquor bottle
12649-001	receipt from Georgia
12650	blue shorts in a clear bag
12651-001	Busch beer can
12651-002	bag w/ clumps of hair
12656	contraceptive box
12657-001	open condom package
12657-002	Keystone Light beer can
12657-003	one razor blade
12657-004	tape w/ hair attached
12679	boxer shorts, Captain Morgan rum bottle and 99 Black Cherries bottle
12679-001	socks, wash cloth, addressed envelope and withdrawal receipt
12679-002	t-shirt, red bag, socks, towel & 2 receipts
12679-003	men's underwear, socks, pack of cups, chip container, 2 energy drinks, towel & Smirnoff bottle
12679-004	shorts, bra, hat shoes & hair
12683	CD w/ injury photos
12736	2 bottles Popov Vodka
12736-001	baggie of marijuana
12736-002	marijuana, Chore Boy & rolling papers

12946	hard plastic handled toy gun
12946-001	Camel filter cigarette
12946-003	yellow slip w/Leslie's phone number
12765	Bruce Hesson's fingerprint card
13037-001	one pair of underwear
13451-005	black & yellow handled screwdriver
13745	broken wine bottle
13745-001	fingerprints from vending machine
13557	several receipts, air freshener, book of matches, cigarette lighter, ink pen, eye drops
13858	drug paraphernalia
13858-001	metal coin box
13859	comforter, two pillows w/ pillow cases
13859-001	two towels
13859-003	two brown bed sheets
13859-004	comforter and two blankets
13859-005	bed sheet
13859-007	used tissues and toilet paper
13859-008	condom wrapper and condom
13859-010	hair
13859-011	used condom
13859-012	white pill
13859-013	two piece pipe w/ residue
13859-015	underwear
14030	First Miami University Student Credit Union Debitcard
14116	torn shirt
14204	sexual assault exam kit
14204-001	blood sample
14204-002	urine sample
12695	accident scene photos on CD
12811	fingerprints
12967	Glodal Express money orders
12971	4 swabs
12971-001	handwriting from suspect
13005	envelope w/ white powder substance
13005-001	envelope w/ white powder substance
13005-002	envelope w/ receipt, small scoop, and cigarette wrapper
13018	greeting card & envelope
13067	copy of answering machine recording on CD
13097	4 broken shot glasses
13182	Miller beer can w/ sample
13421	2 cigarette packs, piece of glass, sunglasses
13450	Da Vinci wine bottle w/ sample
13487	Busch beer can w/ sample
13707	Captain Morgan Rum bottle w/ sample

13735	Pabst beer can w/ sample
13735-001	Pabst beer can w/ sample
13808	Bud Light beer can w/ sample
13832	bag of green leafy substance
13832-001	grinder
13902-001	JIF reduced fat peanut butter
13902-002	Cialis and Lexapro pills
13930	Chase Visa card (unclaimed)
13939	Coors Light beer can w/ sample
14119	Bud Light Lime bottle w/ sample
14124	envelope containing prescription bottle
14146	2 house keys (unclaimed)
12271	broken Sanyo cell phone
12971	4 swabs with samples
12971-001	handwriting & phone number from suspect
13225	open bottle of Popov vodka
13234	2 large bottles of Jim Beam
13548	Budweiser beer bottle w/ sample
13553	ripped shirt
13778	Ohio driver's license (unclaimed)
13861	Ohio ID & Fairfield PD citation (unclaimed)
13963	clear plastic cup with sample
13963-001	fake Illinois ID card
10816-021	broken Polaroid camera
11073	DNA swabs
11073-001	photos
11372	vial of blood
11723	DNA swab
12033	surveillance videotape
12378	mini cassette tape
12380	drug paraphernalia
12397-001	2 buccal swabs
12397-003	Bud Light beer bottle
12397-004	shorts and shirt
12397-005	2 buccal swabs
12397-008	piece of glass w/ blood drops
12397-010	gym shoes
12397-011	blood stain samples
12397-012	blood stain samples
12397-013	blood stain samples
12397-014	blood stain samples
12397-015	blood stain samples
12397-016	blood stain samples
12397-017	blood stain samples

12397-018	blood stain samples
12397-019	blood stain samples
12397-020	blood stain samples
12397-021	blood stain samples
12397-022	blood stain samples
12412-003	nail clippings
12412-004	blood stain samples
12412-005	blood stain samples
12412-006	blood stain samples
12412-007	blood stain samples
12412-008	blood stain samples
12412-009	blood stain samples
12412-010	blood stain samples
12312-011	blood stain samples
12312-012	blood stain samples
12312-013	blood stain samples
12312-014	blood stain samples
12312-015	blood stain samples
12547-001	cape, dress top and bra
12547-002	sweatpants and shirt
12800	5 used plastic hangers
12800-001	3 DNA swabs
12868	Budweiser 24 pack carton
12972	2 cans Coors Light, (12) cans Milwaukee's Best Light, (1) Bottle Colonial Vodka, (1) bottle of Burnett's Raspberry Vodka, (1) bottle of Popov Vodka, (1) bottle of Long Island Tea
13044-001	2 blankets, shirt, pj bottom & underwear
13044-002	1 Trojan condom, wrapper & tank top
13229	broken beer mug
13229-001	2 bloody jeans
13256	email from suspect
13261-007	one worn roller blade
13261-008	used white towel
13261-009	pair of used women's gym shoes
13262-001	pieces of cut fence
13262-002	cut lock and wire
13262-003	rusty bolt cutters
13262-004	paint spray can
13262-005	Ohio State Parks card
13358-002	jeans, shirt, bra & T-shirt
13389	40 oz. Budweiser can
13541	5 envelopes w/ checks; 1 empty envelope
13647-001	orange wristband
13726	house key

13790	Michelob Ultra beer bottle with sample
13806	Natural Light beer can with sample
13815	old spare tire, tire wrench, tire cover, broken amplifier & subwoofers, Puma shoe, Asics shoe & brown shoe
13888	crack pipe
13989	wooden grinder and glass bowl
14069	glass bowl, white bong, baggie of marijuana
14173	drug paraphernalia
13531	used blue gym bag
13624	baggie of marijuana
13624-001	2 open bottles of Cobra beer
13633	gray shirt with blood stains
13677	Natural light beer can w/ sample
13099	drug paraphernalia
13099-001	small baggie of marijuana
13212	fake Ohio driver's license
13318	Bud Light beer cans w/ sample
14137	key & fob to an Infiniti
14194	bottle of McGraw cologne
12118	4 Coors Light beer cans
12829	4 white pills with WATSON 149 stamped on them
12829-001	24 oz bottle of Bud Light beer
13009	used bottle of perfume
13031	plastic cup w/ alcohol sample
13331	fake Michigan driver's license
13332	MI driver's license
13332-001	bottle of rum & wristband
13339	Natural Light beer can w/ sample
13339-001	red plastic cup w/ alcohol sample
13486	insulated cup w/ alcohol sample
13518	rock
13589	insulated cup w/ alcohol sample
13644	open bottle of Labatt beer w/ sample
13644-001	open bottle of Labatt beer w/ sample
13685	Busch Light beer can w/ sample
13737	drug paraphernalia
13737-001	baggie of marijuana & blue pill
13766	Keystone Light beer can w/ sample
13767	2 Natural Light cans of beer
13769	8 cans Natural Light beer
13769-001	6 cans Natural Light beer
13854	drug paraphernalia
13854-001	2 swabs w/ blood samples

13854-002	2 swabs w/ blood samples
13854-003	pink colored hand towel
13854-004	metal leaf-shaped ashtray & ashes
13854-005	drug paraphernalia
13854-006	white handled knife
13854-007	black handled knife
13854-008	wooden bat stool with blood on it
13854-009	large hookah-smoking device
13854-010	2 swabs with blood or vomit from floor
13865	3 pills and 3 pieces of a pill
13865-001	small metal smoking device
13865-002	envelope & letter
13865-003	drug paraphernalia
13865-004	16 assorted pills
13865-005	drug paraphernalia
13865-006	2 small baggies of rock-like substance
13865-007	metal tray and a white bottle cap
13865-008	small amount of white powder on metal tray
13934	expired Ohio driver's license
13967	open can of Natural Light w/ sample
13978	drug paraphernalia
14071	open can of Keystone Light beer w/ sample
14075	Virginia driver's license (unclaimed)
14100	fake TX driver's license
14100-001	drinking bracelet
14100-002	Santa Claus hat
14145	broken piece of cash register
13035	2 glass marijuana pipes
13035-001	baggie of marijuana
13217	Natural Light beer can w/ sample
13218	2 Ohio license plates
13279	2 plastic cups w/ alcohol samples
13449	40oz Colt 45 and Sparks 24oz can
13466	Bank of America card (unclaimed)
13525	4 blue pills & 1 white pill
13559	paint can & spray handle
13749	case Bud Light beer cans
13791	Bud Light beer bottle w/ sample
13792	clear plastic cup w/ sample
13793	plastic pitcher of beer w/ sample
13901	automobile trim & clear plastic lens piece
13911	clear plastic cup w/ sample
14042	glass marijuana pipe
14076	bottle of pills
14111-001	drug paraphernalia

14111-002	bottle with 12 Clonazepam pills
14120	Social Security card (unclaimed)
12216	drug paraphernalia
12262	pack of Parliament cigarettes
12262-001	Parliament cigarette butt
12262-002	blue T-shirt
12631	cassette tape from harassment complaint
13087	Natural Light beer can w/ sample
13126	bag with marijuana
13126-001	drug paraphernalia
13136	fake Maryland driver's license
13137	2 burnt marijuana cigarettes
13278	Natural Light beer can w/ sample
13339-001	red cup with liquid sample
13599	thumb drive (unclaimed)
13610	baggie of marijuana
13781	baggie of marijuana
13784	Budweiser bottle w/ sample
13976	baggie of marijuana
14032	old jacket
14126	house key
14141	bloody kitchen knife
14141-001	marijuana shake & metal smoking pipe
14234	1.7 grams marijuana
13570	pair of pants
13729	Audi car key (unclaimed)
13853	Honda car key & house key
13926	various sets of license plates (salvage)
14040	old (20) 12ga. shotgun shells (turned in)
13841	2 keys on red lanyard
14297-001	Ohio driver's license (replaced)
14378	baggie of marijuana and rolling papers
13260	psilocybin mushrooms
13768	clear plastic cup w/ alcohol sample
13768-001	fake IN driver's license
13336	bank check & cardboard UPS envelope
13425	Andover Bank card (unclaimed)
13458	50 Gabapentin pills
13460	broken two way radio
13460-001	drug paraphernalia
13460-002	2 razor blades, straw, Q-tips & pot

13460-003	2 razor blades & pipe w/ residue
13460-004	plates w/ powder residue, straws & blades
13461-003	smoking bowl w/ residue & rolling papers
13503	glass w/ beer
13516	vehicle side-view mirror
13530-001	plastic container w/ alcohol sample
13573	old brown electrical extension cord
13573-001	white wire hanger
13607	cigarette, lighter & keys
13628	4 fingerprint cards
13628-001	latent prints lifted from scene of burglary
13598	kitchen knife
13714	large bent kitchen knife
13715	E&J brandy bottle
13802	drug paraphernalia
13802-001	set of scales w/ residue
13802-002	glass pipe w/ marijuana residue
13802-003	silver grinder w/ marijuana residue
13834	one metal plate & one damaged locking mechanism
7897	Cobra .22 pistol ser. # 017636
11058	baggie of Psilocybin mushrooms
11759	baggie w/ white powder substance
11759-001	baggie w/ green vegetation
11759-003	51 Doxycycline capsules & 22 unmarked pills
11759-004	3 prescription bottles w/ 10 pills
11759-005	prescription bottle w/ 7 Crantex tablets
11759-006	prescription bottle w/ 20 Naproxen tablets
12081	baggie of marijuana
12157	10 pills of Vicodin
12310	glass smoking bowl w/ residue
12310-003	pill & drug paraphernalia
12310-004	2 grinders
12310-005	mail
12310-007	drug paraphernalia
12602	3 baggies of marijuana
12602-001	drug paraphernalia
12602-002	drug paraphernalia
12621	drug paraphernalia
12621-002	drug paraphernalia
12621-003	documents
12621-004	baggie of marijuana
12621-005	2 baggies of marijuana
12621-006	drug paraphernalia
12621-008	drug paraphernalia
12621-009	baggie of marijuana

12621-010	drug paraphernalia
12696	foil w/ 10 Adderall pills
12767	3 Alza 18 pills
12767-001	2 pipes w/ residue
12773	drug paraphernalia
12773-001	drug paraphernalia
12773-002	drug paraphernalia
12773-003	drug paraphernalia
12773-004	drug paraphernalia
12787-003	bowl w/ residue
12789	methamphetamine
12791-002	.32 handgun & ammunition
12791-003	Visa credit card
12791-004	crystal substance
12791-005	crystal substance & 2 cell phones
12791-006	5 pill bottles
12791-008	methamphetamine
12791-009	paperwork
12815	Marlboro pack w/ methamphetamine
12816	cardboard packaging & receipt
12835	City of Oxford Utility bill
12835-001	wooden smoking pipe
12835-002	drug paraphernalia
12835-004	blue grinder and 3 marijuana test devices
12835-005	baggie with green vegetation
12835-006	baggie of green vegetation
12835-008	drug paraphernalia
12835-009	plastic tube with misc. pills
12835-010	water pipe with residue
12835-011	metal container with lighter and blue grinder
12835-012	one hitter and metal push rod
12835-013	2 syringes
12835-014	drug paraphernalia
12835-015	drug paraphernalia
12835-016	eight white pills labeled "512"
12835-017	blue glass double pipe
12867-002	marijuana grinder
12867-003	glass pipe w/ case
12867-004	vaporizer & glass jar w/ residue
12867-005	3 pill bottles w/ marijuana
12867-006	paper tube w/ marijuana inside
12867-007	box, 10 syringes, alcohol swabs & water
12867-008	2 vials w/ white substances
12867-009	clear liquid substance
12882-001	marijuana pipe
12882-002	6 Adderall pills

12892	drug paraphernalia
12892-003	2 large USPS packages w/ marijuana
12893	safe w/ drug paraphernalia
12921	fake Indiana driver's license
13054	drug paraphernalia
13069	Ohio driver's license
13069-001	Triton T2 scale
13069-002	metal spoon
13069-003	white powder substance from spoon
13069-004	white powder substance from paper
13069-005	E-check paper
13069-006	baggie w/ white powder
13069-007	green plate and gold platter
13069-008	white rock/powder
13069-009	dish and knife w/ residue & toothpick
13069-010	metal pipe w/ residue
13069-011	4 filter & orange lighter
13069-012	baggie & spoon w/ residue
13069-013	baggie w/ smaller baggies
13069-014	wallet w/ contents
13068	baggie w/ white powder
13109	Samsung Cricket cell phone
13139	white rock like substance
13179	small baggie of marijuana
13179-001	large baggie of marijuana
13180	green vegetation
13180-001	green vegetation
13359	drug paraphernalia
13359-001	orange jar with green vegetation
13359-002	drug paraphernalia
13359-003	baggie with small blue/brown glass jar
13359-004	baggie with 3 Adderall XR pills
13359-005	baggie with 2 small blue pills and baggie with 2 white pills
14110	drug paraphernalia
12204	Popov Vodka bottle
12263	metal flask w/ alcohol
12263-001	pair of brass knuckles
12813	multi-colored glass water bong
12898	3 Natural Light beer cans with sample
12936-001	2 grams of marijuana
12965	drug paraphernalia
12965-001	drug paraphernalia
12965-002	drug paraphernalia
12995	marijuana and drug paraphernalia
13153	3 prescription pill cases and pills
13153-001	Promethazine tabs 25 mg
13153-002	Nitrofur Monohy CP100mg

13153-003	Natrol Brand Melatonin 5 mg
13154	baggie of marijuana
13155	Kentucky driver's license & 6 wrist bracelets
13214	Admiral Nelson bottle w/ sample
13248	fingerprints
13316	fake Ohio driver's license
13483	fake Indiana driver's license
13505	2 plastic signs
13505-001	Kentucky driver's license
13547	Worsteiner beer bottle w/ sample
13549	2 shot cups with yellow wrist band
13555	1 Ohio license plate (773XZQ)
13561	rear view mirror
13561-001	yellow fingerprint card
13571	drug paraphernalia
13585-001	2 Smirnov Ice bottles
13604	switchblade knife
13609	plastic cup with sample
13643	Keystone Light beer can w/ sample
13643-001	Keystone Light beer can w/ sample
13645	clear plastic cup w/ alcohol sample
13646	Ohio driver's license
13662	Natural Light beer can w/ sample
13663	clear plastic cup w/ alcohol sample
13664	Natural Light beer can w/ sample
13664-001	CT driver's license & Comm Coll ID card
13686	Natural Light beer can w/ sample
13687	DVD w/ shoe print
13708	plastic cup w/ sample
13708-001	plastic cup w/ sample
13709	large brick
13765	Bud Light bottle w/ sample
13770	incomplete case Natural Light beer
13770-001	can of Natural Light beer
13898	set of keys
13899	Natural Light beer can w/ sample
13918	Galen's Vodka bottle
13918-001	red plastic cup w/ alcohol sample
13944	Natural light can w/ sample
13951	Bud Light can w/ sample
13951-001	5 cans Natural Light beer and 12 cans Bud Light beer
13951-002	fake Ohio driver's license
13951-005	Ohio driver's license (unclaimed)
13970	clear plastic cup w/ alcohol sample
13974	Bud Light beer bottle w/ sample
14026	2 plastic cups w/ sample
14063	Kentucky driver's license (unclaimed)
14086	drugs found in wooden box
14086-001	drugs found wrapped in plastic
14086-002	flaky rock like substance in blue plastic
14086-003	multicolored glass pipe w/ residue

14086-004	oval shaped pills w/ blue specks
14086-006	drug paraphernalia
14086-007	blue and yellow marijuana pipe with residue
14086-009	multi keys on Bengals lanyard
14086-010	drug paraphernalia
14086-011	drug paraphernalia
14086-012	drug paraphernalia
14090	multicolored marijuana pipe w/ residue
14128	Ohio Mastercard, USBC bowling card, Kroger Plus card (unclaimed)
14145	plastic cup w/ sample
14193	small baggie of marijuana
14253	Natural Light can w/ sample
14254	fake FL driver's license
14419	can of Keystone w/ sample
14419-001	fake FL driver's license
14424	open can of Four Loko w/ sample
14424-001	can of Natural Light beer
13330-001	one can of Skoal smokeless tobacco
13471	broken yellow handled Case knife
13024	set of car keys (unclaimed)
13732	broken LG cell phone
13862	open bottle of Smirnoff Ice and 4 unopened bottles of Smirnoff Ice
13862-001	open bottle of Natural Light w/ sample
13932	National City Visa debit card (unclaimed)
14009-001	baggie with marijuana
14009-002	2 bar wristbands
14047	can of Busch Light beer
14047-001	bottle of Busch Light beer
14049	glass marijuana pipe
14049-001	glass marijuana pipe
14114	glass marijuana pipe
14184	plastic cup w/ sample
14350	bottle of Budweiser w/ sample
14350-001	can of Budweiser w/ sample
14350-002	bottle of Budweiser w/ sample
13369	12 pack of Bud Light beer
13473	Strong Bow dry cider w/ sample
13517	glass bottle of Fire Water alcohol
13641	Natural Light beer can w/ sample
13809	bag of marijuana, purple straw, purple haze wrapper
13839	Long Island Tea bottle
13839-001	McDonald's cup w/ alcoholic sample
13839-002	McDonald's cup w/ alcoholic sample

14012	marijuana pipe w/ white rock
14012-001	Natural Light beer can w/ sample
12022	fake sword
13357	wallet w/ contents (unclaimed)
13392	3 keys on a ring (unclaimed)
13393	single key (unclaimed)
13409	Social Security card (unclaimed)
13434	wallet w/ contents (unclaimed)
13501	Jeep key on fob (unclaimed)
13509	3 envelopes (unclaimed)
13522	MO driver's license (unclaimed)
13562	2 sets of keys (unclaimed)
13563	set of keys (unclaimed)
13569	6 keys on a ring (unclaimed)
13600	black folding wallet (unclaimed)
13631	car keys (unclaimed)
13655	Miami ID card (unclaimed)
13673	USB flash disc (unclaimed)
13679	Miami University dorm key (unclaimed)
13683	Miami ID card (unclaimed)
13699	2 keys on Yankee key chain (unclaimed)
13718	UPROMISE Mastercard (unclaimed)
13760	(1) Mastercard & (1) Visa card (unclaimed)
13761	key on Miami lanyard (unclaimed)
13779	Skylight Visa debit card (unclaimed)
13798	Household Bank Mastercard (unclaimed)
13796	car key (unclaimed)
13871	Ohio driver's license (replaced)
13873	4.9 gms green vegetation
13882	Chase Debit card (replaced)
13844	set of car keys (unclaimed)
13886	house key with "a r d" stamped into it (unclaimed)
13892	Citi Bank Mastercard (unclaimed)
13912	KY driver's license (replaced)
13980	Huntington Visa debit card (unclaimed)
13981	2 keys and remote (unclaimed)
13987	broken satellite dish w/ post (unclaimed)
13994	Capital One Visa card (unclaimed)
14018	Miami community credit card (unclaimed)
14057	toy airplane (unclaimed)
14122	pill bottle with marijuana
14156	Toyota key & house key (unclaimed)
14158	set of keys (unclaimed)
14170	Ohio driver's license (unclaimed)
14179	Ohio driver's license (unclaimed)

14216	Volvo key (unclaimed)
14217	Mitsubishi car key (unclaimed)
14226	Nokia cell phone (broken)
14227	24 assorted fake IDs and driver's licenses
14398	(66) .22 caliber long rifle shells
14453	Illinois driver's license (replaced)
14514-001	Illinois driver's license (unclaimed)

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development Department
Originating Department

Council Meeting Of: May 4, 2010

Jung-Han Chen

Account Code No. #:

Prepared By:

Budgeted Amount:

April 23, 2010

Date Prepared:

Agenda Title: PC-08-2010 Combined Preliminary/Final Plan for a major change to an Approved Planned Development – Replacing an approved mixed-use building with a single use hotel building, Stewart Square, Scott Webb, Applicant, Agent
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Recommendation: Approval
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Discussion:

The Planning Commission held a Public Hearing for a major modification to an approved PUD via a combined preliminary/final process.

