



Agenda

Oxford City Council

Court House

TUESDAY, JUNE 6, 2017

EXECUTIVE SESSION

7:00 p.m.

1. Roll call. Kate Rousmaniere, Mayor; Mike Smith, Vice-Mayor; Glenn Ellerbe; Bob Blackburn; Kevin McKeehan; Steve Dana; Edna Southard

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

REGULAR MEETING

7:30 P.M.

PLEDGE OF ALLEGIANCE

2. Approval of Agenda.

This facility is wheelchair accessible. If you plan to attend this meeting and you have a disability that requires special arrangements, please notify the City Manager's office 48 hours in advance so that reasonable accommodations can be made.

3. Public Participation.

A. Public Comments.

The purpose of the Public Comments Section is for members of the Public to speak to the City Council on any subject not scheduled on the Agenda, except Consent Agenda items. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff or other members of the public and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

4. Consent Agenda.

- A. Minutes of the May 16, 2017 City Council Meeting. (Mary Ann Eaton, Clerk of Council)



Minutes

- B. Report regarding the May 9, 2017 Planning Commission Meeting. (Jung-Han Chen, Community Development Director)



Report

- C. Report regarding the May 17, 2017 Board of Zoning Appeals Meeting. (Sam Perry, City Planner)



Report

- D. Report regarding the May 18, 2017 Recreation Board Meeting. (Casey Wooddell, Parks and Recreation Director)



Report

5. Resolutions.

1. A Resolution authorizing the City Manager to amend the loan agreement between the City of Oxford and Moon Cooperative Services, Inc. with conditions. (Alan Kyger, Acting City Manager).



Staff Report/Resolution

2. A Resolution repealing Resolution No. 5068 and authorizing Miami University to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Street based on their Baker Traffic Engineering and Campus Circulation Study. (Alan Kyger, Acting City Manager and Mike Dreisbach, Service Director).



Staff Report/Resolution

6. Ordinances.

- A. First Reading.

1. An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment For Property Located On South College Avenue Formerly Known As The Miami Valley Lumber Site And Associated Properties In Oxford, Ohio, And Rezoning The Property From GB (General Business) And R-1MS (Single Family Mile Square Residential) Districts To

R-2MS (Single And Two Family Mile Square Residential) District. (Jung-Han Chen, Community Development Director)



Staff Report/Ordinance

2. An Ordinance Accepting Two Parcels Of Land For Permanent Right-Of-Way From Property Owner, O'Reilly Auto Enterprises, LLC, To Provide Uninterrupted Public Right-Of-Way For College Corner Pike (US27) From Merry Day Drive Through Existing City Lots 1454-1457. (Mike Dreisbach, Service Director)



Staff Report/Ordinance

3. An Ordinance Amending Ordinance No. 3381. Supplemental Budget Ordinance Number 5 To Make Supplemental Appropriations For Fiscal Year 2017. (Joe Newlin, Finance Director)



Staff Report/Ordinance

4. An Ordinance Authorizing The Tax Budget For The Year 2018 And Directing That the Same Be Transmitted To The Butler County Auditor. (Joe Newlin, Finance Director)



Staff Report/Ordinance

B. Second Reading - None.

7. A. Announcements & Communications.

1. Remarks from City Council and City Staff.

B. Future Meetings.

WED - June 7 Historic and Architectural Preservation Commission Meeting. 6:00 p.m.

WED - June 7 Environmental Commission Meeting 7:00 p.m. Municipal Building.

THUR - June 8 Recreation Board Meeting 4:00 p.m. Senior Center

TUES - June 13 Planning Commission Meeting. 7:30 p.m.

MON - June 19 Housing Advisory Commission Meeting 7:00 p.m. Municipal Building.

TUES - June 20 City Council Meeting 7:30 p.m.

WED - June 21 Board of Zoning Appeals Meeting - Cancelled

WED - June 28 Civil Service Commission Meeting. 5:30 p.m. Municipal Building.

TUES - July 4 City Council Meeting - Cancelled.

WED - July 5 Historic and Architectural Preservation Commission Meeting 5:30 p.m.

WED - July 5 Environmental Commission Meeting 7:00 p.m. Municipal Building

TUES - July 11 Planning Commission Meeting 7:30 p.m.

MON - July 17 Housing Advisory Commission Meeting 7:00 p.m. Municipal Building

TUES - July 18 City Council Meeting 7:30 p.m.

WED - July 19 Board of Zoning Appeals Meeting 7:30 p.m.

WED - July 26 Civil Service Commission Meeting 5:30 p.m. Municipal Building

8. Adjourn.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager
For the June 6, 2017
City Council Meeting

Economic Development Department
Prepared by: G. Alan Kyger
Date Prepared: May 31, 2017

Agenda Title: MOON Co-Op Revolving Loan Modification

Recommendation: Approval

MOON Co-Op is requesting both a continuation of their existing Revolving Loan Fund (RLF) loan modification for another year and to adjust the monthly payments to \$1,200.00 per month. Over the last twelve months, the payments were \$1,000.00 per month. Both of these amounts are below the normal amortization payment amount of \$1,855.74.

MOON Co-Op entered into a 5 year, \$245,000 RLF agreement with the City of Oxford on May 6, 2011. MOON Market opened in November of 2011.

In May of 2012, the City approved a loan modification of 'Interest Only' payments. This action was repeated for 2013 and 2014. These payments were \$516.68 per month.

In May of 2015, the City approved both re-financing the MOON Co-Op RLF loan and a one year payment modification. The 5 year 3% loan was refinanced to a 10 year 1 ½ % loan and the payments were modified to \$700.00 per month for one year.

In May of 2016, the City approved both to extend the loan for one year and to allow adjusted payments of \$1,000 per month to occur during the extension year.

In May of 2017, I held a conference call with MOON representatives to discuss the RLF loan. While MOON Co-Op is not yet financially able to resume full loan payments, they are able to increase the payments to \$1,200 per month. The CIC Loan Review Committee and the full CIC both felt it is in the best interest of the sustainability of the MOON Market and public RLF fund to grant this loan modification request.

The Oxford CIC Board is recommending the MOON Co-op RLF loan modification by:

- * Extending the loan by one additional year. Loan maturity date May 1, 2027
- * Minimum of \$1,200.00 per month interest and principle payments from June 2017 to May 2018.
- * The loan and loan payments will be re-amortized after the completion of the one year modified payments.
- * Monthly financial & bank statements shall be provided to the City.
- * The City reserves the right to request the resumption of full payments should MOON Co-Op financial conditions warrant it.

As of May 2017, MOON Co-Op has made all of their monthly payments.
The total of all payments made is \$84,057 and the current loan balance is \$192,068.

Reviewed By:

Department Head:	<u>Initial</u>	<u>Date</u>
	<u>CK</u>	<u>5-31-17</u>
City Manager:	<u>CK</u>	<u>6-1-17</u>

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE LOAN AGREEMENT BETWEEN THE CITY OF OXFORD AND MOON COOPERATIVE SERVICES, INC. WITH CONDITIONS.

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

SECTION 1: A Request was made by the borrower, Moon Cooperative Services, Inc. to amend the loan agreement with the City of Oxford to extend the promissory note from eleven (11) years to twelve (12) years and to modify the loan payments for a period of twelve (12) months.

SECTION 2: Council finds that the Oxford Community Improvement Corporation Loan Review Committee voted in May 2017 to consider amending the loan agreement between the City of Oxford and Moon Cooperative Services, Inc. to extend the promissory note from eleven (11) years to twelve (12) years and to modify the loan payments for a period of twelve (12) months. The full Oxford Community Improvement Corporation has also approved these recommendations.

SECTION 3: Council hereby accepts and approves the recommendation of the Oxford Community Improvement Corporation and authorizes the City Manager to enter into an addendum agreement between the City of Oxford and Moon Cooperative Services, Inc. to modify the promissory note in the following manner:

- a. The loan be amended extending the promissory note from eleven (11) years to twelve (12) years, with a new loan maturity date of May 2027.
- b. From June 2017 to May 2018 to allow the Moon Cooperative Services, Inc. to make modified payments of a minimum of one thousand and two hundred (\$1,200.00) dollars per month.
- c. Upon completion of the one (1) year modified payment period, the outstanding loan balance will be re-amortized based on the terms of the original loan.

SECTION 4: Council hereby accepts and approves the recommendation of the Oxford Community Improvement Corporation provided the following conditions are placed upon this modification agreement:

- a. The borrower shall provide monthly financial and bank statements to the City of Oxford.
- b. The Oxford Community Improvement Corporation or the City of Oxford shall have the option to request resumption of the principal portion of the promissory note at any time within the 12 month period provided the monthly financial statements demonstrate the resumption is financially viable.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Economic Development Department

For the: June 6, 2017
City Council Meeting

Prepared by G. Alan Kyger
Date Prepared: May 31, 2017

Agenda Title: A Resolution to Repeal Resolution # 5068 authorizing Miami University to Implement Road & Traffic Control Improvements and Replace it with a Resolution authorizing Miami University to Implement Road & Traffic Control Improvements.

Recommendation: Reconsider.

On May 16, 2017, Oxford City Council passed Resolution # 5068. This Resolution approved various recommendations from the Miami University commissioned Baker Traffic Engineering and Campus Circulation Study. City Council passed the recommendations with one modification. Removal of the recommended installation of a three way stop at the corner of Spring Street and Maple Street.

This Resolution repeals Resolution #5068 and places the original Resolution before you for reconsideration.

This Resolution is before you due to two primary reasons.

First, several City Council members asked staff if this item could be reconsidered.

Second, Miami University, who commissioned and paid for this traffic and pedestrian study, was not present at the time item was discussed and voted upon. It only seems fair to permit the owner of the study the opportunity to address this item.

City Council should understand in repealing Resolution #5068 and placing the original Resolution back on the agenda, you are not committed to passing the Resolution as presented. This is being done to allow you to have more information. This Resolution can still be amended or defeated.

Miami University representatives will be in attendance to present the study's recommendations to you.

Reviewed By:

Department Head: GA / 7.1.17

City Manager: GA / 7.2.17

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: May 16, 2017

Account Code #: N/A

Budgeted Amount: \$ N/A

Service Department
Originating Department

Michael Dreisbach, Service Director
Prepared By

May 8, 2017
Date Prepared

Agenda Title: Road and Traffic Control Improvements in Conjunction with Miami University in the Vicinity of Patterson Avenue, Spring Street, and Maple Avenue.

Recommendation: Approve

Discussion:

Miami University (Miami) has completed a major Traffic Engineering and Campus Circulation Study (lead consultant: Michael Baker International {Baker}) evaluating existing traffic and pedestrian movements throughout the campus area. The consultant collected copious amounts of data related to movements and crossings, and extrapolated data to forecast future conditions, particularly with changes to the location and density of residence halls and their proximity to academic quads on campus. The consultant also studied additional sources of information including traffic crash data, streetlight data (cell phone GPS analytics), traffic control signal timing, and BCRTA bus route times.

While many of the recommended solutions provided to Miami impact only University streets and parking areas, some recommendations will have an impact on City through streets. A particular urgency for improvements was noted for Spring St. at Maple St. and for pedestrian crossings on Patterson Avenue south of Spring Street at Western Drive. The study also recommended the construction of a traffic control signal at Campus Ave. and Chestnut St, however, this improvement has already been funded by the City and will be constructed this summer.

Miami has requested, at their sole expense, to implement study recommended improvements at the intersection of Spring St. and Maple St. including the construction of speed table in conjunction with a 3-way stop at the intersection. During class changes, the intersection already functions as if it were a 3-way stop with hundreds of pedestrian crossings each hour. A warrant analysis was conducted to justify traffic control changes at this intersection. A warrant was met for all studied hours between 0700 and 2000. To further put this in perspective, if half of the traffic counts were zeroed, the intersection would still meet the warrants for additional traffic controls (stop signs) at this intersection. The impact to midday peak traffic will be negligible, as drivers already stop for pedestrians in the crosswalks. An additional benefit of construction will be the change of road grade related to the elevation of steam tunnel tops in the area. This will allow for the construction of ADA compliant handicap ramps where they were not possible previously. In addition to this work, Miami also will be removing the traffic semi-circle in front of Shriver. This will remove two points of conflicts for pedestrians and cyclists as they navigate along Spring St.