The Applicant is seeking a combined preliminary/final plan to an approved PUD to replace an approved mixed-use building with a single use, 74-room hotel.

The Planning Commission discussed in detail the issues that were identified by staff and shared those issues with the Applicant.

Some of the most notable issues were parking, lack of a dumpster, and failure to show loading spaces.

Additionally, the required perimeter setback for any commercial PUD is 25 feet; only 10 feet has been provided on the southern property line under this proposal. The Planning Commission also spent a great deal of time focusing on the pedestrian connection of the overall site and between the structures.

Furthermore, the water easement issue, as pointed out by the City Engineer in his letter dated March 18, 2010, also needed rework between the City Engineer and the owner to alleviate any future issues.

The Planning Commission members reviewed the Decision Standards and voted 5-1-0 to recommend **APPROVAL** to City Council with the following conditions:

1. That, attention to pedestrian ways on site from and between each phase is reviewed to ensure adequate connectivity and accessibility.
2. That, the east sidewalk is installed in accordance with all previous approvals.
3. That, landscaping along College Avenue (western) façade is increased and all other landscaping is installed as presented.
4. That, any landscaping previously approved for the entire PUD that was not installed, be installed in accordance with all previous approvals.
5. That, there is different pavement delineation at the drop-off area/main entrance of the proposed hotel.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

JHC 4/23/10

DKE 4/30/12

ORDINANCE NO.

ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAN FOR A MAJOR CHANGE TO AN APPROVED PLANNED DEVELOPMENT WITH CONDITIONS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: In accordance with Oxford Codified Ordinance Section 1145.10, the Oxford Planning Commission held a public hearing on April 13, 2010 on the application of Scott Webb, Applicant, for approval of a preliminary and final plan for a major change to an approved planned development for Stewart Square located at South College Avenue and Spring Street.

SECTION 2: The Planning Commission, after due deliberation approved a motion recommending the approval of the preliminary and final plan for a major change to an approved planned development for Stewart Square located at South College Avenue and Spring Street replacing an approved mixed-use building with a single-use hotel building with the following conditions:

- a. Attention to pedestrian ways on site from and between each phase is a review requirement to ensure adequate connectivity and accessibility.
- b. The east sidewalk is installed in accordance with all previous approvals.
- c. Landscaping along the western façade of South College Avenue is increased and all other landscaping is installed as presented.
- d. Any landscaping previously approved for the entire PUD that was not installed, be installed in accordance with all previous approvals.
- e. There is different pavement delineation at the drop-off area/main entrance of the proposed hotel.

SECTION 3: Council having considered the decision standards in Oxford Codified Ordinance Section 1145 hereby accepts the action of the Planning Commission and accepts the recommendation report submitted by the Planning Commission and incorporates the same herein and further grants the approval of the preliminary and final plan for a major change to an approved planned development for Stewart Square located at South College Avenue and Spring Street replacing an approved mixed-use building with a single-use hotel building with the following conditions:

- a. Attention to pedestrian ways on site from and between each phase is a review requirement to ensure adequate connectivity and accessibility.
- b. The east sidewalk is installed in accordance with all previous approvals.
- c. Landscaping along the western façade of South College Avenue is increased and all other landscaping is installed as presented.
- d. Any landscaping previously approved for the entire PUD that was not installed, be installed in accordance with all previous approvals.
- e. There is different pavement delineation at the drop-off area/main entrance of the proposed hotel.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)

**Certification of Action
Oxford Planning Commission
Recommendation to City Council**

<u>Report Date</u>	May 4, 2010
<u>Case Number</u>	PC-08-2010
<u>Applicant Information</u>	Scott Webb, Applicant/Agent Stewart Developers, LLC, Owners
<u>Requested Action</u>	Approval of a Combined Preliminary/Final Plan for a Major Change to an Approved Planned Development.
<u>Summary of Request</u>	Replacing an Approved Mixed-Use Building with a Single-Use Building
<u>Public Hearing Information</u>	On April 13, 2010, a Public Hearing was held at 118 West High Street. A Hearing Notice was published in the Oxford Press on February 23, 2010. Courtesy notices were mailed to adjacent property owners on February 26, 2010.
<u>Commission Action</u>	The Planning Commission voted 5-1-0 approving the Major Change to an Approved Planned Development.
<u>Commission Findings and Conclusions</u>	After Public Hearing and discussion, the Planning Commission voted to recommend approval with the following conditions: 1.) That, attention to pedestrian ways on site from and between each phase is reviewed to ensure adequate connectivity and accessibility. 2.) That, the east sidewalk is installed and in accordance with all previous approvals. 3.) That, landscaping along College Avenue (western) facade is increased and all other landscaping is installed as presented. 4.) That, any landscaping previously approved for the entire PUD that was not installed, be installed in accordance with all previous approvals. 5.) That, there is different pavement delineation at the drop-off area/main entrance of the proposed hotel.
<u>Exhibits Submitted to the Commission</u>	1. Community Development Staff Report dated March 31, 2010 2. Staff Letter Notifying Mr. Webb that the Proposed Change Could Not be Approved as a Minor dated February 17, 2010 3. Proposal from Mr. Webb Requesting Change be Approved as a Minor dated February 4, 2010 4. Inter-Office Review Transmittal Sheets dated February 23, 2010 5. Review and Comment Form from the Public 6. Adjoining Property Owner Notifications 7. Email Regarding CIC Endorsement dated April 9, 2010

8. Ordinance #2857 Regarding PC-16-2005 to Allow for a Mixed-Use Development with Commercial and Residential Uses dated August 16, 2005
9. Letter of Agency Dated February 19, 2010
10. Planned Development Application Dated February 19, 2010
11. Letter of Formal Request Dated February 18, 2010
12. Site Plan Drawings
13. Construction Site Drawings
14. Layout, Utility, Grading & Erosion Control Plan Drawings
15. Elevations
16. Legal Descriptions
17. Miscellaneous Legal Documents

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-08-2010

Date – March 23, 2010

APPLICATION

Applicant: Scott Webb
Location: Stewart Square
Owner: Stewart Developers, LLC

Action Request: Approval of a combined Preliminary/Final plan for a major change to an Approved Planned Development, replacing an approved mixed-use building with a single use building

Current Use:
Current Zoning: PUD-Mixed Use
Surrounding Existing Land Uses: Residential, General Business

GENERAL DESCRIPTION

The Applicant is requesting approval of a combined preliminary/final plan to an approved PUD to replace an approved mixed-use building with a single use building, a hotel. The current PUD was originally approved in 2005.

The number of guestrooms referred to in the proposal seems inconsistent; in some parts the Applicant indicates a 72-room hotel, while elsewhere the project is a 74-room hotel. For consistency purposes, this report reviews the application as a 74-room hotel.

SURROUNDING NEIGHBORHOOD

The site is within the Mile Square area and is set among residential dwellings (to the north and east), vacant commercial sites (to the south), and mixed active commercial uses to the west (ACE Hardware, printing, screening, and surveying companies).

APPROVAL HISTORY

PC 12-2005 Preliminary PUD was approved for the site being a mixed-use, Ordinance 2851
PC 16-2005 Final PUD was approved by Council via Ordinance 2857
PC 16-2-2006 Final PUD amendment to Phase II- approved as a minor change- replacing 9,000 sq. ft 1st floor retail space to 4000 sq. ft. bank/office and 1,800 retail space.
PC-ADM-04-2008 2008 Lot Split to an approved PUD
PC-14-2009 Final Planned Development Amendment to the Central Park features- Approved as a minor amendment

COMPREHENSIVE PLAN

Since the Final Planned Development Plan was approved under the previous Comprehensive Plan, it may be relevant to include the vision from that plan for reference purposes. The Updated Comprehensive Plan is also included for your information.

1998 Comp Plan

A Policy in the Land Use Element of the Comprehensive Plan addresses the Mile Square Sub area:

4. Mile Square Sub Area

B. Strategies

1. Continuing to house a mix of uses.
2. Undertaking a detailed survey to delineate sub areas in the Mile Square based on land use and density.
3. Establishing a policy to discourage future right-of-way vacations.
4. Completing missing road segments, perhaps as property is developed or redeveloped.
5. Supporting the pedestrian orientation of the Mile Square through the maintenance and replacement of sidewalks, alleys and street trees.
6. Arriving at off-street parking solutions and integrating the City's recent Parking Study into the Transportation Element of this Plan to arrive at a final set of agreeable actions.

2008 Comp Plan

Land use Principles:

1. The Community's small college town character will be preserved and enhanced.
2. Uptown and new commercial developments will have a mix of uses that are distinctive and contribute to enhancing the community's overall identity.
3. Infill development and redevelopment of underutilized sites is a priority.
4. The development of new residential areas, and redevelopment of existing residential areas, will have strong neighborhood qualities.
5. Green space and public spaces will be incorporated as part of future developments.
6. Future growth at the edge of the City will preserve open space, protect the area's rural character, and be consistent with other principles.
7. New commercial and light industrial development will be developed with pedestrian amenities and green space.
8. Streets will create an attractive public realm.
9. Places will be connected to create better opportunities to walk, bike and access public transportation throughout the community.
10. Environmentally sensitive and sustainable practices will be encouraged in future developments.

This area was also identified in the 2008 Comp Plan as a redevelopment area, to have a mix of small and medium sized commercial uses with a well defined streetscape and public space. Residential uses should also be integrated within the area to create a 24-hour district and to create shopping and dining options within walking distance of surrounding neighborhoods.

AGENCY REVIEW/COMMENT FORMS

Police Department: Concerned over the width of the underground handicapped parking spaces, but feels this is a great project.

Engineering Office: See attached comments.

Fire Department: No comments

PUBLIC COMMENT FORMS

One public comment has been received in support of this proposal. See attached.

REVIEW AND ANALYSIS:

Code Compliance review

Section 1143.12 GB General Business District

Section 1143.12(b)(2)A.7. Hotel and motel is considered as conditional use.

Section 11445.10 Changes to a Planned Development: Generally, an Approved Planned Development may be modified in a manner as either a minor change or a major change. The criteria for the change to the approved final plan are listed under Section 1145.10 (a) Minor Changes to an Approved Final Planned Development can be approved by the Chair of Planning Commission, concurrent by the Community Development Director. Any major change will be considered by Planning Commission and for the City Council to take legislative action.

Due to the extent of the modification, it was determined by the Planning Chair and Community Development Director that it must be considered as a major change to an approved PUD.

Since this is a single parcel modification to the approved PUD, this application is considered to be a combined preliminary/final PUD review. This process is permissible under the PUD regulations to allow preliminary/final concurrent for small, single phase development, per Section 1 145.06.

Section 1145.12 Design:

(e)(3)(B) Dimensional regulations: All buildings and vehicle management areas shall be setback from the perimeter of a planned development no less than 25 feet for a commercial zoning district. See staff comments on this issue in the Analysis section.

Section 1145.12(f) Open Space: No planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setback, and include nothing other than natural area.

The proposed building would be a 3-story building facing the Central Park area, but would be a 4-story building, including an underground parking facility, facing the property to the south. The footprint of the building is approximately 15,000 square feet with the total building space to be around 60,000 square feet. It appears that there would be very minimal change in the open space area, since the new building will only replace those previously approved off-street parking lot for the most part, except the 5 new parking spaces on the southwest corner of the project site

Section 1145.12(h) Landscaping and screening (3) A planned development that overlays a commercial or industrial zoning district that is adjacent to a residential zoning district shall be screened from the residential zoning district by a dense evergreen hedge a minimum of 8 feet tall and 10 feet wide at planting and that will maintain at least 90 percent opacity over time.

The revised layout shows a 10' wide landscaping area at the south side of the project area. The adjoining property is also zoned business. The landscaping plan shows that there will be an evergreen hedge along the southern property line.

Section 1145.12(i) Access and mobility (3). Adequate pedestrian connectivity shall be provided to and through a planned development.

The revised site plan only shows one sidewalk connection between the proposed building and the rest of the development site. More pedestrian connectivity should be provided.

Section 1149.03 Vehicle Management Regulations- (d) Computing Rules.

Any mixed-use structure or lots must provide parking in an amount equal to the sum of all the individual use combined. The proposed amendment provides 74 spaces for 74-room hotel.

It is important to review the total off-street parking for the entire PUD to ensure that all of the required off-street parking spots have been provided, since some of the previously approved parking spaces would be turned into hotel space. The application only provides the off-street parking for this proposal. The Commission may wish to obtain all of the off-street parking information of this PUD from the Applicant to ensure that the requirement of this section is met.

Section 1149.03 General Regulations-(e) Space requirement- Oxford Zoning Code does not provide any have clear requirement for motel and hotel. The application provides 1 space for each guest room. A total of 74 spaces have been provided for this project.

The proposed ratio for off-street parking is similar to a Bed & Breakfast. It is unclear how many employees would be working at any given time and where the parking arrangement would be for employees. Reviewing other municipal zoning codes, some cities require off-street parking for employees as well.

Section 1149.05 Non-Residential Regulations for loading space-

One loading space shall be required for all non-residential uses and for residential uses with greater than three dwelling units. One additional loading space shall be required for each 20,000 square feet or fraction thereof of floor area over the first 10,000 square feet.

A total of 3 loading space shall be provided; none is shown on the site plan.

Section 1141.04(j) Trash Collection Facility- Adequate waste disposal on-site facilities shall be shown on the plans submitted for a zoning permit, including a change of use permit. A trash collection facility shall include a large container. If a site contains a large exterior trash collection facility such as a dumpster, this area shall be screened so as to not be visible from a public right-of-way....etc.

No trash collection facility is shown on the plan.

ANALYSIS

The use is a Conditional Use in the GB District and the commercial PD allows all the permitted use in the underlying zoning district. Therefore, the substitution of use is not an issue.

As the site history indicates, this lot was split off from the remaining development project in 2008. This site does not have direct access to the public right-of-way, and will have to go through adjoining parcels to the right-of-way. The access easement issue from the proposed project to the public right-of-way needs to be worked out and recorded.

This application indicates there is a total of 74 parking spaces; 21 underground parking with 53 surface parking, for the proposed project. As pointed out earlier in this report, the vehicle management section requires parking in an amount equal to the sum of all the individual uses combined. The Commission may wish to ask the Applicant to demonstrate how all the required parking is met and any arrangements for parking in different lots. Section 1149.03(b) stipulates that all parking shall be located on the same site as the use for which is required or intended. On the site plan, there are 16 parking spaces are labeled for apartment parking, which requires some explanations from the Applicant. Furthermore, since there is a reduction of 34 surface parking, without considering the underground parking, between the approved PUD and the proposed development, it is unclear what kind of impact this would be for other uses this PUD site.

The required perimeter setback for any commercial PUD is 25 feet. There is only 10' provided on the southern property line under this proposal. The underlying business district also requires a 25 foot rear yard setback. Considering the property south of this site is also zoned business, the required setback does not seem to be serving any purposes. Staff does not have any objection of reducing the required setback

from 25' to 10'. However, staff does feel that the parking alignment can be reworked to have the parking spaces face the underground garage, rather than face the adjoining property. With this alignment, staff would recommend the Commission modify the perimeter setback to 10' for Council to consider, subject to relocating the proposed parking spaces facing the proposed building.

Additionally, there needs to be loading spaces shown on the plan that the current site plan does not indicate. A trash collection facility is also required to be provided on the site, none was provided on this site. The provision of these facilities may slightly impact the parking shown on the site plan.

Other minor details such as the location of light poles, the dimension of parking spaces can be worked out during the plan review process.

No information on any signage was presented. Staff would assume that any signage will come forth during the construction phase.

Furthermore, the water easement issue, as pointed out by the City Engineer in his letter dated March 18, 2010 also needs to be worked out between the City Engineer and the owner.

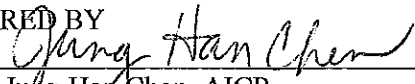
RECOMMENDATION

Staff does not have any objection to this proposed amendment as presented, other than the parking arrangement for the entire project site needing to be clarified and all the parking spaces meeting the minimum of sum of all uses.

Staff also feels that the reduction of the perimeter from 25' to 10' would not adversely impact adjoining property, but would recommend that the parking arrangement would be as such all parking spaces should face the garage.

Additionally, there should be loading spaces clearly delineated on the site plan, along with the trash collection facility.

PREPARED BY

BY: 
Jung-Han Chen, AICP
Community Development Director

DATE: 3-31-10



February 17, 2010

Mr. Scott Webb, Architect
103 West Walnut Street
Oxford, OH 45056

RE: **Proposed Change to an Approved Planned Development
Stewart Square
South College & Spring Streets**

Dear Scott,

City Staff has met with Ms. Susan Kay, Planning Commission Chair, concerning your request to consider the proposed change to an approved Planned Development.

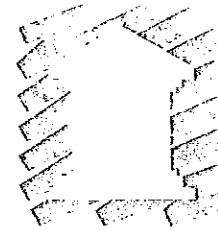
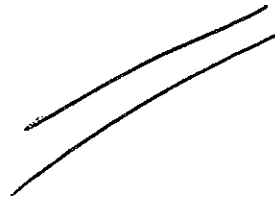
Based on the Decision Standards, as outlined in Section 1145.10 of the Oxford Zoning Code, the Chair has determined that the proposed change could not be approved as a Minor. In fact, Ms. Kay believes that the modification would change the use from the approved PUD. Furthermore, the magnitude would substantially alter the appearance of the development from off of the site. Therefore, the proposed change is considered as a Major modification and will need to follow the process as stipulated in Section 1145.10(b) "Major Changes to an Approved Planned Development – any proposed changes to an approved planned development that do not meet the criteria of a Minor change are considered a Major change. A Major change requires an entirely new preliminary planned development application (including the fee) according to the provisions of this chapter".

Please feel free to contact me at 524-5204 if you require any further information on this matter.

Regards,

Jung-Han Chen
Community Development Director

Jung Han Chen
Community Development Director
City of Oxford
Municipal Building
101 E. High Street
Oxford, Ohio 45056



**SCOTT
WEBB**

A R C H I T E C T

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Proposed Change to Planned Development
Stewart Square
South College & Spring Streets

February 4, 2010

Dear Jung Han,

My clients have asked me to present a proposed change to the approved Planned Development at Stewart Square, replacing the approved, final mixed-use building with a single use, 72 room hotel.

As shown on the enclosed drawing, the proposed hotel replaces the final building in the second phase. While larger in footprint, the attached drawing shows a balance of parking without disturbing the central open space of the development. Relief will be required for the 25' perimeter setback to the South, but we feel that since the GB district requires no setback (abutting another GB property) this 25' setback could be reduced to 10' with additional landscaping if required.

The proposed hotel is a 3 story building, but will have more compact stories, resulting in a building of similar height to the existing buildings. As the site falls off to the South, the effect of minor increase in height is further reduced. Existing buildings on the site range from 30-36' high. The proposed building will be between 36-42' in height. As building height is determined by the underlying zoning district, the proposed hotel will be less than the 45' max. height in this district.

Based on the decision standards as addressed below, we feel this could be approved as a Minor Change to an Approved Planned Development.

1145.10 Changes to a Planned Development

The definition of a Minor Change to a Planned Development is clearly outlined in this chapter of the Zoning Code, and as decisions standards, are addressed as follows:

(1) Does not change the Use

As the site was approved for a mix of commercial and residential, the construction of a hotel on the site does not change the use. As this is a Mixed-Use Planned Development in a GB district, the hotel is an allowed use both of the underlying district, and the approved Planned Development.

- (2) *Are of a magnitude that will not substantially alter the appearance of development from off of the site*

While larger, the proposed hotel will replace a building already approved for this location. The new building will be designed to reflect the architecture of the existing buildings.

- (3) *Will not substantially or detrimentally affect the provision of public services to the site or general vicinity*

The proposed minor changes will not change the provision of public services

- (4) *Will not substantially or detrimentally increase potential demand on public or private utilities.*

The proposed minor changes will not change the provision of public utilities.

- (5) *Are not of a scope, scale, or character, that would cause a negative impact on adjoining properties or the neighborhood.*

The proposed hotel would have a positive impact on adjoining properties, increasing business traffic, and keeping guests to Oxford in the Mile Square.

- (6) *Are not contrary to and in no way diminish the intent of the originally approved plan.*

As this building merely changes the mix of commercial & residential as approved, it in no way diminishes the intent of the approved plan. Adding a large vibrant commercial use in the development enhances and livens the mixed-use concept.

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

Respectfully,

Scott Webb, Architect

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 2/23/2010

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: PC-08-2010

Description:

PC-08-2010 COMBINED PRELIMINARY/FINAL PLAN, for a major change to an Approved Planned Development, replacing the mixed use building with a single use, Stewart Square, Scott Webb, Applicant, Agent

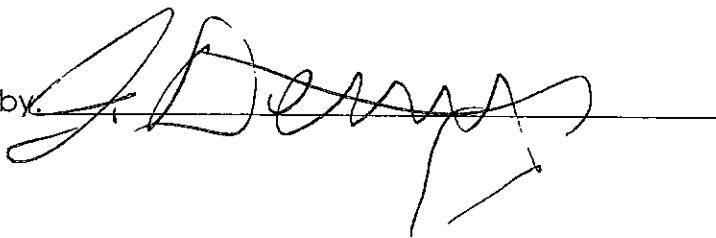
 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **4/02/10** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by:



3/7/10

Date: 2/23/2010

From: Community Development

Drawings are being submitted to you for the following:

Case #: PC-08-2010

Description:

PC-08-2010 COMBINED PRELIMINARY/FINAL PLAN, for a major change to an Approved Planned Development, replacing the mixed use building with a single use, Stewart Square, Scott Webb, Applicant, Agent

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **4/02/10** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: (w/comments) without/comments

SEE MEMO DATED 3-18-10.

Drawings reviewed by:

A. Rosen 3-18-10

2/23/10 @ 2:45 pm



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: Case # PC-08-2010
Stewart Hotel

DATE: March 18, 2010

The following are our comments:

- All utility work is to meet the City of Oxford Specifications for Water and Sanitary Sewers.
- Is the water main, to be relocated, a public or private main?
- If the water main is to be a public main, the existing easement must be modified.
- The existing easement, along the south property limits, extends to the property line along College Avenue. Consider extending the water main, within the existing easement, to the property line along College Avenue. That would loop the system for better water supply and pressure.
- Would the final construction plans show an entrance from College Avenue, between the existing bank building and the proposed hotel?
- The pictorials attached to the submittal indicate that east end of the surface parking lot, front of the hotel, is landscaped by use of a terrace effect. How would the vehicles be prevented from going down the terrace steps?

If there are questions, please contact the Engineering Division.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 2/23/2010

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: PC-08-2010

Description:

PC-08-2010 COMBINED PRELIMINARY/FINAL PLAN, for a major change to an Approved Planned Development, replacing the mixed use building with a single use, Stewart Square, Scott Webb, Applicant, Agent

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **4/02/10** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

May want to check the width of the below grade handicap parking spots per new code. They seem a bit narrow. Great Project otherwise!!
Drawings reviewed by: S. Scher

2/26/10

Translation:

May want to check the width of the below grade handicap parking spots per new code. They seem a bit narrow. Great project otherwise!!



PUBLIC HEARING

On April 13, 2010 beginning at 7:30 p.m., the Oxford Planning Commission will hold a Public Hearing at the Oxford Courthouse, 118 West High Street, Oxford, Ohio in order to consider the following:

PC-08-2010 COMBINED PRELIMINARY/FINAL PLAN, for a major change to an Approved Planned Development, replacing an approved mixed use building with a single use building, **Stewart Square, Scott Webb, Applicant, Agent**

The City of Oxford Planning Commission will hold a Public Hearing on aforementioned case on the date and time listed above. All documentation pertaining to the application is available for examination during normal business hours (8:00a.m.-5:00p.m.; Monday-Friday) at the Community Development Department, located in the Municipal Building, 101 E. High Street, Oxford, Ohio 45056. After conclusion of this Hearing, action will be determined by the Planning Commission and forwarded on to City Council.

If you cannot attend the Public Hearing on this application being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it by **April 2, 2010** to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: J.C. Rupel
Address: 134 Stone Creek - Home
Owner of 316/318 South College - Lettman Printing & Bager/Beckers Buildings
Telephone: Home: 523-4524 Work: 523-1111

COMMENTS:

(Please use the back of this sheet for more space)

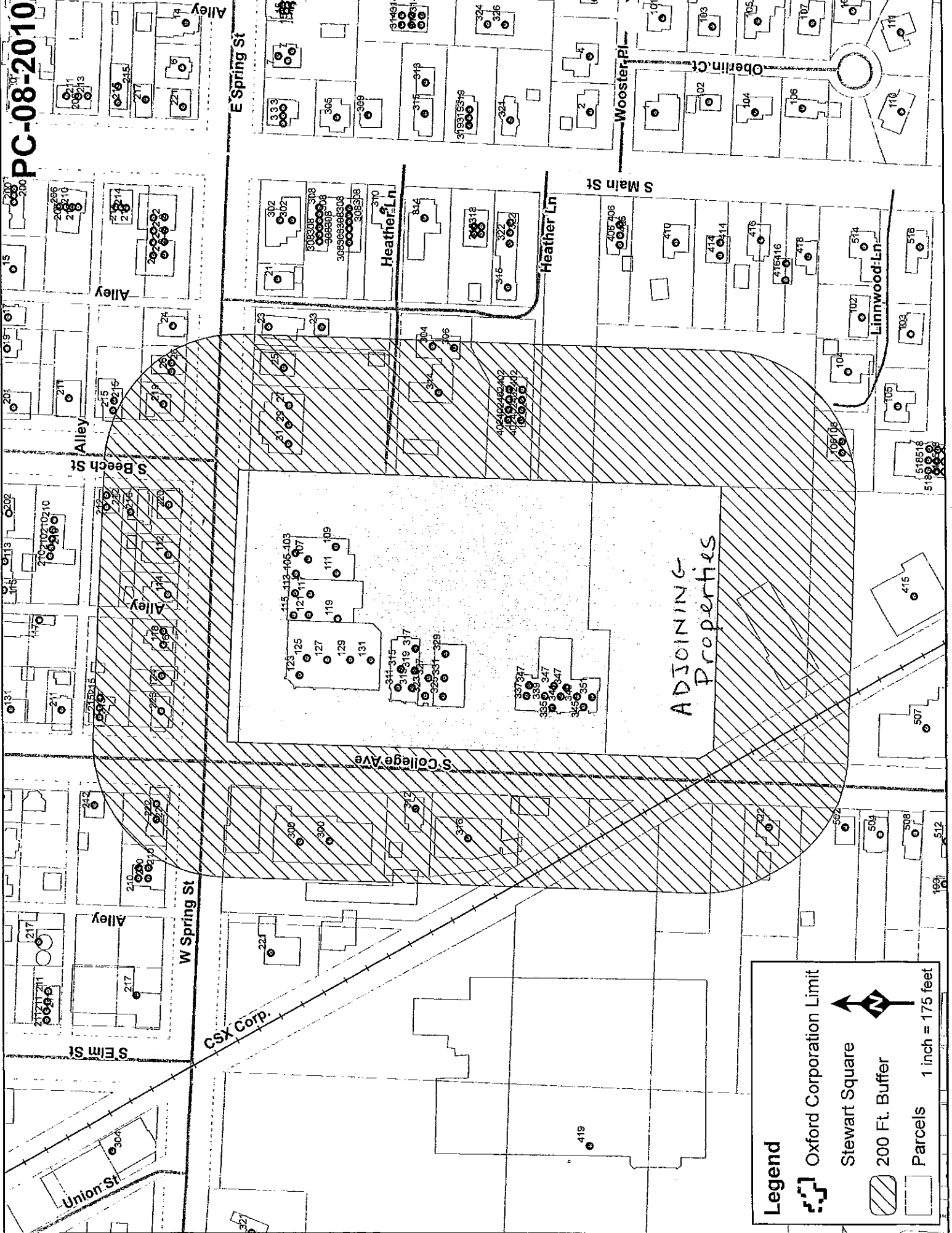
The project has been great for the South College Business District. Very well built and maintained with great businesses. I whole-heartedly support the single use building. Additional residents in this development will help the whole South College business district - not just this development alone.

J.C. Rupel

3/3/10

Translation:

The project has been great for the South College Business District. Very well built and maintained with great businesses. I whole-heartedly support the single use building. Additional residents in this development will help the whole South College Business District not just this development alone.
JC Rupel



Legend

- Oxford Corporation Limit
- Stewart Square
- 200 Ft. Buffer
- Parcels

1 inch = 175 feet

Lynn Taylor

From: Jung-Han Chen
Sent: Friday, April 09, 2010 12:16 PM
To: Lynn Taylor
Subject: FW: CIC Stewart Square PUD Change Endorsement

Jung-Han Chen, AICP
Community Development Director
City of Oxford
Oxford, Ohio 45056
p. (513) 524-5204
f. (513) 524-5266

*Distributed @
Planning Commission
meeting 4/13/10*

NOTICE: This email communication is informal in nature and is for general guidance and information purposes only. It is not intended to serve as an administrative ruling, decision, determination, or interpretation by the Community Development Department. If you have a question relating to a specific permit application, variance request, interpretation of the Oxford Planning and Zoning Code, or other matter requiring administrative action, please direct a written inquiry to the Community Development Department, 101 E. High Street, Oxford OH 45056.

From: Kim Newton
Sent: Friday, April 09, 2010 12:13 PM
To: Jung-Han Chen
Subject: CIC Stewart Square PUD Change Endorsement

Jung-Han,

Please see below part of the discussion from the CIC meeting minutes (draft) of March 26th:

A discussion was held regarding a request to change the Stewart Square PUD to include a new hotel. The new hotel will have 74 rooms and will replace the mixed use building approved on the original plan.

CIC members noted the hotel would create immediate occupancy, generate tax incentives and promote economic development.

Steve Snyder moved and Kate Currie seconded to endorse the change in the PUD to accommodate a new hotel at Stewart Square. The motion passed 7-0-1, with Jim Clawson abstaining.

Kim E. Newton
Assistant to the City Manager
513-524-5201 (work)
513-523-7769 (fax)

ORDINANCE NO. 2857

ORDINANCE APPROVING THE PLANNING COMMISSION RECOMMENDATION FOR APPROVAL OF THE FINAL PLANNED DEVELOPMENT AT THE FORMER STEWART SCHOOL SITE TO ALLOW A MIXED USE DEVELOPMENT WITH COMMERCIAL AND RESIDENTIAL USES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Council hereby finds that the Planning Commission held a public hearing on July 12, 2005, in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of HDS, LLC/Jim Clawson, applicant, for approval of a Planned Development at the former Stewart School site, corner of College Avenue and Spring Street to allow a mixed use development of commercial and residential uses.

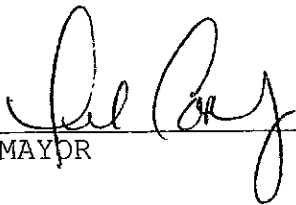
SECTION 2: The Planning Commission, after due deliberation found the application satisfies the requirements of Chapter 1145 of the Oxford Zoning Code and recommended approval of the Planned Development application for the Stewart School site with the following conditions:

- a. There shall be a paved connection between the access drive and 16 ½ ft. Heather Lane (northern section) so that all of Heather Lane, whether on the site or other public or private property, is paved.
- b. The developer shall work with staff to enlarge the corners at College and Spring.
- c. The Commission accepts the findings of the traffic impact study and authorizes staff to determine the best implementation.
- d. Phase 2 shall continue the architectural design and integrity of Phase I and shall be legally recorded with the subdivision in a manner acceptable to staff.
- e. Phase I shall be substantially operational within 2 years and Phase II within 3 years.
- f. The final central park plan is subject to approval by city staff and should attempt to maximize green space.
- g. There shall be a paved connection for a multi-use path between the site and the 9.9 foot Heather Lane (southern section) so that all of 9.9 foot wide Heather Lane, whether on the site or other public or private property, is paved.
- h. All required improvements by condition or as shown on submitted materials by the applicant shall be constructed and executed at the sole expense of the applicant.

- i. All other material uses, phase schedules, designs, etc. shall be adhered to as submitted by the applicant.
- j. The structure shall be designed with fitted suppression doors between the structures to allow for emergency egress but not general use.

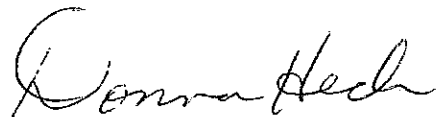
SECTION 3: Council hereby accepts the recommendation of the Planning Commission and incorporates the same herein and further grants the Final Planned Development application for the Stewart School Site, corner of College Avenue and Spring Street to allow a mixed use development with commercial and residential uses as proposed by the applicant.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.


MAYOR

ADOPTED: August 16, 2005

ATTEST:


CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: STEVE FLEE

PREPARED BY: LAW(STAFF)

Stewart Developers, LLC

125 West Spring Street

Oxford, OH 45056

Phone (513) 523-7263

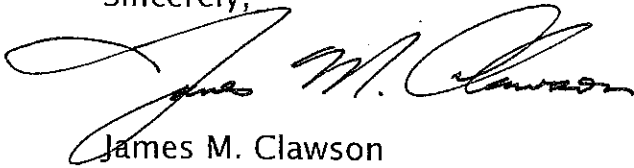
Fax (513) 523-9415

February 19, 2010

To Whom It May Concern:

We give Scott Webb authority to represent Stewart Developers, LLC in all matters related to the application, zoning, permitting and development of a hotel within the Stewart Square PUD.

Sincerely,

A handwritten signature in black ink, appearing to read "James M. Clawson". The signature is fluid and cursive, with the first name "James" being more prominent and the last name "Clawson" written in a smaller, more compact script.

James M. Clawson

Member of Stewart Developers, LLC

Case No.: PC-08-2010
Date filed: 2/19/10

Planned Development Application
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Applicant: Grant Webb, Architect / Stewart Developers LLC
(Attach a letter of agency if the applicant is not the property owner.)
Mailing Address: 1077 W. Walnut St. Oxford OH 45056 125 W. Spring St. Oxford OH 45056
Telephone Number(s): 522-2838 524-9500
Email Address: grant@grantwebbarchitect.com
Name of Subdivision: STEWART SQUARE - PLANNED DEVELOPMENT
Location of Property: SPRING & COLLEGE
Legal Description: _____
Zoning District: Lot B
Number of Lots: 1
Total Acreage: 7 Acres
Surveyor/Engineer: Prater Prater, Inc.
Address: 218 E. College, Oxford
Phone Number: 522-4210

DRAWING REQUIREMENTS

Please submit **thirteen** (13) complete sets of all information with each preliminary and final application. The Zoning Administrator may modify this requirement based upon the type of materials included. The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.

If any information is submitted in color or on non-standard paper, more copies may be required.

A. Preliminary Plan

1. Application Fee
2. The name, mailing address, and telephone number of the applicant and all property owners
3. If the applicant is not the owner, or if there are multiple owners within the proposed area, a statement from all owners that the applicant is entitled to apply on their behalf, and that they agree to be legally bound to any decision reached according to this Chapter
4. Evidence sufficient to ensure that the applicant has the financial capacity to complete the proposed development
5. Evidence of unified control of all land in the proposed area
6. The name, mailing address, and telephone number of any planner, engineer, surveyor, or other design professional who assisted with preparation of the plans
7. Description of Use and Site
 - a. A written, detailed description shall include the following information. A separate response is required for each subsection.
 - b. A legal description of the site, including all separate lots
 - c. A description of the existing uses of the site
 - d. The zoning districts in which the site is located
 - e. A description of the proposed PD
 - i. The number of housing units by size and type proposed within each phase
 - ii. A description of any nonresidential operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles
 - iii. The hours of operation of any nonresidential use
 - iv. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned

- f. A narrative statement that evaluates the compatibility of the proposed PD with the general vicinity and adjacent properties
 - i. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites
 - ii. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites
 - iii. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions
 - iv. How any potential negative effects on adjacent land will be mitigated
 - g. A statement about why the location proposed is appropriate for the PD
 - i. A statement of the necessity or desirability of the proposed PD to the neighborhood or community
 - ii. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services
 - iii. The substance of proposed covenants, easements, and other restrictions on the land and structures
 - iv. For a CPD, an independent market analysis sufficient to ensure that the planned commercial entities have a reasonable chance of success
 - v. A list of the names, mailing addresses and parcel numbers of all property owners within 200 feet of the site, including those across streets, roads, alleys and highways. NOTE: The Butler County website (www.butlercountyohio.org/auditor) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number.
 - vi. Such other information regarding the proposed uses, site design, or surrounding area as may be pertinent to the application or required by Planning Commission or Council.
8. Site Plan
- A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
- a. North arrow
 - b. Scale
 - c. Vicinity map
 - d. All existing and proposed lot lines within the site
 - e. Dimensions of all lots and of the entire site and any adjacent rights-of-way
 - f. The location of all Primary Conservation areas, and all proposed parks, playgrounds, pedestrian paths and other open space areas
 - g. Location, height, dimensions, and use of all proposed and existing structures
 - h. Location and design of all proposed vehicle and pedestrian routes and nonresidential vehicle management areas
 - i. Approximate location and size of all existing and proposed utilities that will serve the PD
 - j. Location, size, and type of all proposed signs
 - k. Location, height, and type of all proposed screening and landscaping
 - l. Distances to residential zoning districts if within 1,000 feet
 - m. The use of land and location of structures on adjacent property and across adjacent rights-of-way
 - n. The location of any nearby schools and commercial facilities
 - o. Other information as required by the Planning Commission or Council
9. Elevations
- Elevations of proposed structures or typical elevations if structures are not yet designed.
10. Other
- Photographs of any existing uses, vacant land, and the surrounding area

B. Final Plan Additional Submission Requirements

Maps in the form required by the City of Oxford Subdivision Regulations, with such modifications and additions as required concerning such items as building sites when used as a substitute for lots, common open space not dedicated for public use, and other matters as appropriate to planned

developments generally or to the specific planned development. Similar modifications of standards contained in the Subdivision Regulations or in other regulations or policies applying generally may be reflected in such maps and report if the Planning Commission shall find and shall certify, after consultations with other agencies of government as appropriate in the specific case, that the public purposes of such regulations or policies are as well or better served by specific proposals of the final plan and reports.