Miami has also requested approval for a pedestrian safety project on Patterson Ave. south of Spring St. Based on Baker recommendations, Miami requests approval to relocate Western Drive (north leg) approximately 100' to the south while reconstructing an enhanced pedestrian crossing to Shriver Center including a pedestrian refuge island and pedestrian activated rapid flash beacons. The City has been discussing this type of improvement with Miami so that we can agree on a consistent standard to be implemented in non-university areas throughout Oxford.

It is the recommendation of City Staff that the City Council approve this Resolution allowing Miami University to implement these particular recommendations of the Baker Traffic Engineering and Campus Circulation Study.

Approved By:

Department Head:

City Manager:

Initial Date
MBD \ 5/8/17

DRE \ 5/12/17

RESOLUTION NO.

A RESOLUTION REPEALING RESOLUTION NO. 5068 AND AUTHORIZING MIAMI UNIVERSITY TO IMPLEMENT ROAD AND TRAFFIC CONTROL IMPROVEMENTS IN THE VICINITY OF PATTERSON AVENUE, SPRING STREET, AND MAPLE STREET BASED ON THEIR BAKER TRAFFIC ENGINEERING AND CAMPUS CIRCULATION STUDY.

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

SECTION 1: The City Manager and the Service Director recommend Miami University be authorized to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Street based on their Baker Traffic Engineering and Campus Circulation Study.

SECTION 2: Council hereby repeals Resolution No. 5068 and accepts the recommendation of the City Manager and the Service Director and authorizes Miami University to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Street based on their Baker Traffic Engineering and Campus Circulation Study.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

RESOLUTION NO. 5068

A RESOLUTION AUTHORIZING MIAMI UNIVERSITY TO IMPLEMENT ROAD AND TRAFFIC CONTROL IMPROVEMENTS IN THE VICINITY OF PATTERSON AVENUE, SPRING STREET, AND MAPLE AVENUE BASED ON THEIR BAKER TRAFFIC ENGINEERING AND CAMPUS CIRCULATION STUDY WITH THE REMOVAL OF A THREE WAY STOP AT SPRING STREET AND MAPLE STREET.

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

SECTION 1: The City Manager and the Service Director recommend Miami University be authorized to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Avenue based on their Baker Traffic Engineering and Campus Circulation Study.

SECTION 2: Council hereby accepts the recommendation of the City Manager and the Service Director and authorizes Miami University to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Avenue based on their Baker Traffic Engineering and Campus Circulation Study with the removal of a three way stop at Spring Street and Maple Street.

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


MAYOR

ADOPTED: May 16, 2017

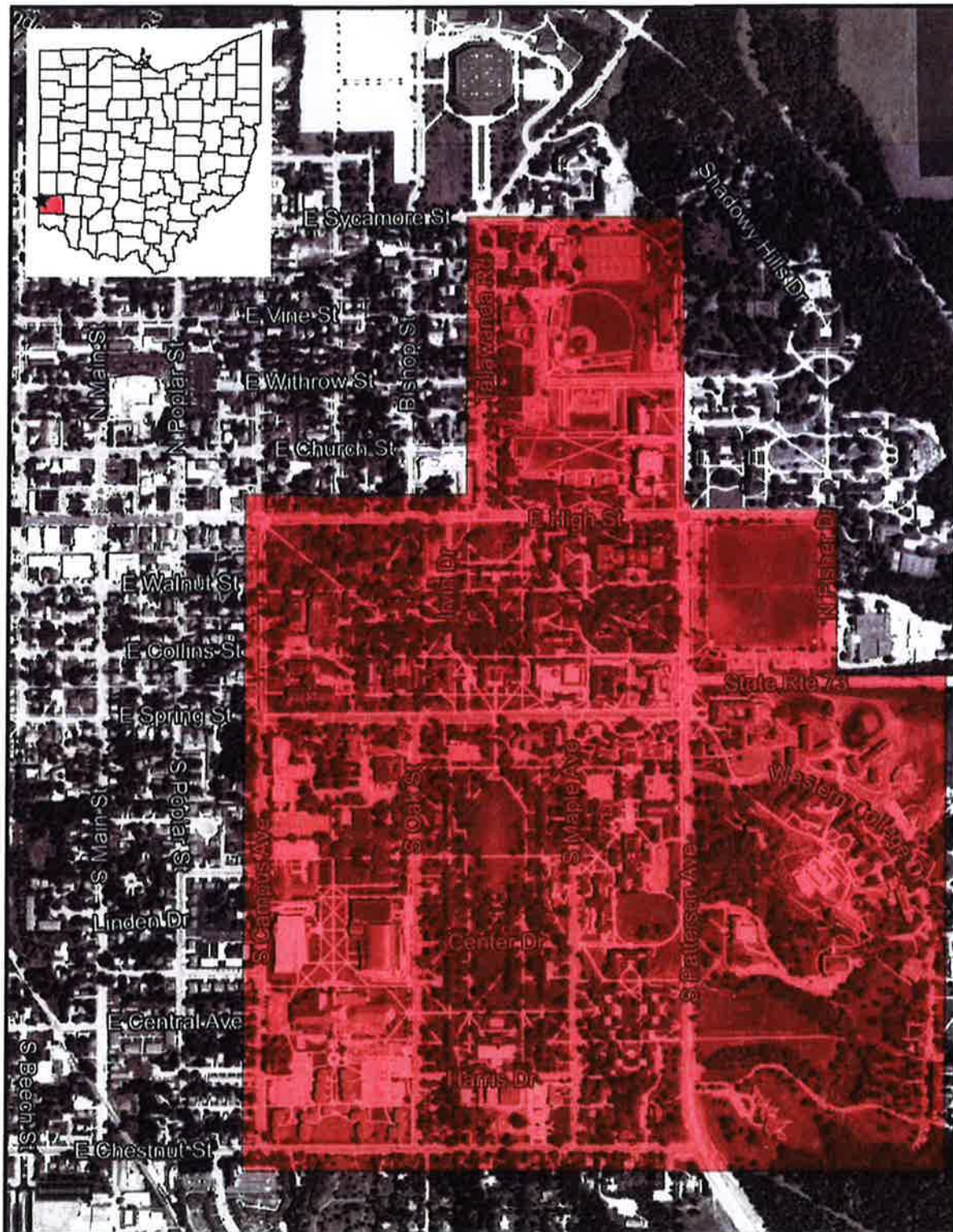
ATTEST:


CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

Figure 2-1. Miami University Study Area



Executive Summary

Michael Baker International and SmithGroupJJR completed a traffic circulation study for Miami University, providing the necessary tools to inform current and future programmatic decisions. This study makes specific recommendations in regards to traffic control and circulation patterns, network connectivity, pedestrian crossing treatments, and traffic calming devices.

Ongoing renovations in the academic core and on north campus were the main driving forces behind the studied issues. Several circulation and traffic control alternatives were evaluated to support increased visitor activity in the academic core, and the recommendations are as follows:

- One-way conversion of Oak Street and Maple Street is not recommended.
- Three-way stop control at the intersection of E. Spring Street and Maple Street is recommended for trial application.
- The removal of vehicle access and parking on the Shriver Circle is recommended.

To address safety concerns related to vehicle-pedestrian conflicts, a raised median crosswalk treatment is being considered along the length of S. Patterson Avenue and E. High Street. Analysis results prompted the following recommendations:

- Raised median crosswalk treatment is recommended on S. Patterson Avenue and E. High Street.
- Consider realigning the intersection of Western Drive North at S. Patterson Avenue approximately 100 feet to the south of its current location.

Construction related to the ongoing North Quad renovation project has altered access to north campus parking areas and will cause an increase in pedestrian and bicycle activity along and across E. High Street. Recommendations related to circulation on north campus are:

- Monitor traffic signal operations on E. High Street in downtown Oxford.
- Contact Butler County Regional Transit Authority (BCRTA) regarding excessive dwell times at the Benton Hall bus stop.
- Consider relocating Benton Hall bus stop to dedicated westbound right turn lane on E. High Street at Tallawanda Road, with possible queue jump technology.
- Implement new parking policy at the North Campus Garage to permit faculty and staff parking only.
- Reduce the width of N. Patterson Avenue from E. High Street through Withrow Street by either creating bumpouts, constructing a raised median, or a combination of the two.
- Increase enforcement to prevent pick-up and drop-off activity as well as illegal movements on N. Patterson Avenue.
- Potentially consider a cul-de-sac on N. Patterson Avenue north of Withrow Street.

Lastly, potential locations for a future 350-space parking garage were considered to meet the long-term parking needs of the core campus area. A garage location on the east side of S. Patterson Avenue is recommended, as this location will not exacerbate pedestrian crossing issues on Patterson.

C. Minimum volumes:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any eight hours of an average day, and
2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same eight hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but
3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum volume warrants are 70 percent of the values provided in Items 1 and 2.

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent

of the minimum values. Criterion C.3 is excluded from this condition.

Using the collected traffic count data, a multi-way stop warrant was evaluated during a 13-hour period at Spring Street and Maple Street (**Table 6-4**). A sensitivity analysis was also performed for varying pedestrian volumes. Using the total counted pedestrian volumes, the multi-way stop warrant is met for all 13 hours. The warrant is still met for 12 hours when the pedestrian volume is reduced by 50 percent. When the pedestrian volume is further reduced to 25 percent, the warrant only meets seven hours (eight hours required). Based on these results, only about 30 percent of the actual pedestrians crossing Spring Street at Maple Street would be needed to meet the warrant for a full eight hours, and this intersection would be an appropriate application for a three-way stop.

Table 6-4. Multi-Way Stop Warrant, Spring Street and Maple Street, Minimum Vehicular Volume

Interval Start	100% Pedestrian Volume			50% Pedestrian Volume			25% Pedestrian Volume		
	Spring Street Volume ^a	Maple Street Volume ^b	Warrant Met?	Spring Street Volume ^a	Maple Street Volume ^b	Warrant Met?	Spring Street Volume ^a	Maple Street Volume ^b	Warrant Met?
7:00 AM	309	209	Y	309	123	N	309	79	N
8:00 AM	386	514	Y	386	281	Y	386	162	N
9:00 AM	322	727	Y	322	393	Y	322	222	Y
10:00 AM	307	382	Y	307	216	Y	307	133	N
11:00 AM	410	857	Y	410	469	Y	410	275	Y
12:00 PM	391	815	Y	391	442	Y	391	254	Y
1:00 PM	410	498	Y	410	286	Y	410	178	N
2:00 PM	414	888	Y	414	491	Y	414	293	Y
3:00 PM	422	810	Y	422	443	Y	422	260	Y
4:00 PM	483	528	Y	483	299	Y	483	184	N
5:00 PM	535	767	Y	535	434	Y	535	266	Y
6:00 PM	461	567	Y	461	327	Y	461	206	Y
7:00 PM	418	491	Y	418	291	Y	418	188	N
	TOTAL		13 Hours	TOTAL		12 Hours	TOTAL		7 Hours
			MET			Met			Not Met