1. Topographic data map drawn to a scale of 100 feet to one inch by a registered surveyor or engineer showing:
 - a. Boundary lines: bearings and distances.
 - b. Easements: location, width, and purpose.
 - c. Wooded areas, streams, lakes, marshes, and any other physical conditions that affect the site.
 - d. Ground elevations on the tract: for land that slopes less than one-half percent, show one-foot contours; for land that slopes more than one-half percent, show two foot.
 - e. If deemed necessary, subsurface conditions on the tract, including the location and results of tests made to ascertain the conditions of subsurface soil, rock and ground water, and the existing depth of ground water.
2. A general site and land use plan for the planned development as a whole, indicating sub-areas for phased development, if any, and showing location and use of structures and portions of structures in relation to building site lines; floor plans of the buildings involved, indicating horizontal dimensions, uses of space, and floor area; elevations of the buildings involved, indicating height, and if required, in determinations for the particular building or use location and dimensions of all windows and other glassed areas; building sites reserved for future use and uses for which sites are reserved, automotive and pedestrian circulatory networks, principal parking areas, open space not in building sites and use for which it is intended, and such other matters as are required to establish a clear pattern of the relationship to exist between structures, uses, circulation and land.
3. Agreements, Contracts, Deed Restrictions, and Sureties:
 - a. Filing a performance and labor and material payment bond in the amount of 110 percent of the estimated construction cost as determined by the City.
 - b. Depositing or placing in escrow or certified check, cash, or other acceptable pledge, in the amount of 110 percent of the construction cost as approved by the City.

NOTE: Incomplete applications CANNOT be processed.

Submit this application, required copies of the preliminary plan containing all required information and the required fee (\$400 plus \$100.00 per acre for preliminary subdivision or planned development), made payable to the City of Oxford, to the office of Community Development, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to Community Development Department at (513) 524-5204. The plan will be placed on the next possible agenda

NOTE: Notification and publication requirements must be adhered to. Submit materials 45 days prior to the proposed Planning Commission meeting date. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

SIGNATURE OF APPLICANT: _____

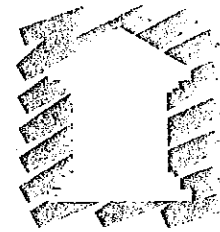
Date: 2/19/2010

PRINTED NAME: SCOTT WEBB

FEE / RECEIPT

\$400 plus \$100.00 per acre - Paid / Receipt Number: 15362.42

Jung-Han Chen
Community Development Director
City of Oxford
Municipal Building
101 E. High Street
Oxford, Ohio 45056



SCOTT
WEBB

ARCHITECT

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Application for Change
To an Approved Planned Development
Stewart Square
South College & Spring Streets

February 18, 2010

Jung-Han,

Please accept this letter as a formal request for a Combined Preliminary and Final Plan review hearing by the City of Oxford Planning Commission and Oxford City Council for a Major Change to an Approved Planned Development at Stewart Square, replacing the approved, final mixed-use building with a single use, 74 Room Hotel in accordance with Section 1145.10(b).

As shown on the enclosed drawings, the proposed hotel replaces the final building in the second phase. While larger in footprint, the attached drawing shows a balance of parking without disturbing the central open space of the development.

The attached proposal has been prepared for and with the help of the following:

Property Owners:

Stewart Developers L.L.C.
125 West Spring Street
Oxford, Ohio 45056
(513) 524-9500

Architect:

Scott Webb, Architect
103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

Surveyor/Civil Engineer:

Bayer Becker Inc.
318 South College Avenue
Oxford, Ohio 45056
(513) 523-4270

Description of Use and Site 1145.05 (7)

- a. Written detailed description is provided as follows:
- b. Legal Description of the Property is on file with the City from previous applications.
- c. The site in question is Oxford's first Mixed-Use Planned Development. Begun in 2005, Stewart Square currently contains a variety of retail and business uses, including Patterson's Café, Ball of Oxford, Luna Blu Salon, Cincinnati Tan Company, CVS, The UPS Store, and the First Financial Bank, with (3) commercial spaces currently unoccupied. Also included are 20 Apartments on the second floor of each building.

The original approval for the project included 51,450 square feet of Commercial Space with (27) 4-Bedroom Apartments on the second floor.

In 2006, this was modified with the approval of a Minor Change, allowing First Financial Bank with its associated drive-thru requirements to modify the site plan, reducing the Commercial Space by 3500 square feet, and eliminating (1) 4-Bedroom Apartment.

- d. The underlying zoning district of this remains GB, General Business.
- e. The Proposal described herein modifies the Approved Planned Development for this site as described below:

- i. The Approved Planned Development originally included (15) 4 bedroom apartments in the First Phase and (12) in the Second Phase. The Second Phase was modified in 2006 with the Approved Minor Change, reducing the number of by (1). The total number of units currently approved is (26) 4-Bedroom Apartments.

The residential density for a mixed use development in a GB district would allow (40) residential units @ 5.81 Units per acre. The Approved plan originally allowed 27 total units achieving a density of less than 4 units per acre.

The proposed change described herein eliminates approximately 10,000 square feet of residential space. (6) 4-Bedroom Apartments are eliminated entirely, reducing the total residential units in the development to (20).

- ii. The development currently contains a variety of retail and business uses, including Patterson's Café, Ball of Oxford, Luna Blu Salon, Cincinnati Tan Company, CVS, The UPS Store, and the First Financial Bank, with (3) commercial spaces currently unoccupied.

The proposed change replaces the final 10,000 s.f. of commercial tenant space in a mixed-use building with a 15,000 square foot footprint for a single-use 45,000 square foot 3-story hotel.

- iii. Hours of operation for the hotel would be 24 hours, but includes no restaurant, bar, or other commercial operation.
- iv. This project represents the final building in Phase 2 of the Approved Development. Construction would begin this summer once all necessary approvals are in place.

- f. Compatibility with the General Vicinity and adjacent properties

- i. The property continues to be bordered to the West by commercial development including Ace Hardware, Letterman Printing, Village West Gallery and the office of Bayer Becker Inc. To the South, lies the former Miami Valley Lumber site, now also zoned General Business. The northern portion of Stewart Square has been developed with the mix of uses described above. The location of the

proposed hotel on this site is designed to encourage interaction between adjacent businesses, and attract more visitors into the Mile Square and uptown areas.

- ii. While larger, the proposed hotel will replace a building already approved for this location. The new building has been designed to reflect the architecture of the existing buildings
 - iii. The proposed use does not involve any operations that create potential nuisances.
 - iv. The proposed building does not negatively affect adjacent properties, but will instead encourage their development or help to continue their success.
- g. Stewart Square has become a vibrant shopping area within the Mile Square, housing a number of successful businesses. Adding a hotel to this mix is good for the development and the City Center.
- i. Located within the Mile Square, Stewart Square has become an important link between the *Uptown Subarea* and the *Locust Street Commercial Subarea*. Adding a Hotel to the mix is good for the development and the City. As with the development of the Elms Hotel, another Hotel inside the Mile Square, pulls visitors into the City center and keeps them here, lessening their dependence on cars as they visit our City.

The final building site in Stewart Square has almost no frontage on a City Street, and lacks the visibility of the other commercial spaces in the development. Subsequently, this site is best suited for a "destination business", where customers are directed to its location, rather than counting on passing traffic. Businesses like hotels, keep visitors in the City and draw them to other businesses on the development, the Mile Square, and City as a whole.

The proposed hotel is a 3 story building, but will have more compact stories, resulting in a building of similar height to the existing buildings. As the site falls off to the South, the effect of minor increase in height is further reduced. Existing buildings on the site range from 30-36' high. The proposed building will be between 36-42' in height. As building height is determined by the underlying zoning district, the proposed hotel will be less than the 45' max. height in this district

As this building merely changes the mix of commercial & residential as approved, it in no way diminishes the intent of the approved plan. Adding a large vibrant commercial use in the development enhances and livens the mixed-use concept

- ii. All utilities and infrastructure are in place. Utility impact is actually lessened by the proposed hotel.
- iii. As the project is wholly owned by the developer, covenants, easements, & restrictions in place are not affected by the proposed change.
- iv. As an Approved Mixed-Use Planned Development, the market study is not required for viability. Developers of hotels across the country, HDS has decided to pursue this venture with more than a reasonable expectation of success.
- v. Mailing Addresses of adjacent property owners is included in this submission packet..
- vi. Renderings of the building in place are included in this application, showing its compatibility with the existing buildings in the approved development.

The proposed development plan continues to meet or exceed all requirements for a Mixed-Use Planned Development. section of the City of Oxford Zoning Code with minor exceptions.

Residential Density is Decreased.

The residential density for a mixed use development in a GB district would allow (40) residential units @ 5.81 Units per acre. The Approved plan allowed 27 total units achieving a density of less than 4 units per acre. The elimination of the final (6) units brings the total number of residential units down to 20

Commercial Space is Increased.

There is no limit to the amount of Commercial space in either the approved planned development, nor in the underlying GB district. Exchanging residential space for commercial space is good for the development and for the Mile Square.

Below Grade Parking.

Like the Phase 1 building, the Approved Planned Development showed (12) parking spaces below this building. The building as designed holds an additional (9) spaces below the building for a total of 21 underground parking spaces. In Total, over 80 cars are hidden below grade in this project to maintain the central park area

The 25' perimeter setback along the South has been reduced to 10'.

Planned Developments requires a 25' perimeter setback surrounding the project. The underlying zoning district for this property is GB as is the former Miami Valley site to the South. Elsewhere in the City, GB properties abutting each other require no setbacks whatsoever as the GB district requires no side yard setbacks.

The Interior Road behind the building has been made One-Way.

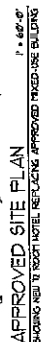
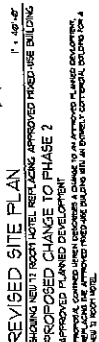
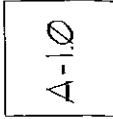
In order to accommodate the additional parking requirement for the Hotel, angled parking spaces have been added along the southern property line. Patrons with garage passes, leaving the check-in area will proceed counter-clockwise around the rear of the building, into the garage. Exiting to the right maintains this traffic pattern.

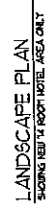
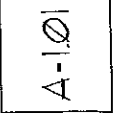
Open Space is Maintained.

The approved 19¼ % required open space is only slightly affected by the proposed change. A small area in the Southwest corner of the property was originally "counted" into the approved 19¼ % open space calculation. This area has been slightly reduced to accommodate (5) relocated parking spaces for the second floor apartment tenants living above the bank. The entire central open area is unaffected.

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

Respectfully,
Scott Webb, Architect

[illegible]

[illegible]



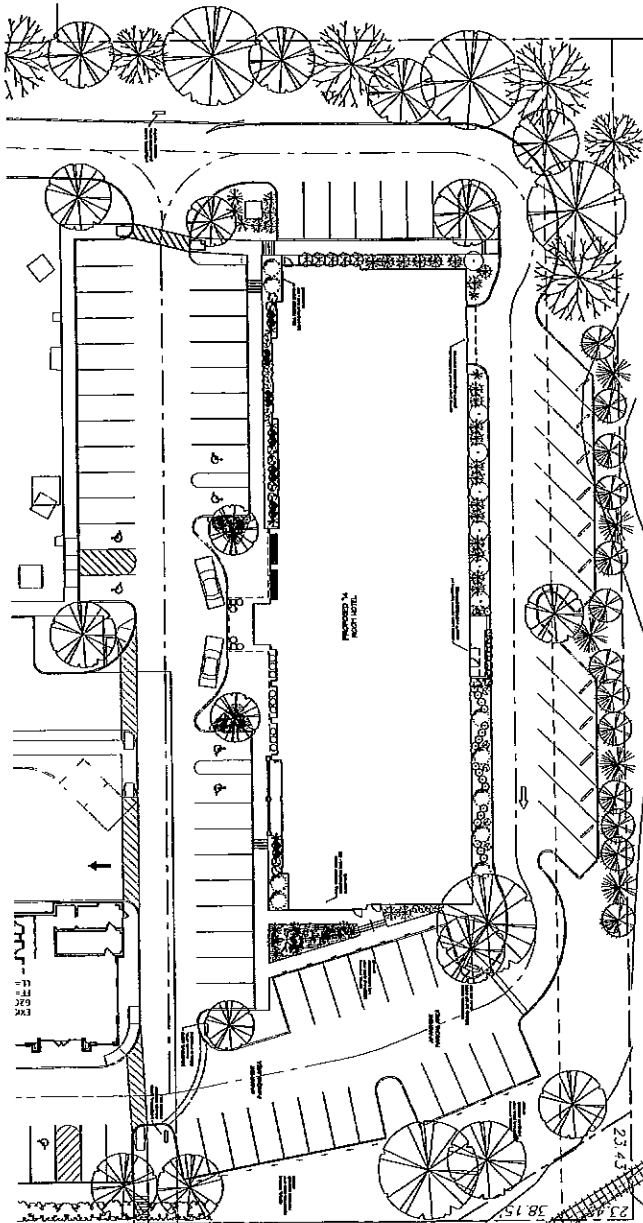
ARCHITECT
SCOTT
WEBB
142 West Main Street
Oxford, Ohio 45050
614.333.2424
scottwebbarchitect.com

REVISIONS

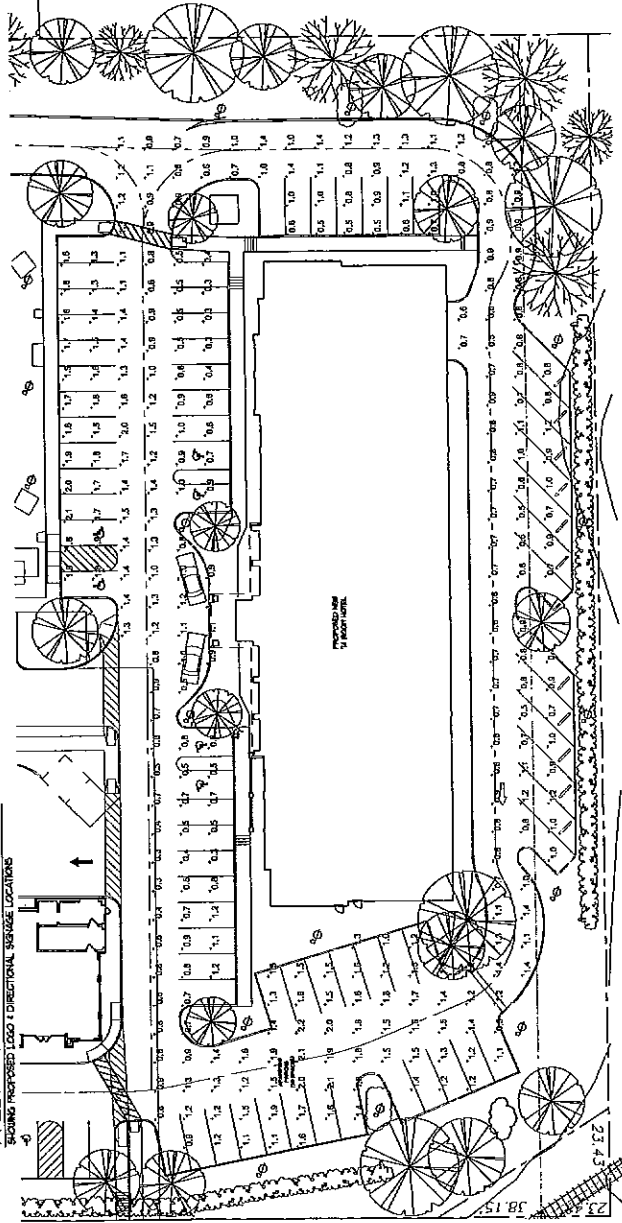
PROPOSED HOTEL (74) ROOMS
SPRING & COLLEGE STREETS
OXFORD, OHIO 45050
Stewart Square Phase 3

March 12, 2010

A-102



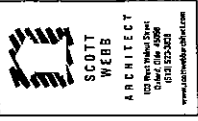
PRELIMINARY SIGNAGE PLAN P. 10-27
SHOWING PROPOSED 74 ROOM HOTEL
PARKING



LIGHTING/PHOTOMETRIC PLAN P. 10-28
SHOWING LIGHT POLE LOCATIONS

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Company/Model	Description	Lamp	Pin	Location	LH	Notes
□	□	1	□	□	□	□	□	□	□

STATISTICS				
Category	Symbol	Qty	Pin	Height
Parking	+	11	27 ft	43 ft



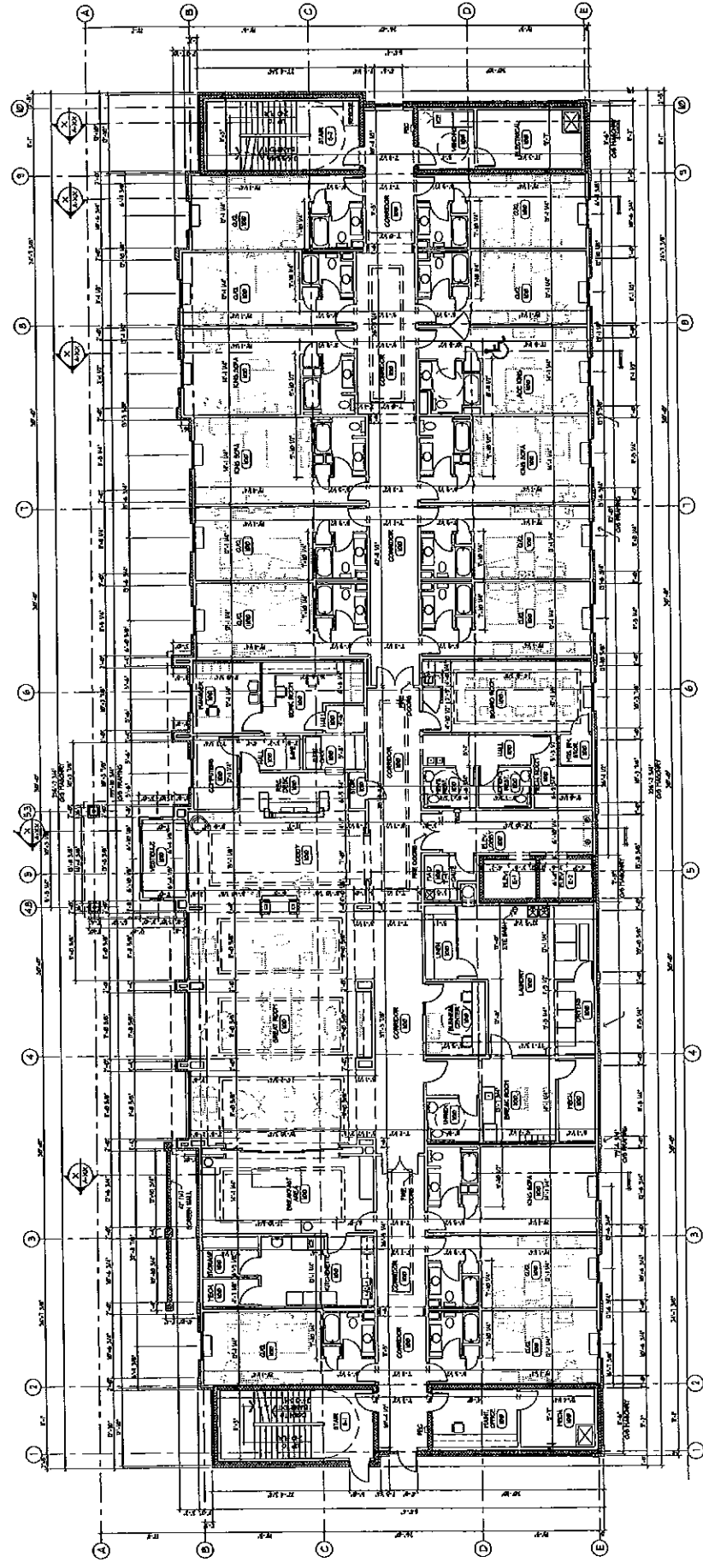
REVISIONS

Stewart Square Phase 3

PROPOSED HOTEL, (74) ROOMS
FORMER STEWART SCHOOL SITE
SPRINGS & COLLEGE STREETS
OXFORD, OHIO 43086

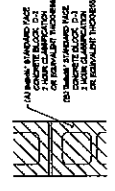
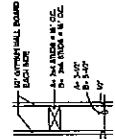
Feb. 10, 2010

A-11



FIRST FLOOR PLAN 1/8" = 1'-0"

1. ALL ROOMS SHALL BE FINISHED WITH 1/2" GYP BOARD ON 16" OC JOISTS. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYP BOARD ON 16" OC.
2. ALL ROOMS SHALL BE FINISHED WITH 1/2" GYP BOARD ON 16" OC JOISTS. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYP BOARD ON 16" OC.
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10. ALL ROOMS SHALL BE FINISHED WITH 1/2" GYP BOARD ON 16" OC JOISTS. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYP BOARD ON 16" OC.



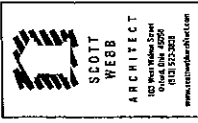
WALL TYPE 1
TYPICAL INTERIOR PARTITION WALL

WALL TYPE 2
TYPICAL EXTERIOR WALL

TYPICAL ALLOWABLE SPANS FOR HEADERS SUPPORTING WOOD WALLS			
SIZE OF WOOD HEADER	SPACING OF STUDS	ALLOWABLE SPAN OF HEADERS	ALLOWABLE SPAN OF STUDS
2" x 4"	16" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 4"	24" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 6"	16" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 6"	24" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 8"	16" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 8"	24" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 10"	16" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 10"	24" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 12"	16" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"
2" x 12"	24" O.C.	4' 0" to 4' 6"	4' 0" to 4' 6"

ROOT NAME
101 SEE ROOT FINISH SCHEDULE SHEET A-11
111 SEE ROOT FINISH SCHEDULE SHEET A-11
121 SEE ROOT FINISH SCHEDULE SHEET A-11
131 SEE ROOT FINISH SCHEDULE SHEET A-11
141 SEE ROOT FINISH SCHEDULE SHEET A-11
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981 SEE ROOT FINISH SCHEDULE SHEET A-11
991 SEE ROOT FINISH SCHEDULE SHEET A-11
1001 SEE ROOT FINISH SCHEDULE SHEET A-11

1. INSURE NOTED DEFICIENCY 1. ALL INTERIOR WALLS TO BE 5/8" OAK BOARDS @ 8" O.C. WITH 1" OVER LAPING BOARD JOINT. ALL EXTERIOR WALLS TO BE 1/2" OVER LAPING BOARD @ 8" O.C.

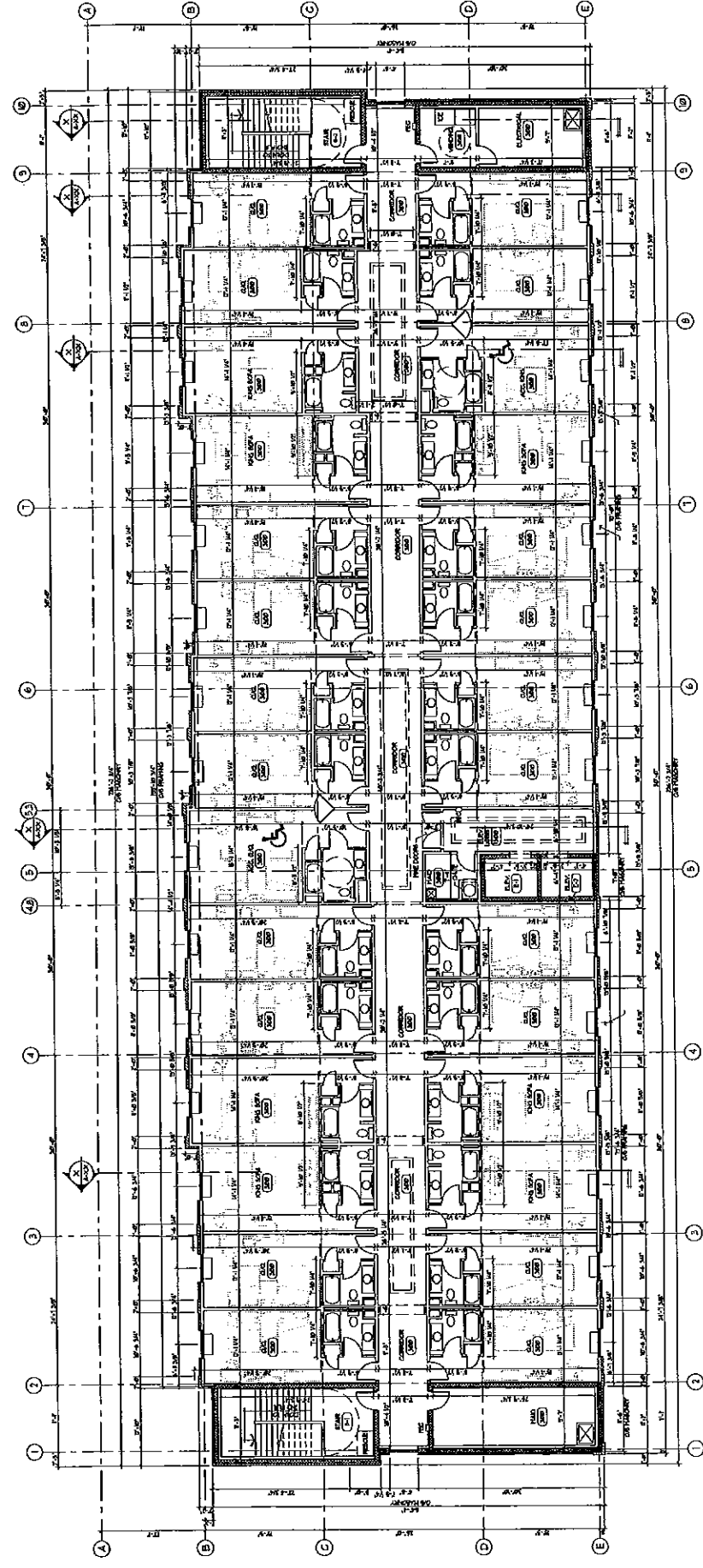


REVISIONS

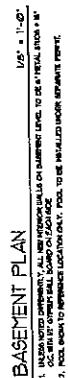
PROPOSED HOTEL (14) ROOMS
STEWART SQUARE PHASE 3
SPRING + COLLEGE STREET
OXFORD, OHIO 45056

FEB. 18, 2010

A-3.1



THIRD FLOOR PLAN



FLOOR AREAS	
GROUND FLOOR	14,784 SF
FIRST FLOOR	14,302 SF
SECOND FLOOR	14,784 SF
THIRD FLOOR	14,784 SF
TOTAL AREA	58,654 SF

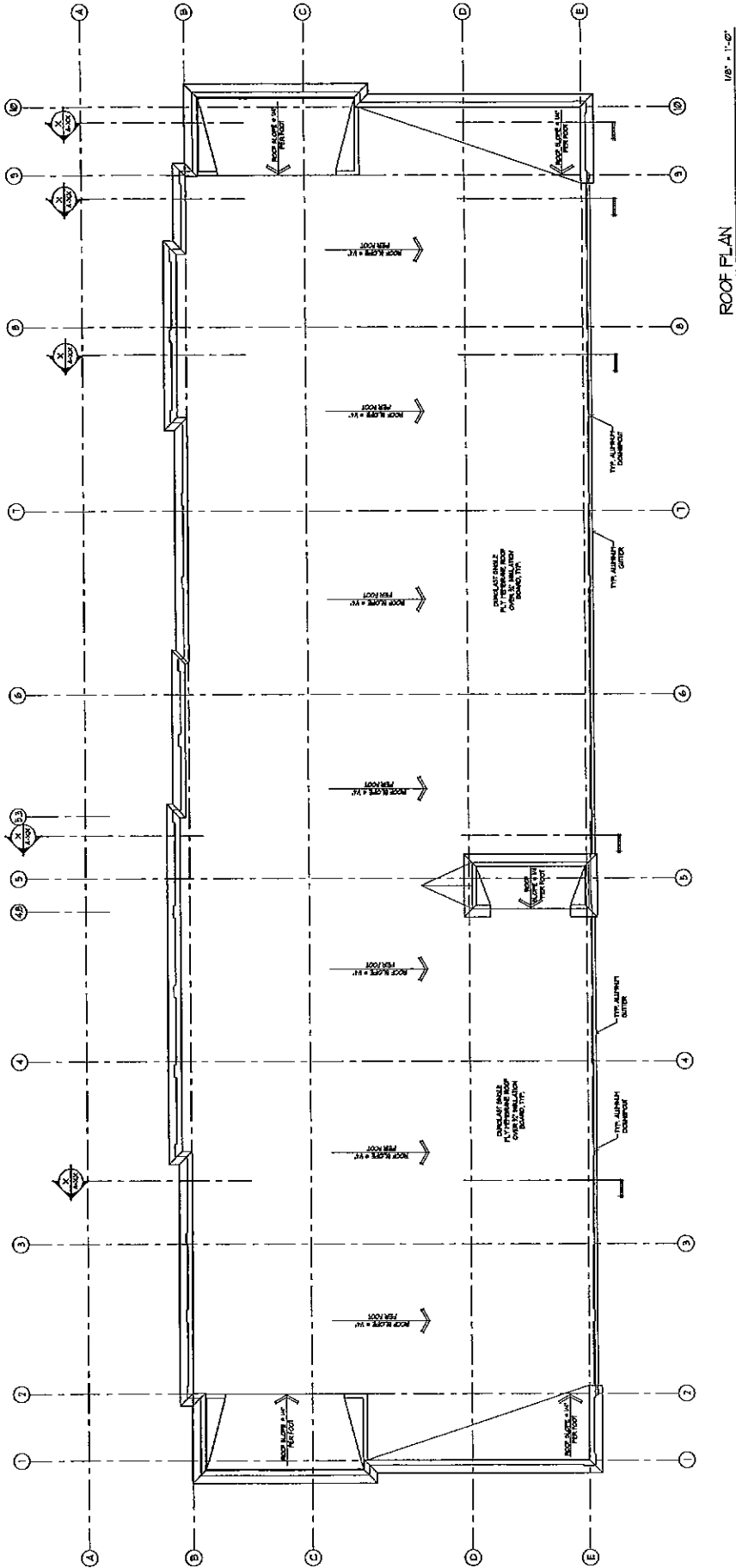
ROOM MIX				
ROOM TYPE	W1	2nd	3rd	TOT
QUEEN/KEEN	0	20	20	51
KING SOFA	4	1	7	10
ACC QWO	*	1	1	3
ACC KING	1	1	1	3
TOTAL	16	22	29	74
				1002

PROPOSED HOTEL (74) ROOMS
FORMER STEWART SCHOOL SITE
SPRING & COLLEGE STREETS
OXFORD, OHIO 45056

Stewart Square Phase 3

REVISIONS

SCOTT WEBB
ARCHITECT
122 West Weber Street
Columbus, Ohio 43201
614.221.3433
www.scottwebbarchitect.com



STEWART SQUARE

FINAL DEVELOPMENT PLAN

PHASE 3

INDEX OF SHEETS	SHEET	PERMIT
NUM	NUM	SET
C10	XX-XX-XX	XX-XX-XX
C20	XX-XX-XX	XX-XX-XX
C30	XX-XX-XX	XX-XX-XX
C40	XX-XX-XX	XX-XX-XX
C50	XX-XX-XX	XX-XX-XX
C60	XX-XX-XX	XX-XX-XX
C70	XX-XX-XX	XX-XX-XX

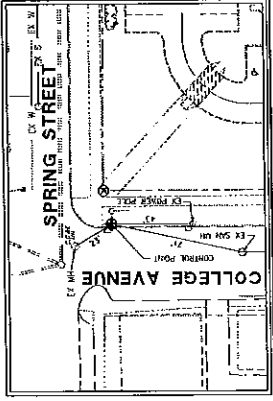
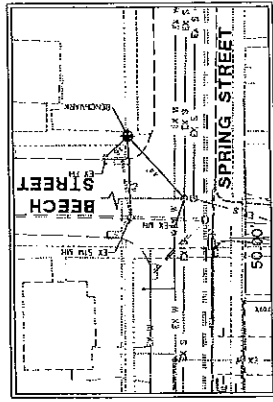
SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
—	—	BENCHMARK
—	—	PAVE POLE
—	—	HANDICAP SYMBOL
—	—	MAILBOX
—	—	STATION
—	—	SURVEY MONUMENTATION
—	—	TRAFFIC SIGNAL POLE
—	—	VEHICLE LINE
—	—	CABLE BOX
—	—	ANCHOR
—	—	ELECTRICAL BOX
—	—	ELECTRICAL MANHOLE
—	—	ELECTRICAL TRANSFORMER
—	—	LIGHT POLE
—	—	OVERHEAD ELECTRIC
—	—	UNDERGROUND ELECTRIC
—	—	UNDERGROUND CABLE
—	—	GAS LINE
—	—	GAS METER
—	—	GAS VALVE
—	—	CONTROL/SUMPING MANHOLE
—	—	SANITARY LATERAL
—	—	SANITARY MANHOLE
—	—	SANITARY SEWER
—	—	STORM SEWER
—	—	TELEPHONE BOX
—	—	TELEPHONE MANHOLE
—	—	UNDERGROUND TELEPHONE
—	—	FIRE HYDRANT
—	—	PURITY TEST STATION
—	—	WATER MAN
—	—	WATER MANHOLE
—	—	WATER SERVICE
—	—	WATER VALVE

DATE	STANDARD
01-01-07	CONSTRUCTION
02-01-07	CONSTRUCTION
03-01-07	CONSTRUCTION
04-01-07	CONSTRUCTION
05-01-07	CONSTRUCTION
06-01-07	CONSTRUCTION
07-01-07	CONSTRUCTION
08-01-07	CONSTRUCTION
09-01-07	CONSTRUCTION
10-01-07	CONSTRUCTION
11-01-07	CONSTRUCTION
12-01-07	CONSTRUCTION

BENCHMARK
3" DIA BRASS DISK IN SIDEWALK
NE CORNER OF BEECH AND SPRING
N=556881.7347
E=1335437.8574
ELEV=919.74

GRAPHIC SCALE
1" = 60'



CONTROL POINT
CORNER OF COLLEGE AND
SPRING
N=556881.7347
E=1334972.4768

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
Call 1-800-362-2764
PROTECTION SERVICE
WORK MEMBERS
MUST BE CALLED DIRECTLY

ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
AC	ACCESS
AD	ADDITIONAL
AE	ADJUSTMENT
AF	ADDITIONAL FLOOR
AG	ADDITIONAL GARAGE
AH	ADDITIONAL HALL
AI	ADDITIONAL INTERIOR
AL	ADDITIONAL LIVING
AM	ADDITIONAL MASTER
AN	ADDITIONAL NORTH
AO	ADDITIONAL OUTDOOR
AP	ADDITIONAL PORCH
AQ	ADDITIONAL QUARTER
AR	ADDITIONAL REAR
AS	ADDITIONAL SIDE
AT	ADDITIONAL TERRACE
AV	ADDITIONAL VESTIBULE
AW	ADDITIONAL WALKWAY
AX	ADDITIONAL XEROX
AY	ADDITIONAL YARD
AZ	ADDITIONAL ZONE

WATER DISTRIBUTION

JOHN FARMER
4535 SOUTH FARMER RD.
DAYTON, OH 45424
PHONE (513) 522-5914

STREETS & MAINTENANCE

ONE KEDLER
145 COLLINS RD. N.
DAYTON, OH 45424
PHONE (513) 522-5412

WASTE WATER COLLECTIONS

DALY MCDER
3307 W. 12TH ST.
DAYTON, OH 45404
PHONE (513) 522-2017

INSPECTIONS

HOWARD DILL
101 WEST WALNUT STREET
DAYTON, OH 45404
PHONE (513) 521-3308

ENGINEERING

WILLIAM PETERSON
101 E. WALNUT STREET
DAYTON, OH 45404
PHONE (513) 524-3303

ARCHITECT

STEWART SQUARE LLC
123 WEST WALNUT STREET
DAYTON, OH 45404
PHONE (513) 521-3300

OWNER/DEVELOPER

STEWART SQUARE LLC
123 WEST WALNUT STREET
DAYTON, OH 45404
PHONE (513) 521-3300

SCALE IN FEET
Plan Horizontal
0 20 40 60
SCALE: 1" = 20'

Zoning= GB
Flood Zone= "X"



VICINITY MAP
1" = 1000'

SITE ADDRESS
375 E. COLLEGE AVENUE
DAYTON, OH 45404
SECTION 27, TOWN 5, RANGE 1



NO.	DATE	REVISION
1	10-1-00	FINAL DEVELOPMENT PLAN
2	10-1-00	PHASE 3
3	10-1-00	PHASE 3
4	10-1-00	PHASE 3
5	10-1-00	PHASE 3
6	10-1-00	PHASE 3
7	10-1-00	PHASE 3
8	10-1-00	PHASE 3
9	10-1-00	PHASE 3
10	10-1-00	PHASE 3

CIVIL TITLE SHEET
CITY OF DAYTON, OH 45404
SECTION 27, TOWN 5, RANGE 1
PHASE 3
FINAL DEVELOPMENT PLAN
STEWART SQUARE



NO.	DATE	REVISION
1	10-1-00	FINAL DEVELOPMENT PLAN
2	10-1-00	PHASE 3
3	10-1-00	PHASE 3
4	10-1-00	PHASE 3
5	10-1-00	PHASE 3
6	10-1-00	PHASE 3
7	10-1-00	PHASE 3
8	10-1-00	PHASE 3
9	10-1-00	PHASE 3
10	10-1-00	PHASE 3