Figure 6-10. Patterson Avenue Raised Concrete Median

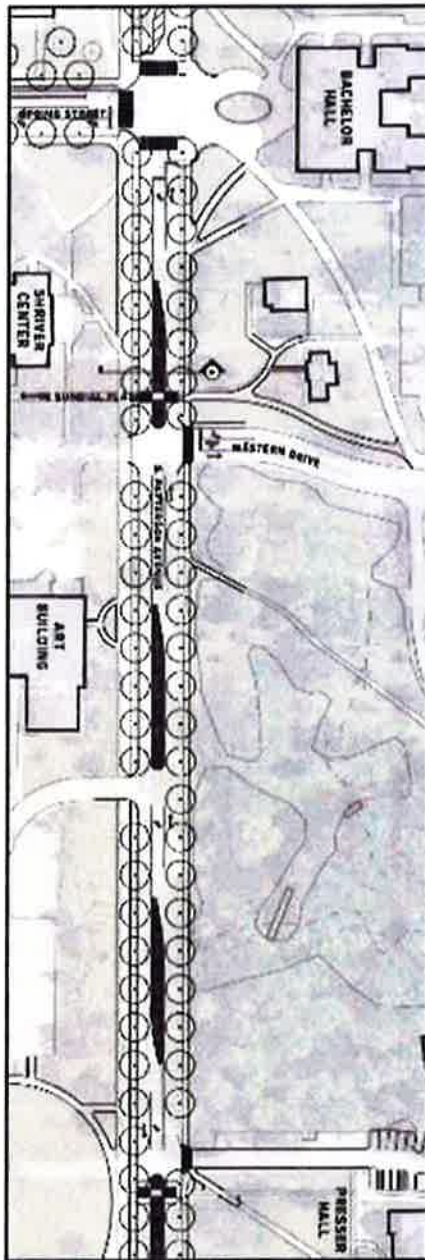


Figure 6-11. Proposed Realignment of Western Drive

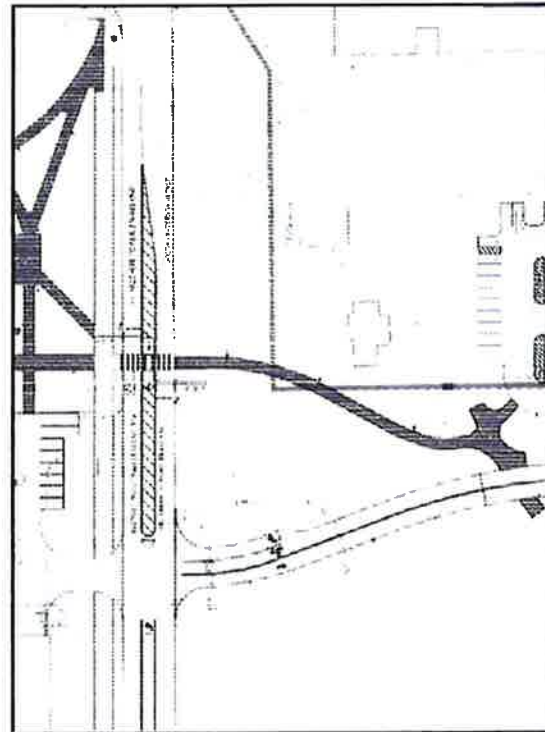
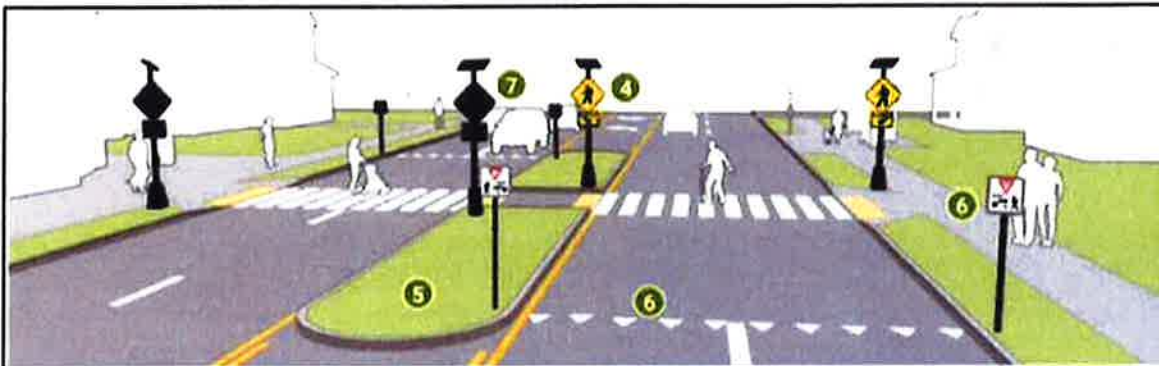


Figure 6-12. Rectangular Rapid Flash Beacons



Source: National Association of City Transportation Officials

Realigning Western Drive farther to the south would allow the crosswalk to be moved farther south, providing more distance between crossing pedestrians and traffic queued northbound for the Spring Street intersection. This will increase visibility for pedestrians to traffic going southbound because the pedestrians are less likely to be crossing where view of them would be obstructed by northbound queued vehicles.

The location of this crosswalk and the raised concrete median would eliminate the existing southbound left turn storage bay onto Western Drive North. There is concern that queues could form behind vehicles attempting to complete this southbound left turn from the through lane, backing up to the designated crossing location. As a potential mitigation strategy, the southbound left turn movement could be prohibited at this intersection and relocated to the southern intersection of Western Drive.

On High Street, the number of pedestrian crossings significantly outweighs vehicular traffic during class change time, illustrated in **Figure 6-13**. There are currently five marked midblock crossings between Patterson Avenue and Tallawanda Road. The closely spaced crossings disperse pedestrians throughout this section of High Street and force drivers to stop multiple times, increasing the chance for pedestrian-vehicle conflicts.

To help mitigate this issue and create a cohesive feel throughout campus, the same raised median application is proposed on High Street (**Figure 6-14**). Current plans are to reduce the number of marked crossings to two designated locations between Patterson Avenue and Tallawanda Road, although there may be a break in the median to allow for left turns into and out of the Roudebush Hall.

6.4.2 Methodology

On High Street, pedestrian crossing volumes were consolidated to account for the reduced number of crosswalk locations. For simplicity, existing crossing volumes were moved to the closest remaining crosswalk. Crossing volumes were not eliminated at the location of the median break at Roudebush Hall. A comparison of the existing and consolidated pedestrian crossing volumes is found in **Figure 6-15** and **Figure 6-16**.

Within the model, the intersection of Western Drive North was relocated roughly 100 feet to the south on Patterson Avenue. No special consideration was given to the installation of rectangular rapid flash beacons. The beacons are not anticipated to have an impact on vehicular progression; they are intended to have an impact on safety and visibility of pedestrians. In addition, the southbound left turn movement was not prohibited at this intersection to identify potential queuing issues.

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: June 6, 2017

Jung-Han Chen
Prepared By:

Account Code No. #:

Budgeted Amount:

May 24, 2017
Date Prepared:

PC-2017-04, ZONING CODE MAP AMENDMENT, from GB (General Business) District & R-1MS (Single-Family Mile-Square Residential) District to an R-2MS (Single- and Two-Family Mile-Square Residential) District, **Scott Webb, Applicant**

Recommendation by the Planning Commission: Approval

Discussion:

The proposal is to amend the zoning designation to the area, generally known as the old lumber yard and associated properties from GB/R-1MS to R-2MS. This area is surrounded by a railroad track to the west, a mixture of various housing types to the east and south, and Stewart Square to the north.

The site is unique in shape; a triangular shape with two long existing paved roads connecting to Main Street. Even the site is accessible from S. College Avenue, but is considered substandard and awkward due to its geometry connecting to S. College Avenue. Vehicle accessibility from S. College Avenue is not ideal.

The applicant requested the change, so that a residential project can occur in the density that would support the overhaul of the site. The site has not been a viable commercial space and the abandoned warehouses have become a nuisance to the City as well as the Owner.

After a public hearing, the Commission felt that the request would seem to be reasonable in the context of redevelopment infill project, and the prospect of commercial activities to occur on site and the decision standards laid out in the Oxford Zoning Code and voted 7-0-0 to recommend approval of the application to City Council.

Approved by:

Department Head:
City Attorney:
City Manager:

JHC / 5/25/17
GA / 7-2-17

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION AND GRANTING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED ON SOUTH COLLEGE AVENUE FORMERLY KNOWN AS THE MIAMI VALLEY LUMBER SITE AND ASSOCIATED PROPERTIES IN OXFORD, OHIO, AND REZONING THE PROPERTY FROM GB (GENERAL BUSINESS) AND R-1MS (SINGLE FAMILY MILE SQUARE RESIDENTIAL) DISTRICTS TO R-2MS (SINGLE AND TWO FAMILY MILE SQUARE RESIDENTIAL) DISTRICT.

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

SECTION 1: Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the Oxford Planning Commission held a public hearing on May 9, 2017 on the applicant Scott Webb, Agent/Architect application for a Zoning Map Amendment for property located on South College Avenue formerly known as the Miami Valley Lumber site and associated properties in Oxford, Ohio, and rezoning the property from GB (General Business) and R-1MS (Single Family Mile Square Residential) Districts to R-2MS (Single and Two Family Mile Square Residential) District.

SECTION 2: The Oxford Planning Commission, after due deliberation, recommended granting the Zoning Map Amendment, finding that the proposed rezoning request was in keeping with the intended characteristics of the general vicinity of the property and was an appropriate use of the property.

SECTION 3: The Planning Commission found the request does comply with the intent of the Oxford Codified Ordinances and the Oxford Comprehensive Plan.

SECTION 4: Council hereby accepts the report of the Oxford Planning Commission, and after due deliberation, finds for the granting of the Zoning Map Amendment rezoning property located on South College Avenue formerly known as the Miami Valley Lumber site and associated properties in Oxford, Ohio, and rezoning the property from GB (General Business) and R-1MS (Single Family Mile Square Residential) Districts to R-2MS (Single and Two Family Mile Square Residential) District.

SECTION 5: Council hereby grants the rezoning request as requested by the applicant, incorporating the application and documents submitted by the applicant as a term and condition of the granting of this rezoning request and orders that the official zoning map be amended.

SECTION 6: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

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

<u>Report Date</u>	June 6, 2017
<u>Case Number</u>	PC-2017-04
<u>Applicant Information</u>	Scott Webb Terry Dudley
<u>Requested Action</u>	Zoning Code Map Amendment
<u>Summary of Request</u>	Rezoning of property from GB & R-1MS Districts to R-2MS District Known as Old Lumber Yard and associated properties
<u>Public Hearing Information</u>	A Public Hearing took place at 118 W. High Street on May 9, 2017. A Public Hearing notice was published in the Journal News on April 9, 2017. Courtesy notices were mailed to adjacent property owners on March 31, 2017. Multiple signage was posted at the site on May 2, 2017
<u>Commission Action</u>	The Planning Commission voted 7-0-0 recommending approval.
<u>Commission Findings and Conclusions</u>	The Planning Commission discussed at length this project and vision of the area.
<u>Exhibits Submitted to the Commission</u>	1. Staff Report Dated April 25, 2017 2. Interoffice Review Transmittal Sheets 3. Surrounding Property Owner Notifications Map 4. Letter of Agency 5. Zoning Map Amendment Applicant 6. Existing, Proposed, Pre-2003 Maps

City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2017-04

Date – May 9, 2017

APPLICATION

Applicant:	Scott Webb, Applicant/Agent/Architect
Action Request:	Zoning Code Map Amendment to Amend the Zoning Designation of a Certain Property, on S. College Avenue, formerly known as the Miami Valley Lumber site and associated properties with access from Rose Avenue and Heather Lane
Current Use:	Vacant Lots and Single Family Dwellings
Current Zoning:	GB (General Business) District, R-1MS (Single Family Mile Square Residential) District
Owner:	Terry Dudley, Dudley Prime Properties

DESCRIPTION

This request is to seek a zoning map amendment to the area, generally known as the old lumber yard and associated properties from GB/R-1MS to R-2MS. This area is surrounded by a railroad track to the west, a mixture of various housing types to the east and south, and Stewart Square to the north.

The site is unique in shape; a triangular shape with two long existing paved roads connecting to Main Street. Even the site is accessible from S. College Avenue, but is considered substandard and awkward due to its geometry connecting to S. College Avenue. Vehicle accessibility from S. College Avenue is not ideal.

SURROUNDING NEIGHBORHOOD

The surrounding neighborhood to the east, west and south east of these parcels are a mixture of apartment complexes and single family dwelling units. Directly north is Stewart Square, and a railroad track to the west.

ZONING CODE AMENDMENT

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

- (1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

- A. The proposed amendment will make the Code conform more closely to the Comprehensive Plan.
- B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
- C. The proposed amendment will clarify the intent of the Code.
- D. The proposed amendment will better implement the intent of the Code.

- E. The proposed amendment will improve enforcement of the Code.

Map Amendments

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
C. There has been a substantial change in area conditions that necessitates the amendment.
D. There is a legitimate need for additional land area in the zoning district that will be expanded.

COMP PLAN

Continue to Manage Growth

To maintain the community's small college town character, will be preserved and enhanced.

PUBLIC COMMENT FORMS

Engineering:	Returned with no comments
Fire:	Returned with no comments
Police:	Returned with no comments
Economic Development:	Returned with comments, see attached.

STAFF ANALYSIS

This request is to rezone the existing vacant property, aka Old Miami Valley Lumber Yard, and other properties from GB/R-1MS to R-2MS in order to redevelop the entire tract of land.

The bulk of the site is zoned General Business that does not have any direct, useful access to roadway. Even having the address on S. College Avenue, the exposure is extremely limited. Given that any business entity would require visibility from public roadways, the likelihood of this site being developed as a business is very slim. As the comments made by the Economic Development Director also confirmed there has not been a lot of inquiries related to this site.

The site was the topic of redevelopment about 15 years ago for a residential project, but the outcome was not favorably considered by the Planning Commission, and the application was withdrawn by the owner at that time.