C10

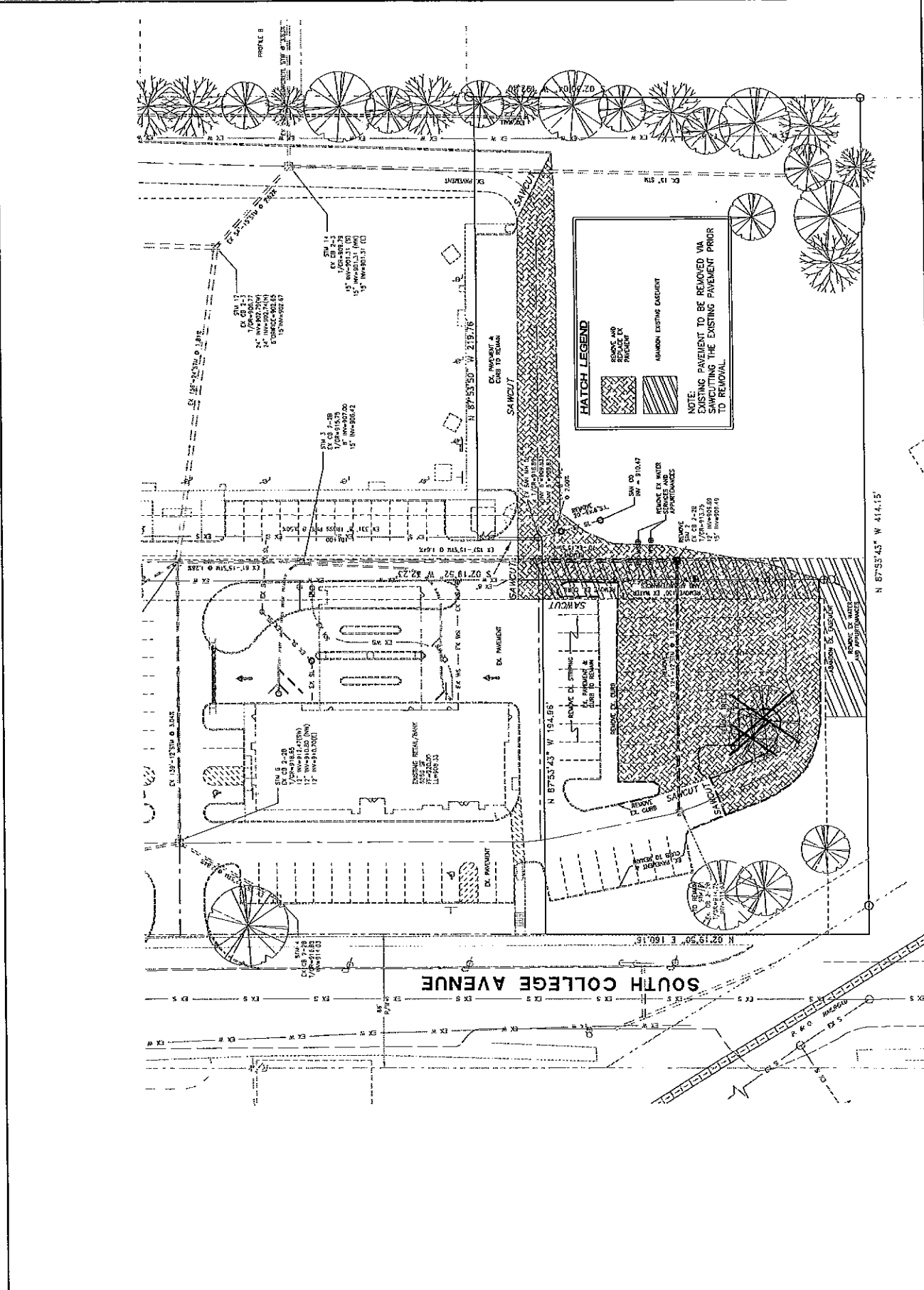


NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

DEMOLITION PLAN
STEWART SQUARE
FINAL DEVELOPMENT PLAN
PHASE 3
CITY OF OXFORD, OH 43084
SECTION 27, TOWN 9, RANGE 1

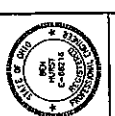
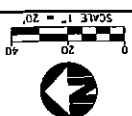
bayer
bayer engineering & architecture
318 S. College Avenue
Oxford, OH 43084
Phone: 614.455.5133
Fax: 614.455.5134
Email: info@bayereng.com
www.bayereng.com

C3.0



STEWART SQUARE
FINAL DEVELOPMENT PLAN
PHASE 3
OXFORD OH 45054
CITY OF OXFORD, BUTLER COUNTY, OHIO
SECTION 27, TOWN 5, RANGE 1
LAYOUT PLAN

PRELIMINARY



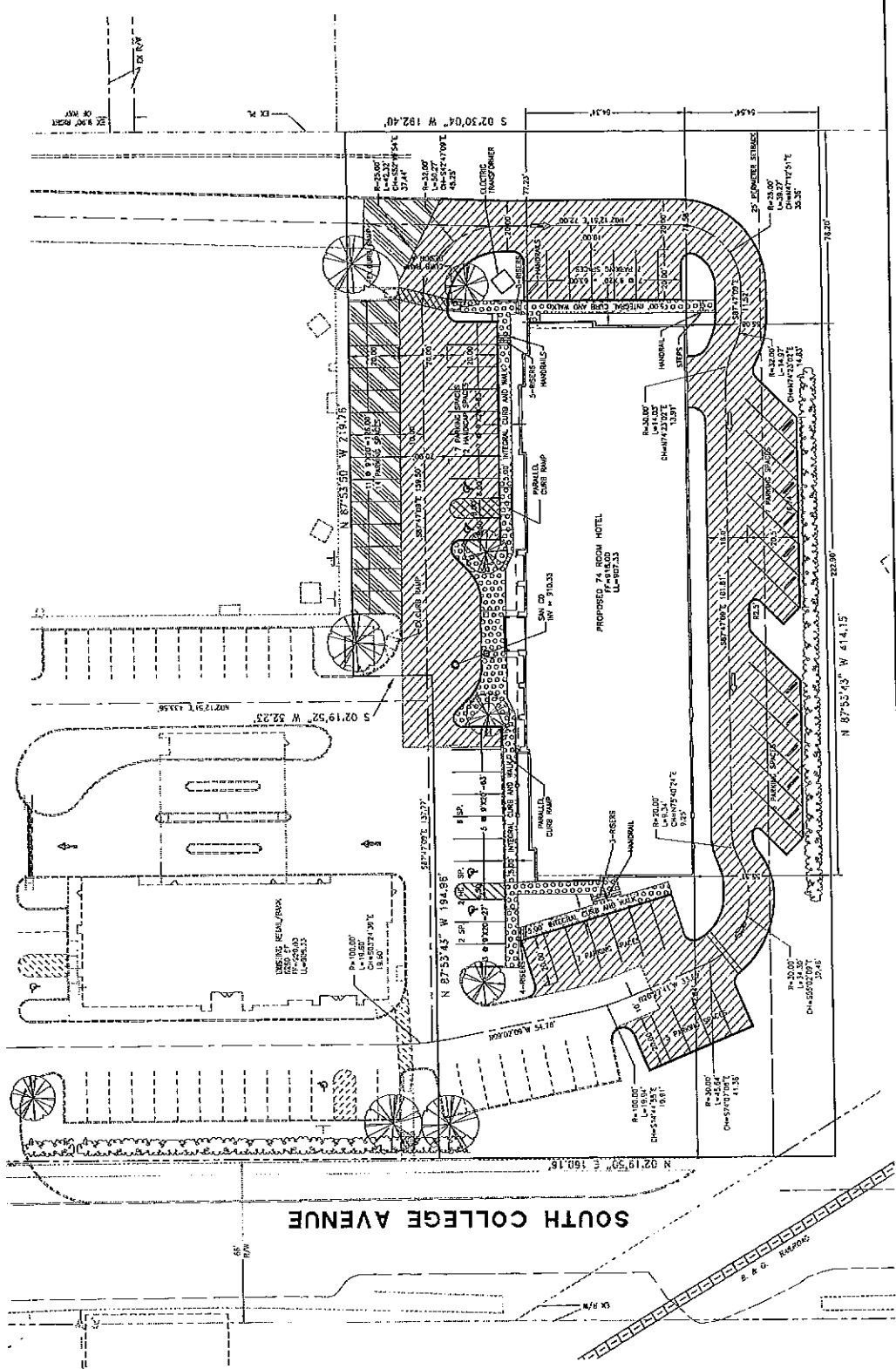
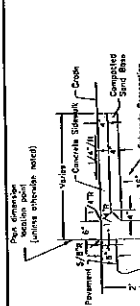
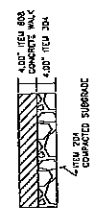
HATCH LEGEND	LIGHT PAWMENT	CONCRETE	STONEMARK	1/4" OR SURFACE CURSE OVERLAY

LIGHT PAVEMENT SECTION

- ITEM 400 JACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS WHEN PAVEMENT HAS BEEN SUBMITTED TO TRAFFIC BEFORE UPPER LAYERS OF ASPHALT ARE PLACED. APPLICATION RATE TO BE A MINIMUM OF 0.120 GAL/SQ YD.
- FOR A FULL DEPTH ASPHALT SECTION, ITEM 304 MAY BE REPLACED WITH ITEM 301 USING A MINIMUM OF 1" ITEM 301 FOR EVERY 2.50" OF ITEM 304.

Integral Curves and Walks

SIDEWALK SECTION



SOUTH COLLEGE AVENUE



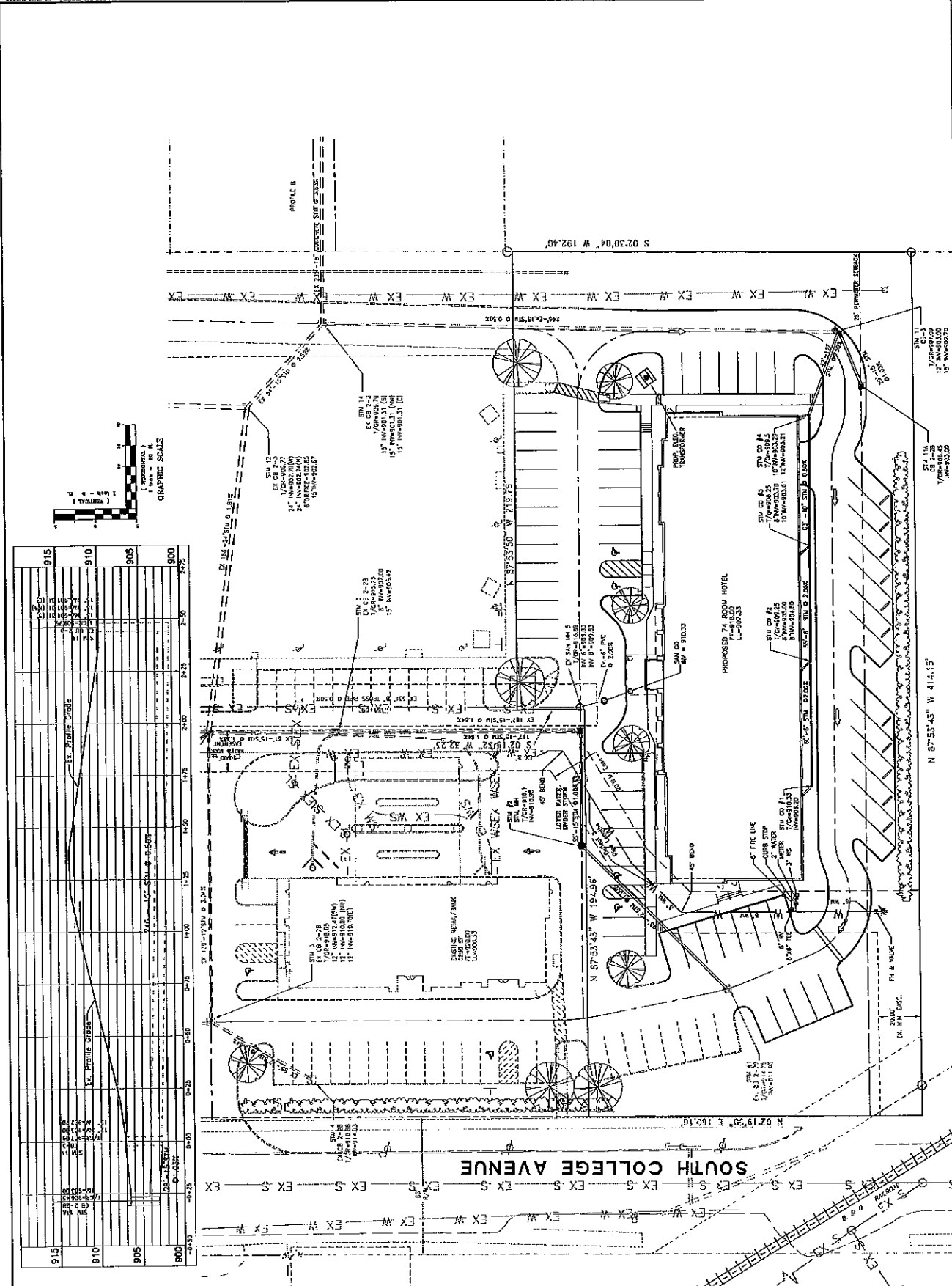
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3	03/15/2019	REVISED
4	04/15/2019	REVISED
5	05/15/2019	REVISED
6	06/15/2019	REVISED
7	07/15/2019	REVISED
8	08/15/2019	REVISED
9	09/15/2019	REVISED
10	10/15/2019	REVISED
11	11/15/2019	REVISED
12	12/15/2019	REVISED
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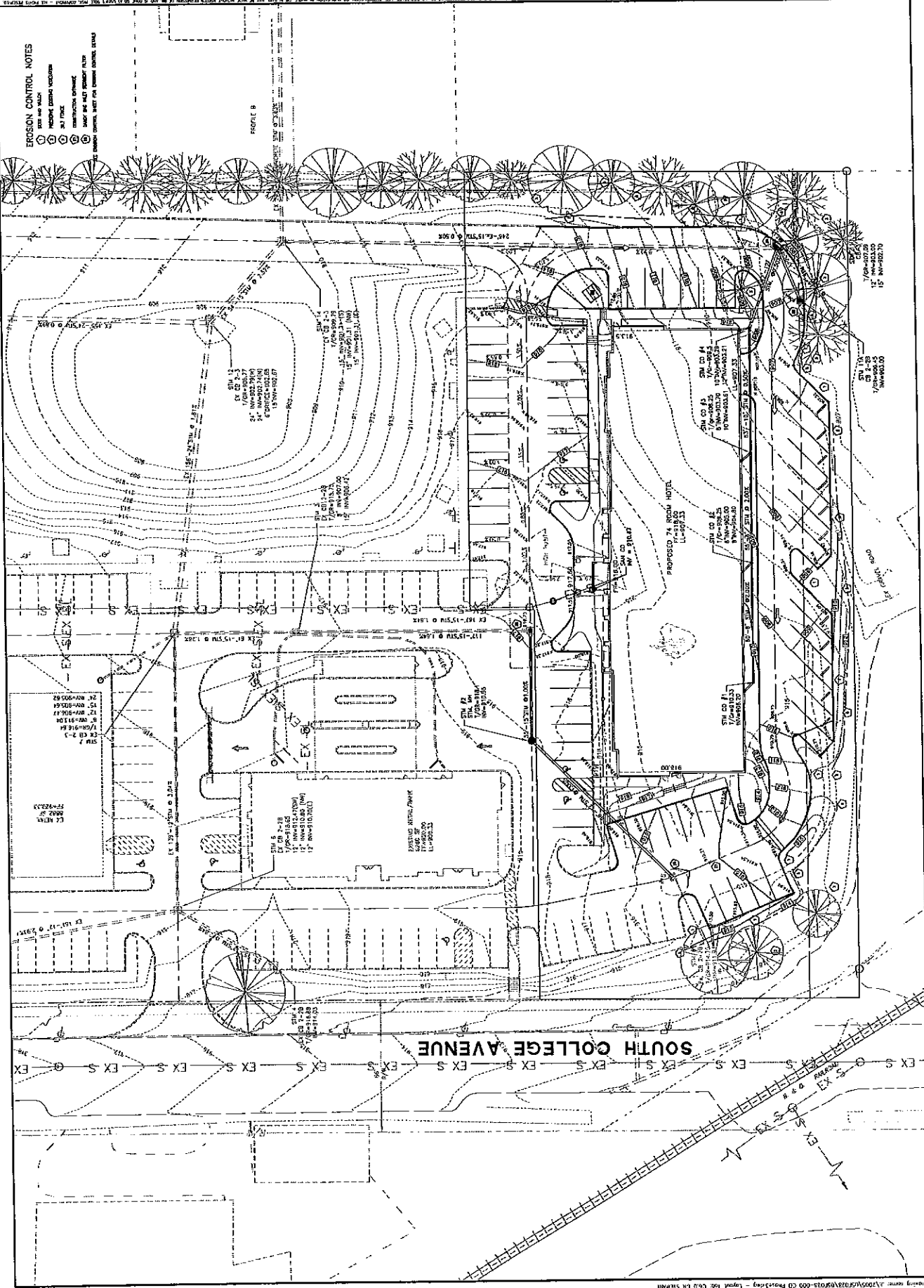
UTILITY PLAN
CITY OF OXFORD, TOWN & RANGE 1
SECTION 27, TOWN & RANGE 1
PHASE 3
STEWART SQUARE
FINAL DEVELOPMENT PLAN

bayer

1111 E. CHURCH STREET
OXFORD, OH 43084-1111
TEL: 614.409.4000
FAX: 614.409.4001

C5.0





EROSION CONTROL NOTES

1 SEE HQ VOUCH

2 MISSING DRAINAGE VOUCHERS

3 S&J FORCE

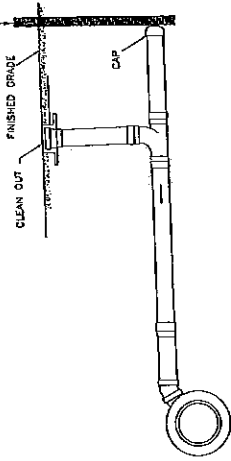
4 CONSTRUCTION EQUIPMENT

5 DRAINAGE S&J REPORT FILTER

6 EROSION CONTROL SHEET FOR CHANNEL CONTROL DESIGN

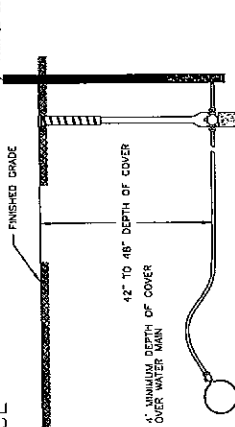
SANITARY SEWER SERVICE

8"x4"x6" LOCATOR POST (TREATED)
PAINTED GREEN (SEWER)

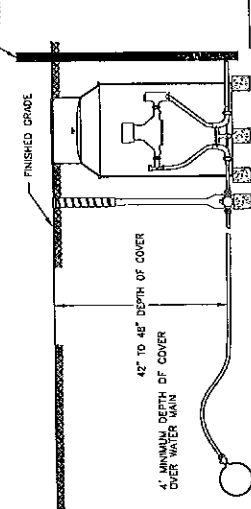


WATER SERVICE

8"x4"x6" LOCATOR POST (TREATED)
PAINTED BLUE (WATER)

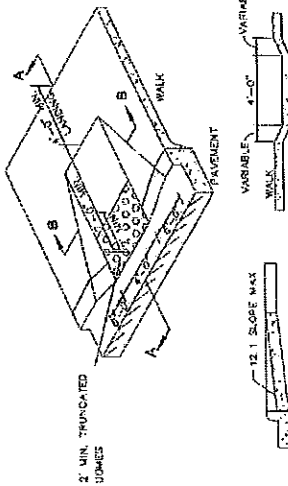


8"x4"x6" LOCATOR POST (TREATED)
PAINTED BLUE (WATER)



DRAWING NOT TO SCALE

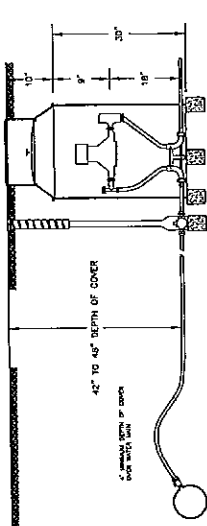
City of Oxford
Engineering Division
SERVICE LINE
TERMINATION STAKING



SECTION A-A WALK LANDING
SECTION B-B

CURB RAMP DETAIL N.T.S.