The site was the old Miami Valley Lumber Yard that was out of business for many years, and the type of business may not have needed a lot of roadway exposure. At the time of the business was established, their street exposure may have been better than today. Additionally, the access to S. College Avenue would be substandard and very difficult to be considered in today's roadway construction standards.

RECOMMENDATION

This application is seeking to amend the zoning map from GB/R-1MS to R-2MS in order to initiate a planned development project as an infill residential development. Staff does not have any objection to the change of the request.

SUBMITTED

BY: Jing-Han Chen
Jing-Han Chen
Community Development Department

DATE: April 25, 2017

ATTACHMENT

Chapter 1135 Zoning Code Amendments

- (c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

- (1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Map Amendments

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- B. The proposed amendment will make the map conform more closely to the Comprehensive Plan.
- C. There has been a substantial change in area conditions that necessitates the amendment.
- D. There is a legitimate need for additional land area in the zoning district that will be expanded.

City of Oxford
Inter-Office Review Transmittal Sheet



Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

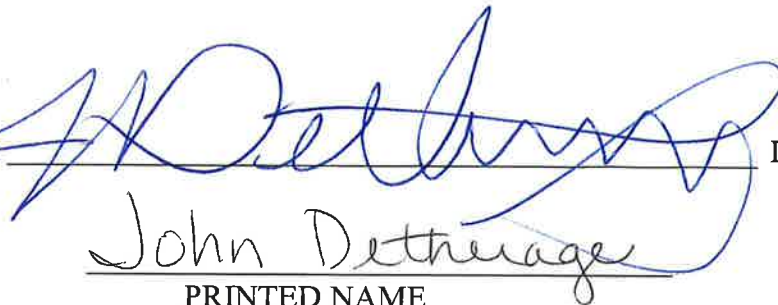
PC-2017-04, ZONING CODE MAP AMENDMENT, from GB (General Business) District & R-1MS (Single-Family Mile-Square Residential) District to an R-2MS (Single- and Two-Family Mile-Square Residential) District, Scott Webb, Applicant

 X Review Revisions Other

Please return no later than: **May 2, 2017** 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:


John Dethenage
PRINTED NAME

Date:

4-17-17

City of Oxford
Inter-Office Review Transmittal Sheet

Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-04, ZONING CODE MAP AMENDMENT, from GB (General Business) District & R-1MS (Single-Family Mile-Square Residential) District to an R-2MS (Single- and Two-Family Mile-Square Residential) District, **Scott Webb, Applicant**

 X Review Revisions Other

Please return no later than: **May 2, 2017** 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: H. Popescu

Date: 4-13-17

VICTOR POPESCU
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-04, ZONING CODE MAP AMENDMENT, from GB (General Business) District & R-1MS (Single-Family Mile-Square Residential) District to an R-2MS (Single- and Two-Family Mile-Square Residential) District, **Scott Webb, Applicant**

 X Review Revisions Other

Please return no later than: **May 2, 2017** 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: _____



Date: _____

4-10-17

Joan Jones

PRINTED NAME

PRINTED NAME



Surrounding Property Owners Notifications Map

Legend

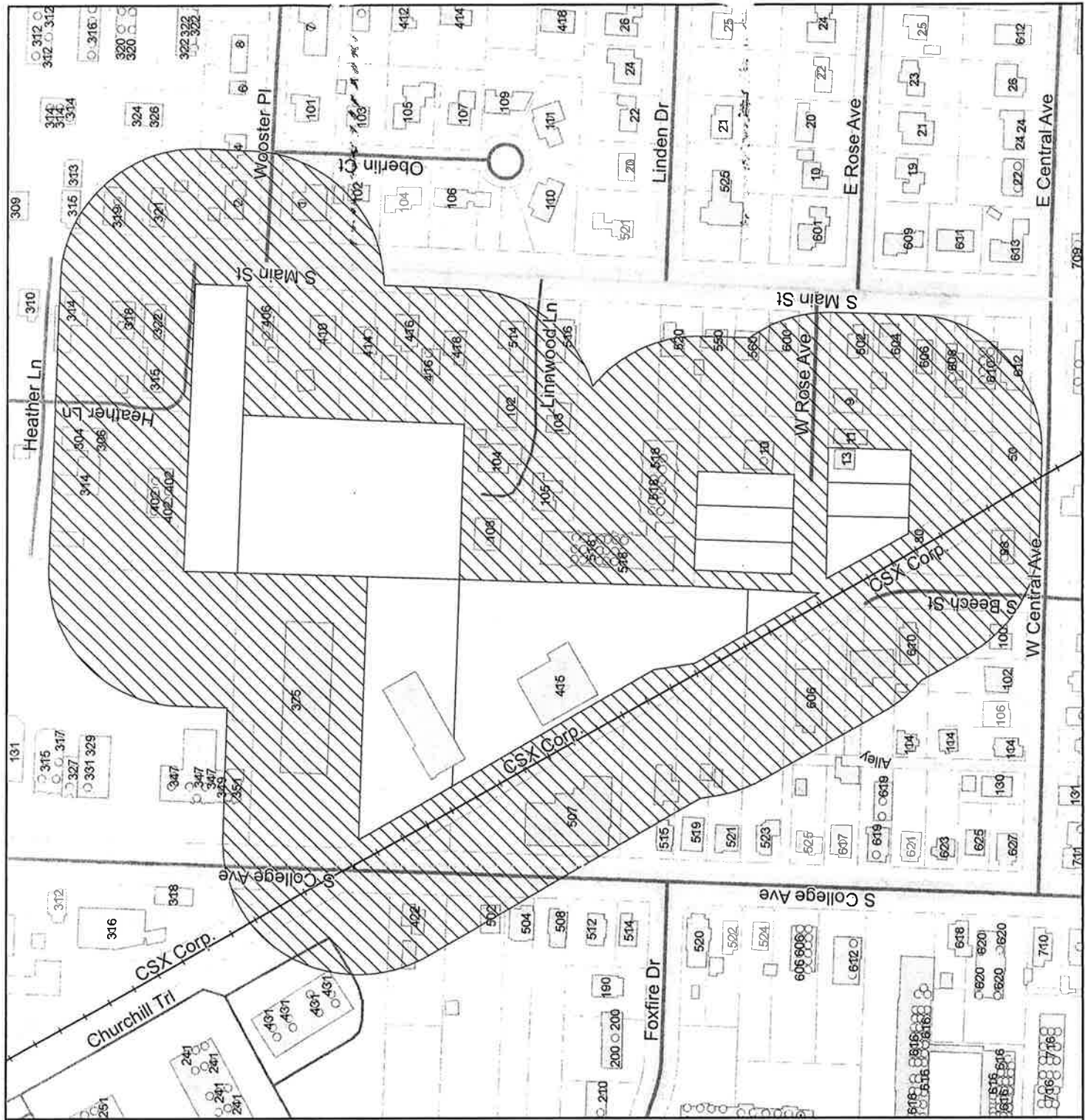
-  Subject Parcels
-  200 Ft. Buffer
-  Oxford Corp. Limit
-  Address Point
-  Parcel
-  16.5' Vacated ROW
-  Building Footprint
-  Paved Roadway



1 inch = 200 feet

Prepared on Monday, February 13, 2017

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford Planning Commission and act on our behalf regarding a Zoning Map Amendment for our property between South College Ave. & South Main Street.

Thank-you,

Signed: Terry Dudley
Terry Dudley
Dudley Prime Properties LLC

3-24-17
Date:



Internal Use Only:	
Case No.	PC-2017-04
Date Filed	3/24/17

Zoning Map Amendment Application

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name *	Scott Webb, Architect
Mailing Address *	103 West Walnut Street
City, State & Zip Code *	Oxford, Ohio 45056
Telephone Number(s) *	523-3838
Email Address	scott@scottwebbarchitect.com

Location and Lot Information

Location *	Former Miami Valley Lumber Site and associated properties
General Description of Proposed Amendment *	A change in the zoning designation to R2MS
Current Zoning *	GB & R1MS
Proposed Zone(s) *	R2MS

Submission Requirements and Documentation

From Section 1135.02 Procedure¹.

- (a) Initiation. A map amendment may be initiated by adoption of a motion by Planning Commission, by adoption of a motion by Council, or by application to Planning Commission by at least one owner of the property within the area proposed to be rezoned.
- (b) Application. If Planning Commission or Council initiates an amendment, then the Zoning Administrator shall provide information as necessary for proper consideration of the motion. The information provided shall be substantially similar to that required of an application for amendment.
An application for amendment shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.
 - (1) Contents of application. The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement, which includes the following information. A written, detailed description, where applicable, is required for each subsection.
 - A. Application Fee.
 - B. The name, mailing address, and telephone number of the applicant.
 - C. A general description of the proposed amendment.
 - D. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
 - E. A statement that identifies potential negative consequences of the proposed amendment.
 - F. Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.
 - G. A legal description of the area to be rezoned.
 - H. The proposed zoning of the area.
 - I. The current zoning of the area.
 - J. A description of existing uses in the area.

- K. A vicinity map, at a scale approved by the Zoning Administrator, showing property lines, streets, existing and proposed zoning and other items required by the Zoning Administrator.
- L. A list of the names and mailing addresses of all owners of land that is proposed to be rezoned and all land owners within 200 feet of every parcel proposed to be rezoned (see later section).

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The [Butler County Auditor Real Estate Search](#)² is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number. *Property Owner names will not be provided in the agenda packet.*

Decision Process

From Section 1135.02(c)(1) Decision Standards¹.

A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
- C. There has been a substantial change in area conditions that necessitates the amendment.
- D. There is a legitimate need for additional land area in the zoning district that will be expanded.

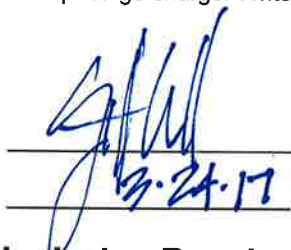
Fees & Receipt

The required fee is \$150.00, plus \$10.00 postage charge. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature *

Date *



Submit Application, Submission Requirements and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required documentation as attachments and a check for fee and postage charge made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Dept. at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the proposed Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s).**

¹ City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

² Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

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: Application for Residential Planned Development
Gaslight Avenue at Stewart Square
Former Miami Valley Lumber Site and associated properties
Oxford Ohio

March 23, 2017

Dear Mr. Chen,

Please accept this letter as a formal request for a review hearing by the City of Oxford Planning Commission and Oxford City Council for a Zoning Map Amendment for the former Miami Valley Lumber and associated properties. The proposed Zoning Map Amendment will change the affected properties from R1MS & GB to R2MS as shown on the attached Site Plan.

This proposal affects (10) parcels, all owned by Dudley Prime Properties. A Letter of Agency is attached.

GB to R2MS

The existing GB property is the former Miami Valley Lumber Company location. While this zoning may have been appropriate based on its past use, it is dramatically hindered as a viable commercial property by the entrance from South College Avenue. The railroad crossing and its associated easements encumber the access to this property. The property actually has no frontage on South College Ave. and is accessed via an easement through the Stewart Square Property. This is simply not a safe or practical entrance for commercial activity on this property.

Even if access was granted through the S. Beech Street extension of Stewart Square, the property is an island, set isolated from the streets, deep into the center of the super block between S. College Ave. and S. Main Street, providing little or no visibility for a commercial enterprise.

This is simply not a viable location for a commercial business as evidenced by the length of time the property has been empty. Further, it would be significantly more disturbing the residential neighborhood to locate a GB use in the center of the block.

R1MS to R2MS

The property is currently undeveloped, located in the center of the aforementioned block between S. College Ave. & South Main Street. An R2MS designation in this area would provide an incremental step between the R1MS property along S. Main Street and the GB Zoning that includes Stewart Square.

While the surrounding property along S. Main Street is zoned R1MS, it is nearly 100% rentals representing every housing type in the Mile Square; from 4-person single family houses, to duplexes, 3 family, and lodging houses, and includes large and small scale multi-family

apartment structures. The current zoning designation does not reflect the actual use or building types in the district.

In 2003 the Zoning was changed in the entire area from a higher density R4 to the lowest density designation on the Mile Square.

R2MS is the ideal zoning designation for this property, allowing a density compatible with the neighborhood, while limiting the overdevelopment a higher zoning might allow.

Comprehensive Planning of the Property

Changing the entire 6.45 acres to R2MS addresses the handicapped commercial portion of the property and allows for comprehensive planning of the entire site. The development of this vacant land as an R2MS would require significant investment in vehicle and pedestrian connectivity. It would locate a residential development in a place and at a density where its impact on surrounding properties would be minimal

Statement responding to questions posed on the Application.

In response to the decision standards outlined in the application, we offer the following:

A. What is the relationship of the proposed zone change to the City of Oxford's Comprehensive Plan?

There are multiple passages in the Comprehensive Plan that support this Zoning change:

- **Land Use Section C.3.** encourages infill development and redevelopment of underutilized sites.

The group of lots in this application represents the largest parcel of under used and undeveloped land in the Mile Square.

- The **Character Area Map Table 3.7** describes this area as Mile Square "Neighborhood 1". This is described in the **Character Area Matrix Table 3.5** as a zone "...typified by traditional urban development consisting of detached single family homes on smaller lots, which may also include some multi-family and mixed use development. Typified by a block pattern & alley use."

The rezoning of this property will allow for its development as described as well as the enhancement of existing streets and alleys.

- The **Conservation & Development map 3.6** labels the residential portion of the property a **Developable Character Area** "Neighborhood 2". This is described in the **Character Area Matrix Table 3.5** as a zone "...typified by a block pattern that begins to deviate from the grided road network. This Zone is walkable much like the Neighborhood General 1 Zone, but does not integrate the use of alleys to the extent found in Neighborhood General 1."

The rezoning of this from R1MS to R2MS would allow this "Developable Area" to be developed at a density that is complimentary to the neighborhood.

- In the **Land Use Section D. Objectives and Strategies, Objective 2** is to Enhance Neighborhoods within the Mile Square
LU 2.1 recommends the promotion of a "diversity of housing opportunities in the Mile Square".

The rezoning of the property to R2MS will allow new, code compliant, medium density housing opportunities on underutilized and under developed land

LU2.2. & LU 2.3 address vacating of right-of-ways, and encourage completion of missing road segments.

The site provides (2) access points along S. Main Street via underdeveloped alleys and streets. Access to this property will likely include improvements to these connections to S. Main Street and completion of missing road segments.

LU 2.4 recommends supporting the pedestrian orientation of the Mile Square.

The development of this group of parcels will allow comprehensive planning of the site to include pedestrian connectivity.

- **Land Use Section D. Objectives and Strategies, Objective 9:** Create new residential areas with traditional neighborhood qualities.

The rezoning and comprehensive planning of the site will allow the construction of a new residential area with traditional neighborhood qualities.

- **Urban Design Section C. Objectives and Strategies, Objective 1:** Enhance the beauty and character of Oxford

UD 1.5 & UD 1.6 recommends the promotion of *Neighborhood General Patterns* as described in the Land Use Section and the walkability and connectivity in new development and redevelopment

The rezoning and comprehensive planning of the site will allow the construction of a new residential area with traditional neighborhood qualities and improve vehicular & pedestrian connectivity.

- B. How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.*

The actual uses and building types in the area are not reflected in its current zoning designation. Of the adjacent 32 properties surrounding this area, 31 currently hold rental permits. 13 Properties are currently non-conforming, ranging from 2- family structures, to lodging houses to large & small multi-family buildings. An R2MS designation is the most appropriate zoning for this area, reflecting the surrounding uses and acting as a transition between tis area and the GB properties to the West.

A zoning change in this area will allow comprehensive planning of the site, improving alleys and undeveloped streets, and connectivity.

- C. How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable?*

Public facilities will be improved by the eventual development of this property, utilizing existing available utilities and providing new streets & sidewalks to improve undeveloped public ways and enhance connectivity.

- D. What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes).*

Changing the zoning designation from GB to R1MS lessens the potential impacts on the neighboring property. Changing the R1MS properties to R2MS allows for a slight

increase in occupancy, but better reflects the uses in the neighborhood and will not create adverse impacts. R2MS regulations carry the same setback and lot coverage restrictions of R1MS, providing the same degree of protection to adjacent properties as currently exists.

E. Why is the current zoning classification of the property no longer appropriate?

The current zoning of the GB portion of the property is no longer appropriate as the parcel has limited visibility, and an unworkable entrance from S. College Ave. This is evidenced by the fact that the existing buildings have been vacant for a decade, other than minor storage uses.

The current zoning of the R1MS parts of the property does not reflect the adjacent properties as outlined above.

Further, Planning Commission's current review of the Mile Square density goals and regulations through more than 6 months of work sessions highlights the need for additional density in the Mile Square and favors infill development over both sprawl and tear-downs of existing Mile Square housing stock. Allowing a minor increase in density in this undeveloped isolated land seems in sync with these goals.

Decision Standards

In response to the decisions standards outlined on the Application and in the Zoning Code, we offer the following:

A. There is an error on the Official Zoning Map or in the delineation between districts thereon

The proposed map amendment is not based on an error in the Official Zoning Map.

B. The proposed amendment will make the map conform more closely with the Comprehensive Plan

As outlined in the narrative statement above, this map amendment conforms closely with numerous goals of the comprehensive plan.

C. There has been a substantial change in area conditions that necessitates the amendment.

The GB zoning of a portion of the property was likely based the previous use that existed since the middle of the last century. The GB portion of the site is triangular shaped, extending deep into the center of the block. It is not currently a desirable location for a commercial business, with limited visibility and a complicated and dangerous entrance from S. College Ave..

The 2003 Zoning Map Amendment changed the residential portion of the site from a much higher density R4 Multi-Family Zone to the current R1MS designation severely reducing the development potential of the property. Nevertheless, this area continues to evolve into a neighborhood of 96% student rentals. Returning this property to a moderately higher density zoning district reflects the market forces and the continuing change in the neighborhood.

D. There is legitimate need for additional land area in the zoning district that will be expanded.

The Mile Square has evolved into an area with a high concentration of student occupied housing. As zoning amendments have sought to reduce the occupancy in this area, need for additional locations for student development has put pressure on the perimeter of the City. The creation of the Neighborhood Overlay Districts and the unanimous opposition to further student development on the south side of town reflect the need for additional land.

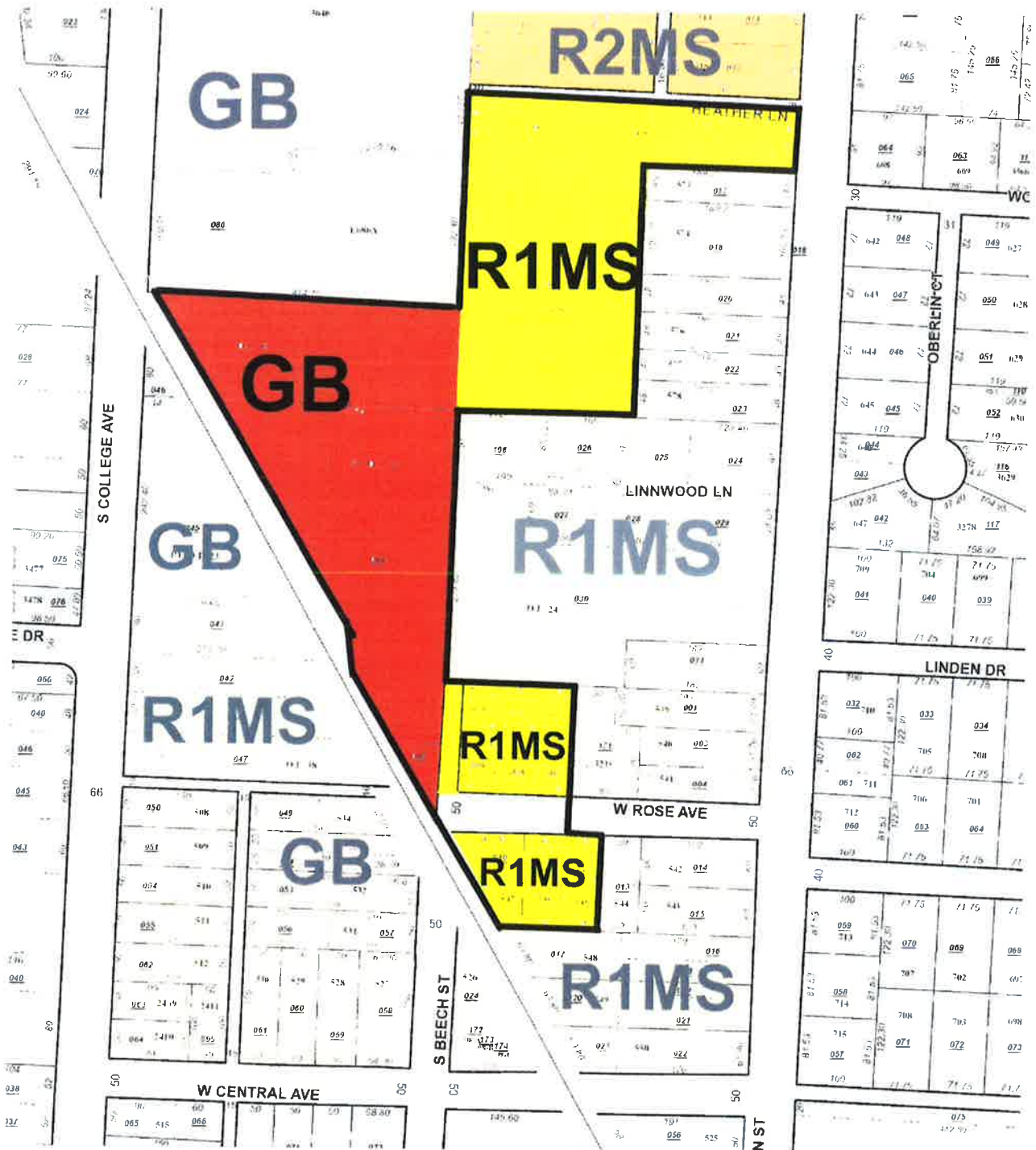
Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

Respectfully,

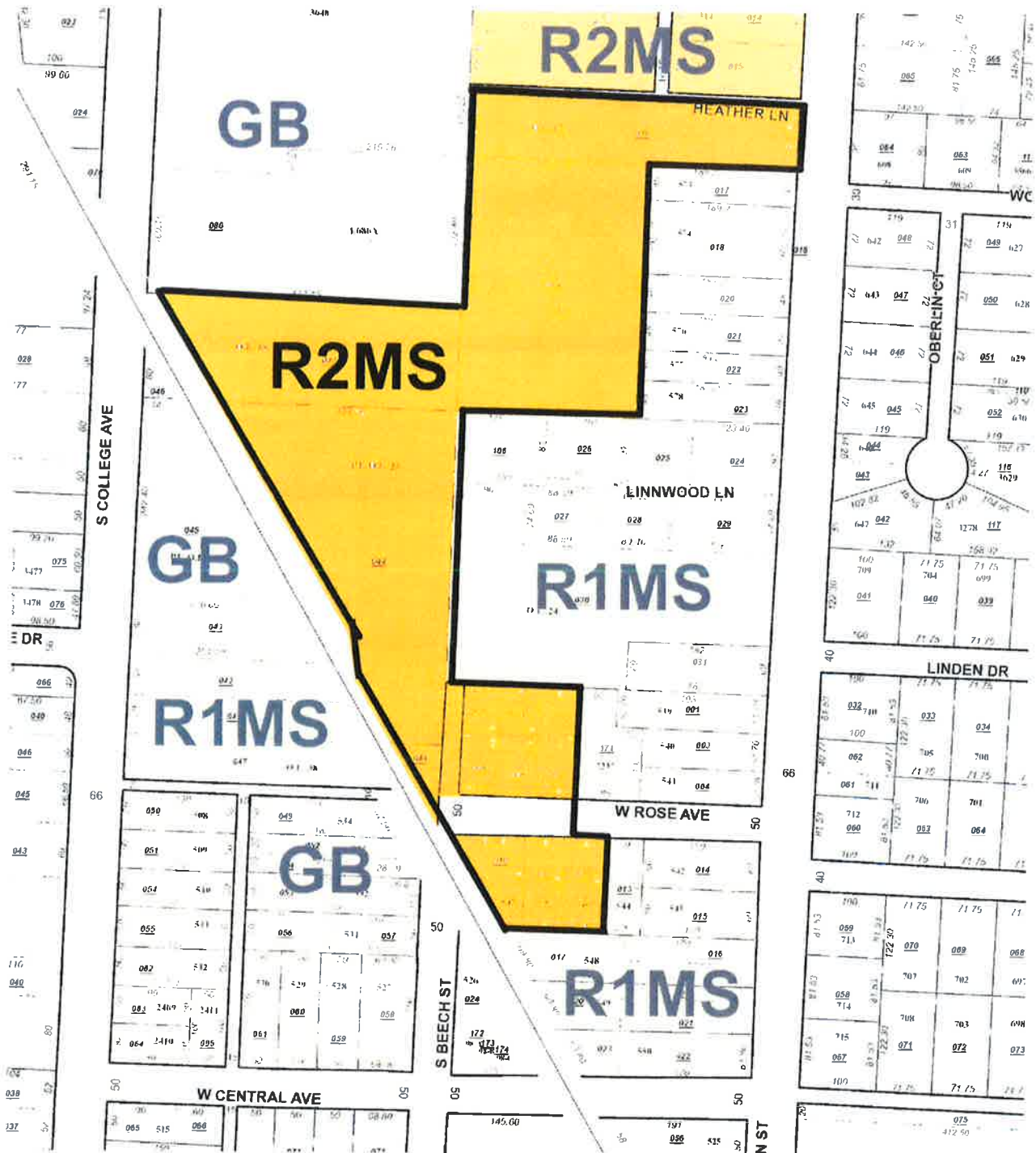
A handwritten signature in black ink, appearing to read 'Scott Webb', written in a cursive style.