- City of Oxford, Police Department, and Fire Department (City of Oxford).
- Corporation Site (from 1-1000-4 Corporation - 1000-4 Main).
- Service Line (from 1-1000-4 Corporation - 1000-4 Main).
- Service Line (from 1-1000-4 Corporation - 1000-4 Main).
- Service Line (from 1-1000-4 Corporation - 1000-4 Main).
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City of Oxford
Engineering Division
Water Meter Pit
and Assembly

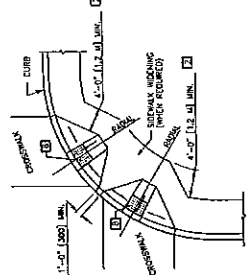
DRAWING NOT TO SCALE

STREET SLOPE	RAMP LENGTH @ 1/4" (0.003)	WALK SIDE	WALK SIDE
0.01	5'-5"	5'-5"	5'-5"
0.02	5'-5"	5'-5"	5'-5"
0.03	5'-5"	5'-5"	5'-5"
0.04	5'-5"	5'-5"	5'-5"
0.05	5'-5"	5'-5"	5'-5"
0.06	5'-5"	5'-5"	5'-5"
0.07	5'-5"	5'-5"	5'-5"
0.08	5'-5"	5'-5"	5'-5"
0.09	5'-5"	5'-5"	5'-5"
0.10	5'-5"	5'-5"	5'-5"

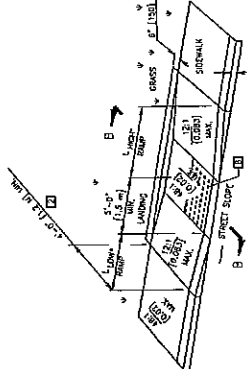
City of Oxford
Engineering Division
Water Meter Pit
and Assembly

LEGEND

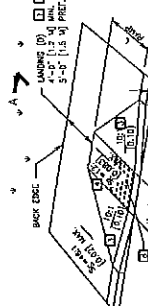
- MAY BE REDUCED TO 3'-0" IN EXISTING SITUATIONS IF THE EXISTING SITUATION IS NOT A PROBLEM.
- MAY BE REDUCED TO 3'-0" IN EXISTING SITUATIONS IF THE EXISTING SITUATION IS NOT A PROBLEM.
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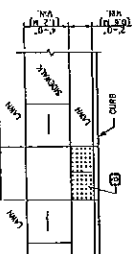
DESIGN A
PERPENDICULAR RAMP



DESIGN F
PARALLEL RAMP



DESIGN E
PERPENDICULAR RAMP



DESIGN F
PARALLEL RAMP

C7.0

bayler
315 S. College Avenue
Oxford, OH 43086-5133 (614) 333-1370

STEWART SQUARE
FINAL DEVELOPMENT PLAN
PHASE 3
CITY OF OXFORD, OH 43086
SECTION 27, TOWN & HAVEN
STANDARD DETAILS

3 PRESERVE EXISTING VEGETATION

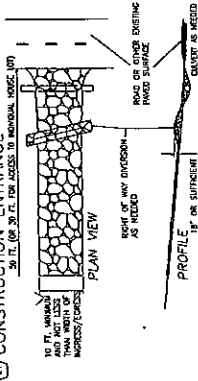
- 3 PRESERVE EXISTING VEGETATION**
WHERE POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
TO PREVENT ROOT DAMAGE, DO NOT GRAZE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
PLACE OBJECTS SUCH AS SNOW FENCE BARRIERS THREE FEET TO PROTECT THE AREA BELOW THEIR BRANCHES.

DANDY BAG® INLET SEDIMENT FILTER

- THE WANTED DANCY BANG* IS DESIGNED FOR USE WITH PLAT SPRINGS (INCLUDING BANGS) AND UNMOVABLE CURBS TO DRIVE SCIENTIFICALLY IN CONTROL OF THE DANCY BANG. THE DANCY BANG IS DESIGNED TO BE USED TO EXERCISE THE DANCY BANG.
- INSTALLATION**
1. STAKE THE DANCY ON DND
 2. PLACE THE DANCY ON* OVER THE DANCY
 3. PULL THE DANCY OVER SO THAT THE OPEN END IS UP
 4. PULL UP THE SLACK
 5. TUCK THE FLAP IN
 6. PRESS THE VEHICLE STRIPS TOGETHER
 7. BE SURE THAT THE END OF THE DANCY IS NOT TIGHTLY TIGHTENED TO THE DANCY
 8. BE SURE THAT THE DANCY IS NOT TIGHTLY TIGHTENED TO THE DANCY
 9. HOLDING THE HANDLES CAREFULLY PLACE THE DANCY BANG FLARE
 10. MAINTAINANCE

PLACEMENT AND CONSTRUCTION OF DITCH CHECK

-
- The diagram illustrates the design of a fabric fence. It includes a plan view showing the flow direction and a cross-section view showing the elevation. The cross-section view highlights the points where the fabric is attached to the structure, labeled A and B. The text indicates that point B should be higher than point A.



City of Oxford
Engineering Division
**STANDARD SANITARY SEWER
SERVICE CONNECTION AND
CLEANOUT DETAIL**
City of Oxford Standard Drawing # 22

TO MEET RAINFOT

1. STONE SIZE - MAXIMUM TWO-INCH TYPE GRAVEL OR CRUSHED CONCRETE
2. SLOPE - THE CONSTRUCTION DRAINAGE SHALL BE AS LOW AS REQUIRED TO AVOID ANY WATER RAIN BUT NOT LESS THAN 1%.
3. FINISH - FINISH SHALL BE A SMOOTH, UNIFORM FINISH.
4. THICKNESS - THE STONE SHALL BE AT LEAST 6" THICK.
5. WIDTH - THE DRAINAGE SHALL BE AT LEAST 12" WIDE, BUT NOT LESS THAN THE FULL SIZE OF THE OPENING IN THE CURB.
6. BEDDING - A CONCRETE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A MINIMUM 4" THICK BEDDING OF 1/2" GRAVEL.
7. CURB - A PIPE OR GUTTER SHALL BE CONSTRUCTED UNDER THE DRAINAGE. IT SHALL BE 12" IN DIAMETER FROM END POINTS OUT TO PAVED SURFACES.

PONDING IS LIKELY IF SEDIMENT IS NOT REMOVED REGULARLY. THE DANDY BAG® MUST NEVER BE USED WHERE OVERFLOW MAY EXCHANGE AN EXPOSED SLOPE. THE DANDY BAG® IS NOT INTENDED FOR ANY OTHER USE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

INLET INSPECTION

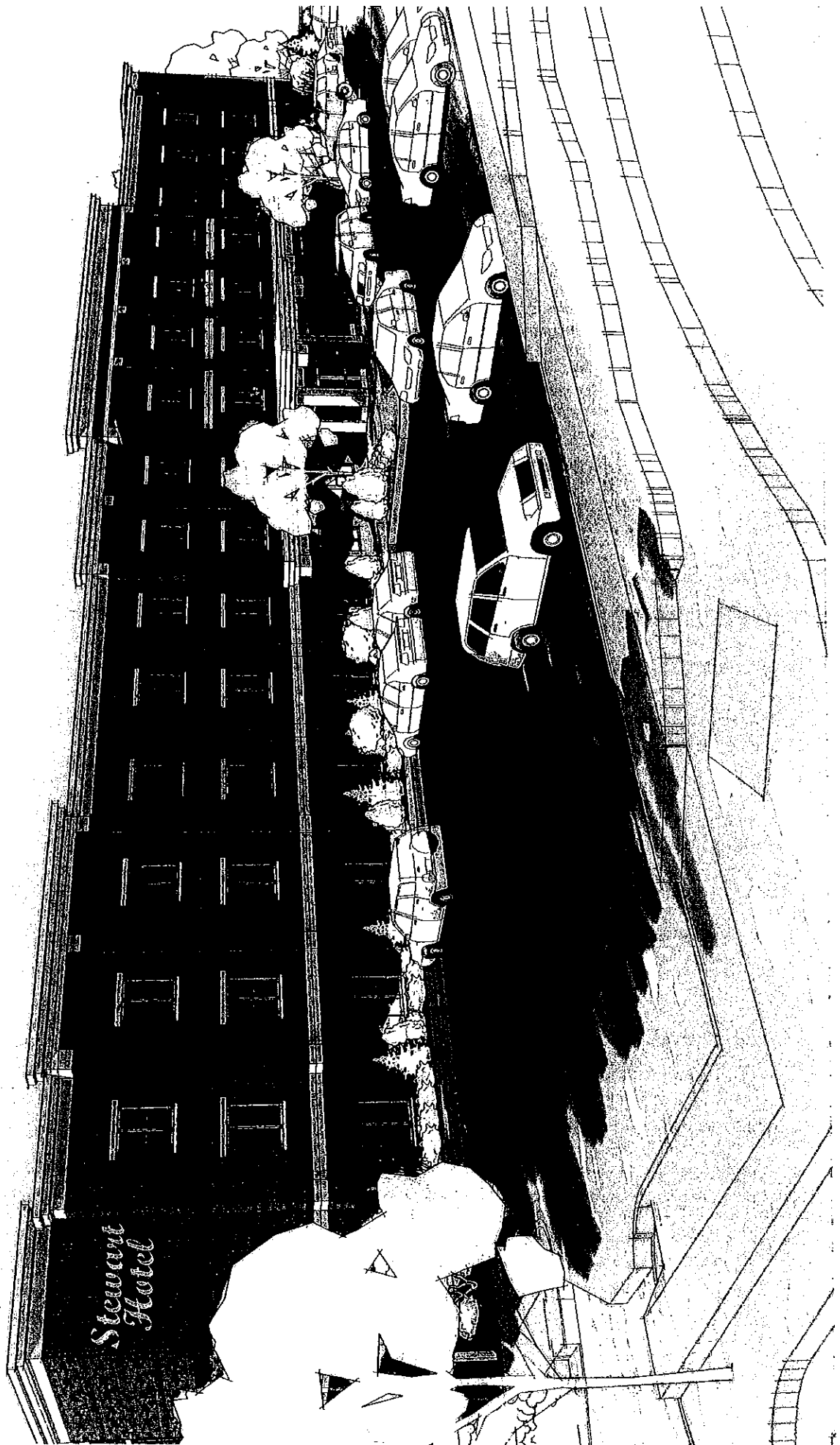
STEWART SQUARE
FINAL DEVELOPMENT PLAN
PHASE 3
CITY OF OXFORD, BUTLER COUNTY, OHIO
OXFORD, OH 45054
SECTION 27, TOWN 5, RANGE 1
STANDARD DETAILS

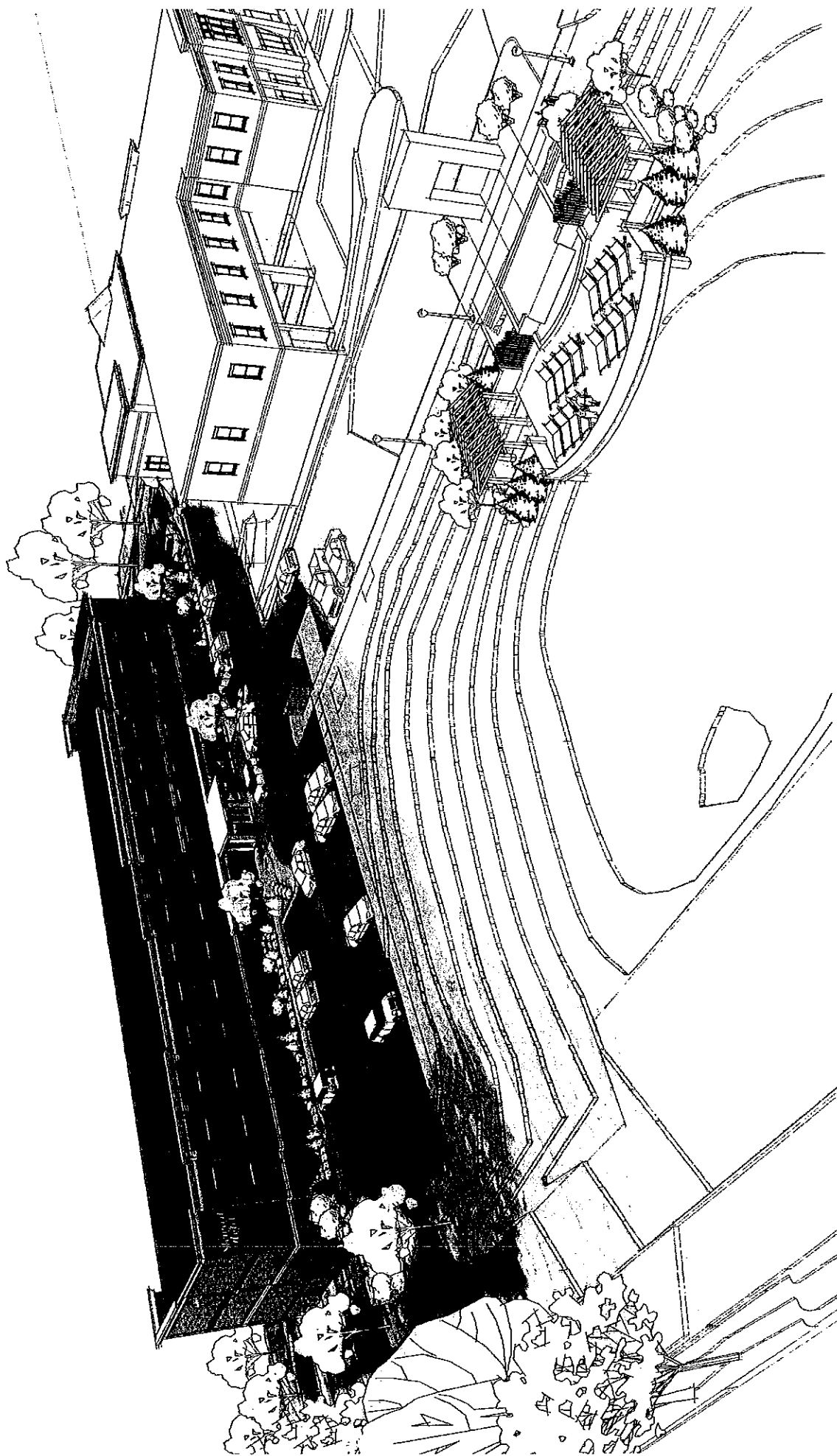


bayer
becton

www.bayerbecton.com
115 E. College Avenue
Oxford, OH 45050 • 513.521.1770

C7.1







318. S. College Avenue
Oxford, Ohio 45056
P 513.523.4270
F 513.523.3785
www.bayerbecker.com

September 23, 2008

DESCRIPTION:

Part of Lot 3640
1.686 Acres

LOCATION:

City of Oxford,
Butler County, Ohio

Situated in the City of Oxford, Butler County, Ohio, being part of Lot 3640 of said City of Oxford, and being part of the lands of Stewart Developers, LLC as recorded in deed book 7584 page 1656 of the Butler County recorder's Office and being more particularly described as follows;

Beginning at a 1/2" at the south east corner of said Lot 3640;

Thence with the south line of said Lot 3640 N 87°53'43" W for 414.15 feet to a point, passing a 1/2" rebar at 399.87 feet, said point being on the west line of said Lot 3640 and the east right of way of South College Avenue;

Thence with said the west line of Lot 3640 and the east right of way of South College Avenue N 2°19'50" E for 160.16 feet to a point;

Thence through said Lot 3640 S 87°53'43" E for 194.96 feet to a point;

Thence continuing through said Lot 3640 N 2°19'52" E for 32.23 feet to a point;

Thence continuing through said Lot 3640 S 87°53'50" E for 219.76 feet to a point; said point being on the east line of said Lot 3640;

Thence S 2°30'04" W for 192.40 feet to the point of beginning, containing 1.686 acres of land more or less and being subject to all legal highways, easements, restrictions and agreements of record.

APPROVED BY
The City of Oxford, Ohio
Justin Chen 10/13/08
Date
Justin Chen
Community Development Director
Title



CIVIL & TRANSPORTATION ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

QUIT CLAIM DEED

 **COPY**

GRANTOR, Stewart Developers, LLC, an Ohio limited liability company of Butler County, Ohio, whose tax mailing address is 125 West Spring Street, Oxford, Ohio, 45056, for valuable consideration paid, grants to GRANTEE, James M. Clawson, Trustee, whose tax mailing address is 125 West Spring Street, Oxford, Ohio 45056, the following Real Property:

See Exhibit "A" attached hereto.

Subject to that certain Access and Maintenance Agreement recorded subsequent hereto at Vol. 8058, Page 1003 of the Official Records of Butler County, Ohio and all easements, covenants and restrictions of record; taxes and assessments not yet due and payable; legal highways and rights of way; rights of tenants in possession; and subject to any state of facts an accurate survey would show.

Prior Deed Reference: Vol. _____, Page _____, of the Official Records of Butler County, Ohio.

Executed this 8th day of Sept, 2008.

STEWART DEVELOPERS, LLC
GRANTOR

By: James M. Clawson

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 8th day of Sept, 2008 by James M. Clawson, the authorized member of Stewart Developers, LLC, an Ohio limited liability company, on behalf of the company.

Catherine L. Evans
Notary Public

This instrument prepared by:

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association
Hamilton, Ohio

9/4/08S:\Corporat\Nickel\deeds\StewartDevelopers to Clawson QC.wpd



CATHERINE L. EVANS
Notary Public, State of Ohio
My Comm. has no expiration date
O.R.C. Section 147.03


Image ID: 000007171105 Type: OFF
Kind: DEED
Recorded: 10/24/2008 at 11:30:15 AM
Fee Amt: \$28.00 Page 1 of 2
Workflow# 0000009754-0001
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2008-00049922
BK **8058** PG **1003**

2
COPY

ACCESS AND MAINTENANCE AGREEMENT

This Access and Maintenance Agreement ("Agreement") is made and entered into this 17th day of October, 2008 by and between Stewart Developers, LLC ("Stewart") and James M. Clawson, Trustee ("Clawson").

WHEREAS, Stewart is the owner of part lot 3640 in the City of Oxford, Butler County, Ohio (the "Stewart Tract"); and

WHEREAS, Clawson is the owner of real estate described in Exhibit "A" attached hereto and incorporated herein (the "Clawson Tract"); and

WHEREAS, the Stewart Tract and the Clawson Tract may be collectively referred to as the "Property"; and

WHEREAS, Stewart agrees to grant Clawson a certain non-exclusive ingress and egress easement over a part of the Stewart Tract on the terms and conditions set forth herein; and

WHEREAS, each of Stewart and Clawson agree to grant to the other a non-exclusive easement for parking purposes over a part of the Stewart Tract and the Clawson Tract, respectively, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged the undersigned agree as follows, to-wit:

1. Access Easement. Subject to the terms of this Agreement, Stewart hereby grants to Clawson, his heirs, successors and assigns, a permanent non-exclusive easement (the "Access Easement") for vehicular and pedestrian ingress and egress to, from, over and across that part of the Stewart Tract which is shown on the attached Exhibit "B" (the "Access Easement Area"). The Access Easement Area shall be used by Clawson, his employees, agents, tenants, contractors and invitees for purposes of accessing the real estate and related improvements constructed or to be constructed on the Clawson Tract.