Scott Webb, Architect

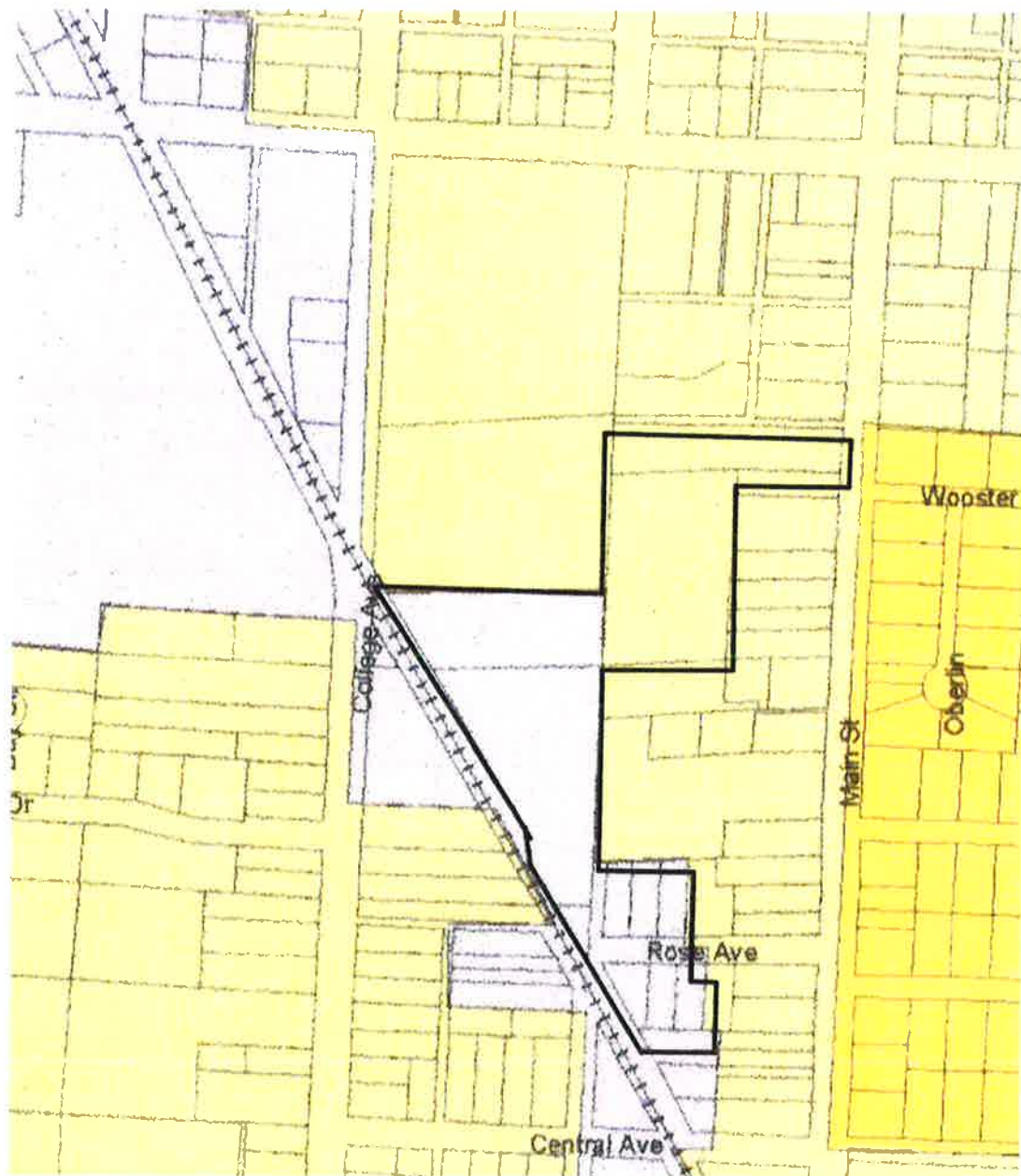
Existing Zoning



Proposed Zoning



Pre 2003 Zoning



- R-1 Suburban Single Family Dwelling
- R-2 Single Family Dwelling
- R-3 Single and Two Family Dwelling
- R-4A Suburban Multiple Dwelling
- R-4B Urban Multiple Dwelling
- R-5 University

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meetings of: June 6 & 20, 2017

Account Code #: N/A

Budgeted Amount: \$ N/A

Service Department
Originating Department

Michael Dreisbach, Service Director
Prepared By

May 15, 2017
Date Prepared

Agenda Title: Acceptance of Right of Way from O'Reilly Auto Enterprises, LLC

Recommendation: Approve

Discussion:

O'Reilly Auto Enterprises, LLC will be building on new retail store on College Corner Pike (US27) at the intersection with Merry Day Drive. The City has received a right of way (ROW) dedication plat from the owners dedicating two areas as public ROW, each abutting the existing ROW for College Corner Pike (US27).

Area #1 is an area of 976.16 sq.ft. abutting the Merry Day Drive ROW and is part of City Lot 1454.

Area #2 is an area of 3,316.34 sq.ft. abutting existing US27 ROW and is part of City Lot 1457.

Staff recommends approval of an Ordinance accepting this ROW dedication plat for recording with Butler County. The dedication of these two areas will provide uninterrupted public ROW for College Corner Pike (US27) from Merry Day Drive through existing City Lots 1454-1457.

Approved By:

Department Head:

Initial Date
MBD \ 4/21/17

City Manager:

CK \ 6-1-17

ORDINANCE NO.

AN ORDINANCE ACCEPTING TWO PARCELS OF LAND FOR PERMANENT RIGHT-OF-WAY FROM PROPERTY OWNER, O'REILLY AUTO ENTERPRISES, LLC, TO PROVIDE UNINTERRUPTED PUBLIC RIGHT-OF-WAY FOR COLLEGE CORNER PIKE (US27) FROM MERRY DAY DRIVE THROUGH EXISTING CITY LOTS 1454-1457.

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

SECTION 1: The City Manager and the Service Director recommend Council authorize the City Manager to accept on behalf of the City of Oxford two parcels of land for permanent right-of-way from property owner, O'Reilly Auto Enterprises, LLC, to provide uninterrupted public right-of-way for College Corner Pike (US27) from Merry Day Drive through existing City lots 1454-1457.

SECTION 2: The two parcels of land are specifically described on the attached dedication plat and shown as Exhibit 'A'.

SECTION 3: The City Manager is hereby authorized to accept the two parcels and to record on behalf of the City of Oxford the dedication plat for the permanent right-of-way granted by O'Reilly Auto Enterprises, LLC for the two parcels of land described on Exhibit "A" attached hereto.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

Thomas J. Neff, Jr.
Registered Surveyor No. 7965--Ohio

Date 4-3-17

ADDITIONAL RIGHT OF
WAY TO BE DEDICATED
976.16 S.F.
0.0224 ACRES

BEING A PARTITION OF CITY LOT NUMBERS
1457 AND PART OF 1454 FOR DEDICATION,
CITY OF OXFORD, BUTLER COUNTY, OHIO
MARCH 2017

DENIES AREA TO BE DEDICATED
AS RIGHT-OF-WAY WITH THIS PLAT

APPROVALS

APPROVED BY THE OXFORD PLANNING COMMISSION
THIS _____ OF _____, 20____

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

of
S.F.
ACRES

O'REILLY AUTO ENTERPRISES, LLC - 5299 COLLEGE CORNER PIKE(U.S. 27)

DEDICATION PLAT

CITY OF OXFORD - COUNTY OF BUTLER - STATE OF OHIO

GRAPHIC SCALE
1 INCH = 30 FEET

OWNERS' ACCEPTANCE
 We, O'Reilly Auto Enterprises, LLC, owners of the bonds here shown,
 do hereby accept this last Purification and Dedication of the same.
 Representative / Title Stacy Hirsch Assistant Treasurer
 Witness Sharon Hyman
Michael
 WINNERS
 County of Alameda
 State of Missouri
 Date 5.5.2011

Before me, a notary public in and for said county and state, personally appeared the above
 named Stacy Hirsch,
 known to me to be the Assistant Treasurer of said O'Reilly Auto Enterprises, LLC who acknowledged the signing of the foregoing instrument to be
 their act and deed, in witness whereof, I have hereunto set my official seal this 5th day of
May 2011, at San Francisco, Missouri.

Notary Public
 State of Missouri

6119
83 code

City Lot No.

Page 100
of 100
Date: 10/10/2010

TRANSFERRED _____
BY: _____
AUDITOR, BUTLER CO. _____
FILED FOR RECORD _____
RECORDED _____
OFFICIAL RECORD _____
BY: _____
AUDITOR, BUTLER CO. _____
FILE _____

UNIT, OHIO DEPUTY
AT AD., 2016.
PAGES _____
FEE: DEPUTY

— AD., 2016.

Alfred P. Arnold
Hockey Public

MAURICE PASWATERS
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Jan. 17, 2004
Commission #0024077

1

INTEL
ASSOCIATES

3	3-30-
2	3-23-
REV NO	DATE

7	REVS COUNTY/ CITY OF
7	SUBMISSION TO COUNTY
	DESCRIPT

SHE
10

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
01	...	...	...	...	...
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**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to City Manager

Finance
Originating Department

Council Meeting Of : 6/6/2017

Account Code No. : see below

Joe Newlin
Prepared By

Budgeted Amount : _____

5/17/2017
Date Prepared

Agenda Title: **2017 Supplemental Budget #5**

Recommendation: **Approve**

Issue 1

To make adjustment to amended budget for additional legal expenses

Action Needed:

Revenue Side

Expense Side

General (110) 23,000.00 Additional appropriation for legal services

Net Effect on Fund Balance/(s) (23,000.00)
Increase/(Decrease)

Issue 2

To make adjustment to amended budget for right-a-way (stub streets) purchases in Heritage Subdivision phase II

Action Needed:

Revenue Side

Expense Side

General (110) 20,000.00 Additional appropriation for stub street purchases

Net Effect on Fund Balance/(s) (20,000.00)
Increase/(Decrease)

Total Net Effect on Fund Balance/(s) (43,000.00)
Increase/(Decrease)

Breakdown by Fund

General (110) (43,000.00)

Net Effect on Fund Balance/(s) (43,000.00)
Increase/(Decrease)

Approved By:

Department Head:

Initials

Date

City Manager:

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3381. SUPPLEMENTAL BUDGET ORDINANCE NUMBER 5 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2017.

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

SECTION 1: Additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds, and changes to estimated revenues;

SECTION 2: The following increase/(decrease) in appropriations from unencumbered balances be made:

General Fund 110	23,000.00
General Fund 110	20,000.00

SECTION 3: In all other respects, Ordinance No. 3381 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: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Finance
Originating Department

Council Meeting Of: 6/6 & 6/20

Account Code No. _____

Joe Newlin
Prepared By

Budgeted Amount: _____

5/24/17
Date Prepared

Agenda Title: Year 2018 Tax Budget submitted to the County
--

Recommendation: Approve

Discussion:

This is the annual Tax Budget to be submitted for the coming year to the Butler County Tax Commission, in accordance with requirements stipulated by Ohio Revised Code. Approval by the legislative body is required by July 15th and it is due to the County by July 20th.

The tax budget required for the County is essentially a preliminary budget estimate for next year. Beginning in August we will undertake our normal detailed line-item budget analysis and preparation. We will spend approximately 3 months of intensive preparation on our detailed budget, and the final approved budget will then be submitted to the County Budget Commission to replace this preliminary estimate.

This tax budget provides our first glimpse at 2018's General Fund budget. We have prepared this budget with an approximately 0% change from the 2017 amended Budget except for a few items. It was prepared as follows:

CJ 6-1-17

ORDINANCE NO.

ORDINANCE AUTHORIZING THE TAX BUDGET FOR THE YEAR 2018 AND
DIRECTING THAT THE SAME BE TRANSMITTED TO THE BUTLER COUNTY
AUDITOR.

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

SECTION 1: The year 2018 tax budget, attached hereto as
Attachment A for the City of Oxford is hereby adopted and the
Finance Director is directed to transmit a copy of said budget to
the Butler County Auditor.

SECTION 2: This Ordinance shall take effect at the
earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

General Fund Budget Analysis

	<u>2017</u>	<u>2018</u>	<u>Delta</u>
Total Revenue	12,618,071	11,651,165	(966,906)
General Property Tax - Real Estate	984,722	995,656	10,934
10% Rollback & Homestead, Tractor	95,977	89,552	(6,425)
Income Tax Receipts	7,942,000	8,180,260	238,260
State Shared Taxes and Permits	4,125	-	(4,125)
Repayment of Advances	1,435,550	230,000	(1,205,550)
Total Revenue Delta			(966,906)

Total Expenditures	16,169,263	11,367,774	(4,801,489)
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Personnel Expenses (One time Employee Benefit payment)	6,850,275	6,683,083	(167,192)
Contractual Services (Law)	63,796	40,796	(23,000)
Income Tax Collections	318,839	328,404	9,565
Contractual Services (Engineering stub street payments)	56,846	36,846	(20,000)
Transfer to Park Debt Service	307,075	311,763	4,688
Transfer to Municipal Facilities	3,400,000	-	(3,400,000)
Advances to Capital Improvement, Oxford Area Trails and Capital Equipment	1,435,550	230,000	(1,205,550)
Total Expenditure Delta			(4,801,489)

All other revenues and expenditures remained constant.

See exhibit "A" for all other Funds changes.

Please keep in mind this is just a preliminary estimate.

Ohio Revised Code requires one public hearing be held, advertised at least 10 days in advance. We have advertised the public hearing for the Council meeting of June 20th.

Approved By:

Department Head:
City Manager:

Initial Date

[Signature] 15/24
CJR 16-1-17

Exhibit "A"

All Other Funds

Street: No changes from 2017

State Highway Improvement: No changes from 2017

Community Development Block Grant: No changes from 2017

Community Development Block Loan: No changes from 2017

Parking Meter: No changes 2017

Life Squad: No changes from 2017

Affordable Housing Trust: No changes from 2017

Law Enforcement Trust: No changes from 2017

Enforcement & Education: No changes from 2017

FEMA Grant: No changes from 2017

Fire/EMS: No changes from 2017

OVI Task Force: No changes from 2017

1999 Parks Improvement Bond Debt Service: Increase in revenue and expenditures of \$4,687.50 to match 2018 debt service

Capital Equipment: Revenue stays the same. Expenditures decreased to \$290,195 to match total transfer from the General Fund in 2018

Capital Improvement: Decrease in revenue to match transfer from the General and Parking Funds of \$495,000. Expenditures decreased to \$495,000 to match total transfer from the General and Parking Funds in 2018

Parking Lot Improvement: Revenue stays the same. Expenditures decreased to \$32,000 to match total transfer from the Parking Fund in 2018

Municipal Facilities Capital Improvement: No activity in 2018

Oxford Area Trail Capital Improvement: No activity in 2018

Special Assessment: Revenue stays the same. Expenditures decreased to \$68,602 to match the revenue.

Water Bond Debt Service: No activity in 2018

Water Capital Equipment: No change in revenue. Decrease in expenditures to match transfer from the Water Fund of \$125,478 in 2018

Water Operating: No changes from 2017

Water Improvement: Decrease in revenue to match transfer from the Water Fund of \$518,043. Expenditures decreased to \$518,043 to match total transfer from the Water Fund in 2018

Water Capacity Benefit NE: No changes from 2017

Water Capacity Benefit NW: No changes from 2017

Water Capacity Benefit SE: Revenue stays the same. Expenditures decreased to \$100,000 no transfer from the Water Improvement Fund in 2018

Water Capacity Benefit SW: No changes from 2017

Wastewater Capital Equipment: No change in revenue. Decrease in expenditures to match transfer from the Wastewater Fund of \$170,000 in 2018

Wastewater Operating: No changes from 2017

Exhibit "A" continued

Wastewater Improvement: No change in revenue. Increase in expenditures to match transfer from the Wastewater Fund of \$200,000 and Special Assessments of \$453 in 2018

Wastewater Capacity Benefit NE: No changes from 2017

Wastewater Capacity Benefit NW: No changes from 2017

Wastewater Capacity Benefit SE: Revenue stays the same. Expenditures decreased to \$100,000 no transfer from the Water Improvement Fund in 2018

Wastewater Capacity Benefit SW: No changes from 2017

Refuse: No changes from 2017

Storm Water Utility: No changes from 2017

Landfill Post-Closure: No changes from 2017

Internal Service: No changes from 2017

Employee Benefits: No changes from 2017

Board of Building Standards: No changes from 2017

Hotel Tax Agency: No changes from 2017

Oxford Natural Gas Refund Agency: No activity in 2018

City or
Village of

Oxford

Butler

County, Ohio

(Date)

June 20

2017

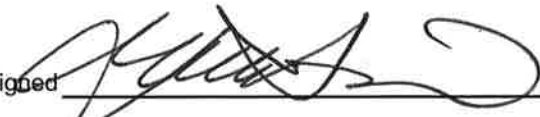
Year

This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. **FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.**

To the auditor of said County:

The following Budget year beginning January 1, 2018, has been adopted by Council and is herewith submitted for the consideration of the County Budget Commission.

Signed



Title

Finance Director

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION
AND COUNTY AUDITOR'S ESTIMATED RATES

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND (Include only those funds which are requesting general property tax revenue)	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's estimate of Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
	Column 1	Column 2	Column 3	Column 4	Column 5
GOVERNMENT FUNDS					
GENERAL FUND	995,656				
SPECIAL REVENUE FUNDS					
DEBT SERVICE FUNDS					
CAPITAL PROJECTS FUNDS					
PROPRIETARY FUNDS					
FIDUCIARY FUNDS					
AGENCY FUNDS					
TOTAL OF ALL FUNDS	995,656	0	0	0	0

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES[illegible]

FUND NAME: GENERAL FUND

EXHIBIT I - A

FUND TYPE/CLASSIFICATION : GOVERNMENTAL - GENERAL

DESCRIPTION (1)	For 2015 Actual (2)	For 2016 Actual (3)	Current Year Estimated for 2017 (4)	Budget Year Estimated for 2018 (5)
REVENUES				
Local Taxes				
General Property Tax - Real Estate	980,624.00	995,656.00	984,722.00	995,656.00
10% Rollback & Homestead	89,861.00	89,552.00	95,977.00	89,552.00
Tangible Personal Property Tax	4.00	-	-	-
Municipal Income Tax	8,213,624.00	8,420,652.00	7,942,000.00	8,180,260.00
Other Local Taxes	226,117.00	241,855.00	230,000.00	230,000.00
Total Local Taxes	9,510,230.00	9,747,715.00	9,252,699.00	9,495,468.00
Intergovernmental Revenues				
State Shared Taxes and Permits	34,575.00	16,242.00	4,125.00	-
Local Government	325,965.00	318,564.00	325,723.00	325,723.00
Estate Tax	430.00	-	-	-
Cigarette Tax	762.00	604.00	700.00	700.00
License Tax	-	-	-	-
Liquor and Beer Permits	33,957.00	45,586.00	38,000.00	38,000.00
Gasoline Tax	-	-	-	-
Library and Local Government Support Fund	-	-	-	-
Property Tax Allocation	-	-	-	-
Other State Shared Taxes and Permits	-	-	-	-
Total State Shared Taxes and Permits	395,689.00	380,996.00	368,548.00	364,423.00
Federal Grants or Aid	19,784.00	-	-	-
State Grants or Aid	17,657.00	17,951.00	18,250.00	18,250.00
Other Grants or Aid	37,854.00	46,798.00	61,320.00	61,320.00
Total Intergovernmental Revenues	470,984.00	445,745.00	448,118.00	443,993.00
Special Assessments	-	-	-	-
Charges for Services	530,789.00	481,301.00	419,930.00	419,930.00
Fines, Licenses, and Permits	622,067.00	718,522.00	634,730.00	634,730.00
Miscellaneous	266,708.00	331,772.00	267,248.00	267,248.00
Other Financing Sources:				
Proceeds from Sale of Debt	-	-	-	-
Transfers	151,474.00	153,529.00	159,796.00	159,796.00
Advances	1,614,941.00	1,696,126.00	1,435,550.00	230,000.00
Other Sources				
TOTAL REVENUES	13,167,193.00	13,574,710.00	12,618,071.00	11,651,165.00

FUND NAME: GENERAL FUND
 FUND TYPE/CLASSIFICATION : GOVERNMENTAL - GENERAL

EXHIBIT I - B

DESCRIPTION (1)	For 2015 Actual (2)	For 2016 Actual (3)	Current Year Estimated for 2017 (4)	Budget Year Estimated for 2018 (5)
EXPENDITURES				
Security of Persons and Property				
Personal Services	4,030,800.00	3,715,629.00	4,254,048.61	4,155,001.00
Travel Transportation	-	-	-	-
Contractual Services	518,253.00	750,428.00	955,317.00	955,317.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Security of Persons and Property	4,549,053.00	4,466,057.00	5,209,365.61	5,110,318.00
Public Health Services				
Personal Services	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	122,331.00	123,304.00	131,064.00	131,064.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Public Health Services	122,331.00	123,304.00	131,064.00	131,064.00
Leisure Time Activities				
Personal Services	983,817.00	948,562.00	1,028,452.15	1,005,595.00
Travel Transportation	-	-	-	-
Contractual Services	385,868.00	391,927.00	431,563.00	431,563.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Leisure Time Activities	1,369,685.00	1,340,489.00	1,460,015.15	1,437,158.00
Community Environment				
Personal Services	517,232.00	533,438.00	577,407.10	562,169.00
Travel Transportation	-	-	-	-
Contractual Services	335,077.00	409,502.00	373,400.00	373,400.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Community Environment	852,309.00	942,940.00	950,807.10	935,569.00
Basic Utility Services				
Personal Services				
Travel Transportation				
Contractual Services				
Supplies and Materials				
Capital Outlay				
Total Basic Utility Services	-	-	-	-

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION : GOVERNMENTAL - GENERAL

EXHIBIT I - C

DESCRIPTION (1)	For 2015 Actual (2)	For 2016 Actual (3)	Current Year Estimated for 2017 (4)	Budget Year Estimated for 2018 (5)
EXPENDITURES				
Transportation				
Personal Services	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	-	-	-	-
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Transportation	-	-	-	-
General Government				
Personal Services	930,039.00	901,829.00	990,367.52	960,318.00
Travel Transportation	-	-	-	-
Contractual Services	790,298.00	889,501.00	894,061.00	860,626.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total General Government	1,720,337.00	1,791,330.00	1,884,428.52	1,820,944.00
Debt Service				
Redemption of Principal	-	-	-	-
Interest	-	-	-	-
Other Debt Service	-	-	-	-
Total Debt Service	-	-	-	-
Other Uses of Funds				
Transfers	2,428,802.00	3,111,673.00	5,015,033.00	1,619,721.00
Advances	1,614,941.00	1,696,126.00	1,435,550.00	230,000.00
Contingencies	-	-	83,000.00	83,000.00
Other Uses of Funds	-	-	-	-
Total Other Uses of Funds	4,043,743.00	4,807,799.00	6,533,583.00	1,932,721.00
TOTAL EXPENDITURES	12,657,458.00	13,471,919.00	16,169,263.38	11,367,774.00
Revenues over/(under) Expenditures	509,735.00	102,791.00	(3,551,192.38)	283,391.00
Beginning Cash Balance	7,462,875.00	7,972,610.00	7,990,742.75	4,439,550.82
Ending Cash Fund Balance	7,972,610.00	8,075,401.00	4,439,550.37	4,722,941.82
Rounding	(0.35)	0.45	0.45	
Outstanding Advances to be repaid	-	-	-	-
Estimated Encumbrances (outstanding at year end)	104,237.51	84,658.25	-	-
Estimated Ending Unencumbered Fund Balance	7,868,372.14	7,990,743.20	4,439,550.82	4,722,941.82