2. Parking. Subject to the terms of this Agreement, Stewart hereby grants to Clawson, his heirs, successors and assigns, a permanent non-exclusive easement (the "Stewart Parking Easement") for parking and for vehicular and pedestrian ingress and egress to, from, over and across that part of the Stewart Tract which is shown on the attached Exhibit "B" (the "Stewart Parking Easement Area"). The Stewart Parking Easement Area shall be used by Clawson, his employees, agents, tenants, contractors and invitees for purposes of accessing the real estate and related improvements constructed or to be constructed on the Clawson Tract.

Image ID: 000007171107 Type: OFF
Kind: AGREEMENT
Recorded: 10/24/2008 at 11:30:15 AM
Fee Amt: \$68.00 Page 1 of 7
Workflow# 0000006754-0002
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2008-00048923

BK 8058 pg 1005

TRANSFER NOT NECESSARY
BY ROGER REYNOLDS, CPA
DEPT. AUDITOR, BUTLER CO., OHIO

Subject to the terms of this Agreement, Clawson hereby grants to Stewart, its successors and assigns, a permanent non-exclusive easement (the "Clawson Parking Easement") for parking and vehicular and pedestrian ingress and egress to, from, over and across that part of the Clawson Tract which is shown on the attached Exhibit "B" (the "Clawson Parking Easement Area"). The Clawson Easement Area shall be used by Stewart, its employees, agents, tenants, contractors and invitees for purposes of accessing the real estate and related improvements constructed or to be constructed on the Stewart Tract.

3. Definitions. The Access Easement, the Stewart Parking Easement and the Clawson Parking Easement may be collectively referred to as the "Easements". The Access Easement Area, the Stewart Parking Easement Area and the Clawson Parking Easement Area may be collectively referred to as the "Easement Area".

4. Maintenance. The parties agree to maintain the Easement Area in good condition and repair and to bear the cost of the same in proportion to their respective ownership in the Property.

5. Benefitted Parties. The Easements shall be for the common benefit of, and usable by, the respective employees, agents, tenants, contractors and invitees of Clawson and Stewart and all persons claiming by or through any of them.

6. Run With The Land and Binding Effect. The rights and obligations of Clawson and Stewart set forth in this Agreement shall run with the land and shall be binding upon and inure to the benefit of Clawson and Stewart and their respective heirs, personal representatives, successors and assigns.

7. Damages. The parties hereto agree that if any of the Easement Area is damaged by an act or omission to act of a party hereto, their employees, agents, tenants, contractors or invitees, which damage shall include, without limitation, damages due to construction traffic, the party so causing said damage shall be responsible for said damage and shall promptly repair the same.

8. Amendment; Anti-Merger. This Agreement may be amended or modified only by a written agreement executed and entered into by the fee title owners of both the Stewart Tract and the Clawson Tract at the time of such amendment. The rights and duties of the parties hereunder shall not merge in the event fee title to any part of the Stewart Tract and the Clawson Tract are held by the same entity.

9. Governing Law. The Agreement shall be governed by the laws of the State of Ohio, without application of its choice of law rules.

10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same agreement.

11. Matters of Record. The easement rights granted to Clawson herein are subject and subordinate to all covenants, conditions, restrictions and easements of record.

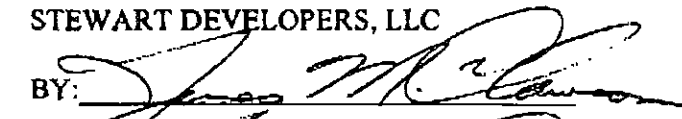
12. Reservation of Rights. The parties hereby reserves to itself, its successors and assigns, the right to use the Easement Area for any purpose which does not unreasonably interfere with the other's use of the Easement Area for the purposes for which the easement rights described herein are being granted.

13. Severability. The invalidity or enforceability of any provision of this Agreement shall not affect or impair the validity or enforceability of any other provision or term hereof.

The parties have executed this Agreement as of the day and year first above written.

STEWART DEVELOPERS, LLC

BY:



James M Clawson, Trustee

APPROVED BY	
City of Oxford, Ohio	
Signature	10/18/08
Jung-Han Chen	
Community Development Director	

STATE OF OHIO, COUNTY OF BUTLER, SS:

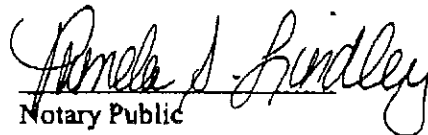
The foregoing instrument was acknowledged before me this 17th day of October, 2008 by James M. Clawson the Member of Stewart Developers, LLC, an Ohio limited liability company, on behalf of said company.


Notary Public

PAMELA S. LINDLEY
Notary Public, State of Ohio
My Commission Expires 06/27/12

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 17th day of October, 2008 by James M. Clawson, Trustee.


Notary Public

PAMELA S. LINDLEY
Notary Public, State of Ohio
My Commission Expires 06/27/12

This instrument prepared by:

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association
Hamilton, Ohio

S:\Corporal\Nickel\Easement AGR\StewartDevelopers Clawson Accessparking AGR 08.doc

CONSENT AND SUBORDINATION

First Financial Bank, N.A. ("FFB"), a national banking association organized and existing under the laws of the United States of America, for good and valuable consideration, hereby consents to the easements and other rights granted by this Access and Maintenance Agreement ("Easement Agreement"), and hereby agrees that its interests under: (a) the Open-End Mortgage ("Mortgage") from Stewart Developers, LLC dated April 5, 2007 in the original amount of Eleven Million Nine Hundred Fifty Thousand and 00/100 (\$11,950,000.00) Dollars which is recorded in Volume 7876 at Page 2073 of the Official Records of Butler County, Ohio; and (b) the Assignment of Rents and Leases between Stewart Developers, LLC and FFB dated April 5, 2007 which is recorded in Volume 7876 at Page 2080 of the Official Records of Butler County, Ohio shall be subject and subordinate to such easements and other rights granted by the Easement Agreement and those easements and other rights shall remain in effect and undisturbed if FFB were to foreclose on the Mortgage.

Dated: September 3, 2008

FIRST FINANCIAL BANK, N.A.

BY: [Signature]

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 3rd day of Sept., 2008 by Adrian Green the Market President of First Financial Bank, N.A., a national banking association organized and existing under the laws of the United States of America, on behalf of said association.

Rashell L. Haven
Notary Public

This instrument prepared by:

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association
Hamilton, Ohio

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RASHELL L. HAVEN
Notary Public, State of Ohio
My Commission Expires Aug: 20, 2012

3
Image ID: 000007171114 Type: OFF
Kind: DEED
Recorded: 10/24/2008 at 11:30:15 AM
Fee Amt: \$28.00 Page 1 of 2
Workflow# 0000009754-0003
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2008-00049924
BK 8058 PG 1012

QUIT CLAIM DEED

GRANTOR, James M. Clawson, Trustee, whose tax mailing address is 125 West Spring Street, Oxford, Ohio, 45056, for valuable consideration paid, grants to GRANTEE, Stewart Developers, LLC, an Ohio limited liability company of Butler County, Ohio, whose tax mailing address is 125 West Spring Street, Oxford, Ohio 45056, the following Real Property:

See Exhibit "A" attached hereto.

Subject to that certain Access and Maintenance Agreement recorded at Vol. 8058 Page 1005 of the Official Records of Butler County, Ohio and all easements, covenants and restrictions of record; taxes and assessments not yet due and payable; legal highways and rights of way; rights of tenants in possession; and subject to any state of facts an accurate survey would show.

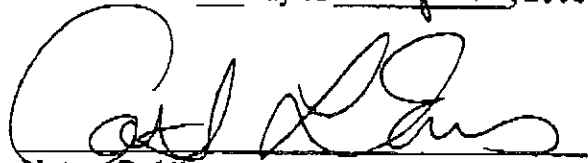
Prior Deed Reference: Vol. _____, Page _____, of the Official Records of Butler County, Ohio.

Executed this 8th day of Sept., 2008.


James M. Clawson, Trustee

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 8th day of Sept., 2008 by James M. Clawson, Trustee.


Notary Public

This instrument prepared by:

MILLIKIN & FITTON LAW FIRM
A Legal Professional Association
Hamilton, Ohio

9/4/08S:\Corporat\Nickel\deeds\Clawson to StewartDevelopers QC.wpd



CATHERINE L. EVANS
Notary Public, State of Ohio
My Comm. has no expiration date
O.R.C. Section 147.03

EXHIBIT "A"



318. S. College Avenue
Oxford, Ohio 45056
P 513.523.4270
F 513.523.3785
www.bayerbecker.com

September 23, 2008

DESCRIPTION:

Part of Lot 3640
1.686 Acres

LOCATION:

City of Oxford,
Butler County, Ohio

Situated in the City of Oxford, Butler County, Ohio, being part of Lot 3640 of said City of Oxford, and being part of the lands of Stewart Developers, LLC as recorded in deed book 7584 page 1656 of the Butler County recorder's Office and being more particularly described as follows;

Beginning at a 1/2" at the south east corner of said Lot 3640;

Thence with the south line of said Lot 3640 N 87°53'43" W for 414.15 feet to a point, passing a 1/2" rebar at 399.87 feet, said point being on the west line of said Lot 3640 and the east right of way of South College Avenue;

Thence with said the west line of Lot 3640 and the east right of way of South College Avenue N 2°19'50" E for 160.16 feet to a point;

Thence through said Lot 3640 S 87°53'43" E for 194.96 feet to a point;

Thence continuing through said Lot 3640 N 2°19'52" E for 32.23 feet to a point;

Thence continuing through said Lot 3640 S 87°53'50" E for 219.76 feet to a point; said point being on the east line of said Lot 3640;

Thence S 2°30'04" W for 192.40 feet to the point of beginning, containing 1.686 acres of land more or less and being subject to all legal highways, easements, restrictions and agreements of record.

City of Oxford, Ohio
Jeff Van Allen 10/13/08
Jung Han Chen
Community Development Director



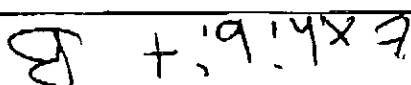
CIVIL & TRANSPORTATION ENGINEERING

LANDSCAPE ARCHITECTURE

PLANNING

SURVEYING

9.4×10^8



PARS PLAT MADE PURSUANT TO SECTION
87(1) OF THE OHIO RELEASAL CODE.

I HEREBY CERTIFY THAT ALL MEASUREMENTS AND MONUMENTS SET AND/OR FOUND AS SHOWN, CURVE DISTANCES ARE MEASURED ON THE ARC. ALL WORK PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.

NAME	PROFESSIONAL	SUPERVISOR	NO.	DATE
DAVID DICKIN A5	SMITH		800.7121	

Community Development Director

3

A COPY OF THIS SURVEY CAN BE FOUND IN
VOLUME 57 PAGE 118 OF THE BUTLER COUNTY
ENGINEER'S RECORD OF LAND SURVEYS

Jeff Chen
Director 12/15/02

GRAPHIC SCALE

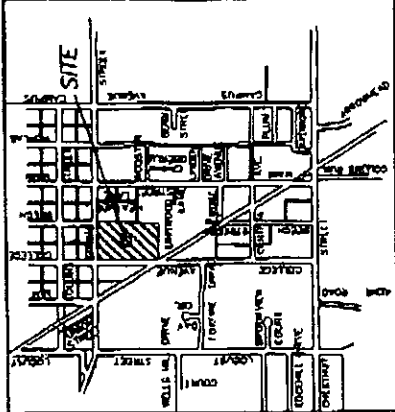


1051

STEWART SQUARE
PART OF LOT 3640
CITY OF OXFORD
BUTLER COUNTY
OHIO
FOR STEWART DEVELOPERS, LLC
LOT 3640



Order #	00000000000000000000
Order Date	00/00/00
Order Type	00000000000000000000
Order Status	00000000000000000000
Order Total	00000000000000000000
Order Subtotal	00000000000000000000
Order Tax	00000000000000000000
Order Shipping	00000000000000000000
Order Handling	00000000000000000000
Order Insurance	00000000000000000000
Order Freight	00000000000000000000
Order Other	00000000000000000000
Order Total	00000000000000000000



VICINITY MAP
(N.T.S.)

- ☐ Set 3/8" Iron Pin
- ☒ Set Spoke
- ☐ Set Concrete Monument
- ☐ Set Wing Nail
- ☒ Set Dress Hatch
- ☐ Coiling 3/8" Iron Pin
- ☐ Coiling 1/2" Iron Pin
- ☐ Coiling Spoke
- ☐ Coiling Coversalls Unworn
- ☐ Coiling Wing Nail/Pk. Nod
- ☐ Coiling Slane
- ☐ Coiling Iron Pipe
- ☐ Coiling Able
- ☒ Coiling Cross Hatch
- ☐ Coiling Wood/Stair Post




Walter E. Bean
Choit, Manning Co. 14/2/08

**LARGER PRINTS FOR PC-08-2010 ARE AVAILABLE IN
THE COMMUNITY DEVELOPMENT DEPARTMENT
DURING NORMAL BUSINESS HOURS. SHOULD YOU
HAVE ANY QUESTIONS, PLEASE CONTACT US AT
524-5204.**

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas R. Elliott, Jr.

Police

Originating Department

Council Meeting Of: May 18, 2010

Steve Schwein

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

May 11, 2010

Date Prepared

Agenda Title: Resolution to return beer kegs to distribution centers and forward return deposit monies to the Law Enforcement Trust Fund.

Recommendation: Approve

Discussion: Beer Kegs confiscated throughout the year are not returned to the parties from which they were taken when the items are considered seized contraband. Instead of destroying the items, they may be returned to the distributors and the deposit fee that is given to the Oxford Police Department will be turned into the Finance Department for receipt in the Law Enforcement Trust Fund.

Attached is a list of all kegs currently held in property by the Oxford Police Department. They are no longer of evidentiary value, and therefore Chief Steve Schwein and Property Officer Ron Brooks seek approval to return them to the distributors.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

SDS | *5/12/10*

DRB | *5/18/10*

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE OXFORD POLICE DIVISION TO RETURN FOR DEPOSIT CERTAIN SEIZED PROPERTY IN ITS POSSESSION.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Pursuant to Section 127.11 of the City's Codified Ordinances, the Oxford Police Division having possession of certain seized beer kegs and taps which are redeemable for greater than scrap value, hereby requests authorization to return for deposit said beer kegs and taps.

SECTION 2: Council, having reviewed the request, finds it to be beneficial to the City and authorizes the return of seized beer kegs and taps for deposit into the Law Enforcement Trust Fund.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)

Memo

To: Chief Stephen Schwein
From: Property Officer Ron Brooks
Subject: Beer Kegs to be Returned for Deposit
Date: May 11, 2010

We currently have several beer kegs and in our possession that were confiscated on alcohol violations or were found by officers with no known owners. Those that are contraband will not be returned to the subjects they were taken from. Instead of destroying them, they should be returned to the local distributors for their deposits. They are as follows:

13665	(1) Anheuser Busch beer keg	08-21-2010
13674	(1) Anheuser Busch beer keg	08-21-2010
13703	(2) Miller-Coors beer kegs	08-28-2010
13704	(3) Anheuser Busch beer kegs	08-28-2010
13705	(1) Anheuser Busch beer keg	08-28-2010
	(1) Miller-Coors beer keg	
13706	(1) Miller-Coors beer keg	08-28-2010

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas Elliott, Jr.

Fire
Originating Department

Council Meeting Of: May 18, 2010

John Detherage
Prepared By

Account Code No. #: N/A

Budgeted Amount: N/A

May 12, 2010
Date Prepared

Agenda Title: A Resolution authorizing the Oxford Division of Fire to apply for the 2010 Assistance to Firefighters Grant

Recommendation: Adopt the Resolution.

Discussion: As in years past, the Fire Department requests permission to apply for the Federal Assistance to Firefighters Grant. The grant will request funding for 28 new breathing air packs to replace the used ones donated to us by the Liberty Twp. Fire Department and a breathing air compressor to replace the unit we currently have that is 25-30 years old. We will also request Level II firefighter training for eleven firefighters. The total grant amount would be \$215,800.00. The City's portion with the 10% match would be \$21,580.00. These amounts would be the maximum if all items are approved.

We have received this grant in the past, with the most recent paying for the diesel exhaust filtration systems, thermal imaging cameras and Level I Firefighter training.

Approved By:

Department Head:
City Attorney:
City Manager:

Initial Date

[Signature] *5/18/10*

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR THE 2010 ASSISTANCE TO FIREFIGHTER GRANT PROGRAM WITH A TEN PERCENT (10%) MATCH BY THE CITY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION I: The City Manager does report that the City Fire Department may apply for funding from the Firefighter Grant Program to enable the Fire Department to purchase equipment including, but not limited to, twenty-eight (28) new breathing air packs, a breathing air compressor and Level II firefighter training for eleven (11) firefighters. To cover the cost of said equipment and training, the City Manager will apply for a grant totaling \$215,800.00.

SECTION II: Due to the population size of the City, the Assistance to Firefighter Grant Program requires the City to provide a ten percent (10%) match of funds. If the Firefighter Grant Program grants the City Fire Department the full amount asked for, the City match will be \$21,580.00.

SECTION III: Council hereby authorizes the City Manager to apply on behalf of the City Fire Department for a grant, in the amount of \$215,800.00 from the Firefighter Grant Program. Further, the City Manager is authorized to take all actions necessary to receive said grant funds if awarded.

SECTION IV: Council authorizes a ten percent (10%) match of funds in an amount not to exceed \$21,580.00.

SECTION V: This resolution shall take effect at the earliest time allowed by law.

MAYOR

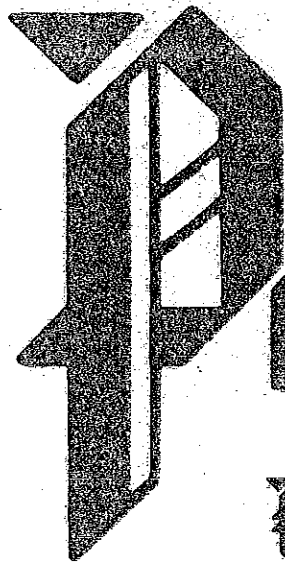
ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)



Office of the Mayor

Proclamation

Whereas:

in 1803 a college township was set aside in the almost uninhabited woodlands of northwestern Butler County, Ohio; and

WHEREAS, on May 19, 1810, the plat map and description of the Village of Oxford was recorded with Butler County and the first lots were sold; and

WHEREAS, in the summer of 1810 the first settlers arrived and began building log cabins in the Village of Oxford; and

WHEREAS, in the following year the first school was built and by 1830, with a population of over 700, the Village of Oxford was incorporated; and

WHEREAS, A Charter form of government was adopted in 1961 and a decade later population growth had turned the village into a full-fledged City; and

WHEREAS, the original boundaries of the City consisted of the Mile Square and a number of annexations over the decades resulted in the City currently consisting of approximately six square miles; and

WHEREAS, Oxford has its own charm sitting in the soft rolling hills of Southwest Ohio and the City takes pride in its red brick streets dating from the late 1800's along with a Historic District boasting numerous National Register designated sites; and

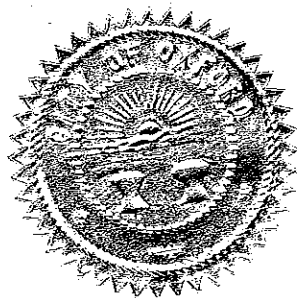
WHEREAS, the City of Oxford kicked-off its Bicentennial year on December 31, 2009 at the Oxford Community Arts Center with the Mayor ringing-in the new year.

NOW, THEREFORE, I, Richard Keebler, Mayor of the City of Oxford, Ohio, do hereby proclaim Wednesday, May 19, 2010 to be:

'THE CITY OF OXFORD'S BICENTENNIAL DAY'

and encourage all citizens to join in the many events planned throughout the year and to reflect on the City's rich history, and envision the future for the City of Oxford.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Oxford to be affixed this 18th day of May 2010.



RICHARD KEEBLER, MAYOR