EXHIBIT II -A

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2018	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2018
GOVERNMENTAL: SPECIAL SERVICE:							
Street	341,721.99	897,069.00	1,238,790.99	688,953.00	208,116.00	897,069.00	341,721.99
State Highway Improvement	17,875.32	20,424.00	38,299.32		20,200.00	20,200.00	18,099.32
Community Development Block Grant	47,916.00	119,000.00	166,916.00		119,000.00	119,000.00	47,916.00
Community Development Block Loan	338,829.71	59,285.00	398,114.71		160,000.00	160,000.00	238,114.71
Parking Meter	758,703.65	658,431.00	1,417,134.65	400,608.00	297,481.00	698,089.00	719,045.65
Life Squad	13,537.53	113.00	13,650.53			0.00	13,650.53
Affordable Housing Trust	5,671.12	48.00	5,719.12			0.00	5,719.12
Law Enforcement Trust	104,180.90	12,661.00	116,841.90		59,000.00	59,000.00	57,841.90
Enforcement & Education	159,342.90	8,457.00	167,799.90		49,403.00	49,403.00	118,396.90
FEMA Grant	0.00		0.00			0.00	0.00
Fire/EMS	1,734,469.39	1,841,677.00	3,576,146.39	1,402,067.00	691,687.00	2,093,754.00	1,482,392.39
OVI Task Force	41,826.57	224,917.00	266,743.57	58,640.00	166,277.00	224,917.00	41,826.57
TOTAL SPECIAL REVENUE FUNDS	3,564,075.08	3,842,082.00	7,406,157.08	2,550,268.00	1,771,164.00	4,321,432.00	3,084,725.08

EXHIBIT II - B

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2018	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2018
DEBT SERVICE FUNDS							
1999 Parks Imp.Bond Debt Service	0.00	311,762.50	311,762.50		311,762.50	311,762.50	0.00
TOTAL DEBIT SERVICE FUNDS	0.00	311,762.50	311,762.50	0.00	311,762.50	311,762.50	0.00
CAPITAL PROJECT FUNDS							
Capital Equipment	682,764.40	290,195.00	972,959.40		290,195.00	290,195.00	682,764.40
Capital Improvement	838,846.81	495,000.00	1,333,846.81		495,000.00	495,000.00	838,846.81
Parking Lot Improvement	60,874.25	32,000.00	92,874.25		32,000.00	32,000.00	60,874.25
Municipal Facilities Capital Improvement	477,801.27	0.00	477,801.27		0.00	0.00	477,801.27
Oxford Area Trails Capital Improvement Fund	179.63	0.00	179.63		0.00	0.00	179.63
TOTAL CAPITAL PROJECTS	2,060,466.36	817,195.00	2,877,661.36		817,195.00	817,195.00	2,060,466.36
Special Assessment							
Special Assessment	63,980.72	68,602.00	132,582.72		68,602.00	68,602.00	63,980.72
TOTAL SPECIAL ASSESSMENT	63,980.72	68,602.00	132,582.72	0.00	68,602.00	68,602.00	63,980.72

EXHIBIT II - C

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2018	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2018
PROPRIETARY: ENTERPRISE FUNDS Water Capital Equipment Water Operating Water Improvement Water Capacity Benefit Fund NE Water Capacity Benefit Fund NW Water Capacity Benefit Fund SE Water Capacity Benefit Fund SW Sewer Capital Equipment Sewer Operating Sewer Improvement Sewer Capacity Benefit Fund NE Sewer Capacity Benefit Fund NW Sewer Capacity Benefit Fund SE Sewer Capacity Benefit Fund SW Refuse Stormwater Utility Landfill Post-Closure	11,816.79 2,633,213.35 1,592,182.13 298,934.95 147,903.78 350,689.88 170,773.48 121,780.41 1,656,671.51 1,322,673.53 317,757.99 141,158.85 465,551.65 117,758.82 1,868,019.42 43,569.57 1,141,670.14	125,478.00 2,713,528.00 518,043.00 1,951.00 1,224.00 2,212.00 1,444.00 170,000.00 2,983,389.00 200,453.00 2,223.00 1,167.00 3,183.00 996.00 1,513,926.00 40,588.00 17,000.00	137,294.79 5,346,741.35 2,110,225.13 300,885.95 149,127.78 352,901.88 172,217.48 291,780.41 4,640,060.51 1,523,126.53 319,980.99 142,325.85 468,734.65 118,754.82 3,381,945.42 84,157.57 1,158,670.14	1,359,412.00	125,478.00 1,331,177.00 518,043.00	125,478.00 2,690,589.00 518,043.00 0.00 0.00 0.00 0.00 170,000.00 3,290,091.00 200,453.00 0.00 0.00 0.00 0.00 1,618,926.00 45,000.00 1,200.00	11,816.79 2,656,152.35 1,592,182.13 300,885.95 149,127.78 352,901.88 172,217.48 121,780.41 1,349,969.51 1,322,673.53 319,980.99 142,325.85 468,734.65 118,754.82 1,763,019.42 39,157.57 1,157,470.14
TOTAL ENTERPRISE FUNDS	12,402,126.25	8,296,805.00	20,698,931.25	3,070,536.00	5,589,244.00	8,659,780.00	12,039,151.25

EXHIBIT II - D

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2018	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2018
INTERNAL SERVICE FUNDS							
Internal Service Fund	57,063.46	267,991.00	325,054.46		265,509.00	265,509.00	59,545.46
Employee Benefits Fund	224,544.67	2,041,940.00	2,266,484.67		2,040,528.00	2,040,528.00	225,956.67
TOTAL INTERNAL SERVICE FUNDS	281,608.13	2,309,931.00	2,591,539.13	0.00	2,306,037.00	2,306,037.00	285,502.13
FIDUCIARY:							
TRUST AND AGENCY FUNDS							
Board of Building Standards Fund	0.00	2,850.00	2,850.00		2,850.00	2,850.00	0.00
Hotel Tax Agency Fund	0.00	230,000.00	230,000.00		230,000.00	230,000.00	0.00
Oxford Natural Gas Refund Agency Fund	(0.00)	0.00	(0.00)		0.00	0.00	(0.00)
TOTAL TRUST AND AGENCY FUNDS	(0.00)	232,850.00	232,850.00	0.00	232,850.00	232,850.00	(0.00)
TOTAL FOR MEMORANDUM ONLY	18,372,256.54	15,879,227.50	34,251,484.04	5,620,804.00	11,096,854.50	16,717,658.50	17,533,825.54

[illegible]

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL
REVENUES PG 1 OF 1

DESCRIPTION

REVENUES					
	For 2015 Actual	For 2016 Actual	Budget Year 2017	Estimate for Budget 2018	% increase over prior year budget
Local Taxes					
General Property Tax - Real Estate	980,624	995,656	984,722	995,656	1.11%
10% Rollback & Homestead, Trailer	89,861	89,552	95,977	89,552	-6.69%
Tangible Personal Property Tax	4				0.00%
Municipal Income Tax	8,213,624	8,420,652	7,942,000	8,180,260	3.00%
Other Local Taxes (Hotel tax)	226,117	241,855	230,000	230,000	0.00%
	9,510,230	9,747,715	9,252,699	9,495,468	2.62%
Total Local Taxes					8180260
					242,769
Intergovernmental Revenues					
State Shared Taxes and Permits	34,575	16,242	4,125		-100.00%
Local Government	325,965	318,564	325,723	325,723	0.00%
Estate Tax	430				0.00%
Cigarette Tax	762	604	700	700	0.00%
License Tax					0.00%
Liquor and Beer Permits	33,957	45,586	38,000	38,000	0.00%
Gasoline Tax					
Library and Local Government Support Fund					
Property Tax Allocation					
Other State Shared Taxes and Permits	395,689	380,996	368,548	364,423	-1.12%
Total State Shared Taxes and Permits					(4,125)
Federal Grants or Aid	19,784				
State Grants or Aid	17,657	17,951	18,250	18,250	0.00%
Other Grants or Aid	37,854	46,798	61,320	61,320	0.00%
	75,295	64,749	79,570	79,570	0.00%
Total Intergovernmental Revenues					0
Special Assessments					
Charges for Services	530,789	481,301	419,930	419,930	0.00%
Fines, Licenses, and Permits	622,067	718,522	634,730	634,730	0.00%
Miscellaneous	266,708	331,772	267,248	267,248	0.00%
Other Financing Sources:					
Proceeds from Sale of Debt					
Transfers	151,474	153,529	159,796	159,796	0.00%
Advances	1,614,941	1,696,126	1,435,550	230,000	-83.98%
Other Sources					
					0
					(1,205,550)
TOTAL REVENUE	13,167,193	13,574,710	12,618,071	11,651,165	-7.66%
					7,213,354
TOTAL EXPENSES					
					5,110,318
					Security of Persons & Property
					131,064
					Public Health & Welfare
					1,437,158
					Leisure Time Activities
					935,569
					Community Environment
					1,820,944
					General Government
					1,619,721
					Transfers
					230,000
					Advances
					83,000
					Contingency
					11,367,774
TOTAL EXPENSES					
					16,169,263
NET GAIN/(LOSS)					(3,551,192)
					283,391

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL
EXPENDITURES

Increase over PRIOR YR: 0.00% 0.000
revision to the % increase

Dept	2015 Actual			2016 Actual			2017 Estimate			2018 Tax Budget				
	Personal Services	Operating	Capital Outlay	Personal Services	Operating	Capital Outlay	Personal Services	Operating	Capital Outlay	Personal Services	Operating	Capital Outlay		
Security of Persons & Property	110	3,199,570	300,245	0	3,499,815	632,554	0	4,310,644	827,558	0	5,041,038	827,558	0	
	120	37,139	36,833	0	73,972	31,467	0	69,006	39,274	0	79,843	39,045	0	
	130	36,344	7,930	0	44,274	0	0	0	0	0	0	0	0	
	140	757,747	88,965	0	846,732	0	0	0	0	0	0	0	0	
	170	0	84,260	0	84,260	0	0	86,407	4,466,057	0	88,485	5,209,366	0	
	Total	4,030,800	518,253	0	4,549,053	750,428	0	4,466,057	4,254,049	955,317	0	5,209,366	4,155,001	0
	5,110,318													
Public Health & Welfare	210	0	9,925	0	9,925	0	0	9,870	0	0	15,000	0	0	
	220	0	6,542	0	6,542	0	0	6,570	0	0	6,600	0	0	
	221	0	105,864	0	105,864	0	0	106,864	123,304	0	131,064	0	0	
	Total	0	122,331	0	122,331	0	0	123,304	0	0	131,064	0	0	
Leisure Time Activities	290	16,141	22,203	0	38,344	16,662	0	26,880	23,500	0	34,906	23,500	0	
	610	44,038	44,760	0	88,798	59,527	0	104,880	48,750	0	108,323	48,750	0	
	620	477,673	204,578	0	682,251	613,675	0	828,366	226,714	0	897,930	226,714	0	
	630	278,267	107,768	0	386,035	286,142	0	380,363	132,599	0	418,856	132,599	0	
	680	167,698	6,559	0	174,257	0	0	1,340,489	0	0	0	0	0	
	Total	983,817	385,868	0	1,369,685	948,562	0	1,340,489	1,028,452	431,563	0	1,460,015	1,005,595	0
	1,437,158													
Community Environment	310	345,818	25,271	0	371,089	23,032	0	371,992	384,580	27,531	0	375,437	27,531	0
	320	66,957	260,163	0	327,120	68,320	0	406,639	74,353	296,053	0	370,406	296,053	0
	335	0	12,600	0	12,600	0	0	12,600	0	10,000	0	10,000	0	0
	345	0	33,524	0	33,524	0	0	32,122	0	32,500	0	32,500	0	0
Total	360	104,457	3,519	0	107,976	116,158	0	119,587	118,475	7,316	0	125,791	7,316	0
	517,232	335,077	0	852,309	533,438	409,302	0	942,940	577,407	373,400	0	950,807	562,169	0
	935,569													
	General Government	408	0	89,623	0	89,623	0	0	97,674	0	108,444	0	108,444	0
410		220,969	7,118	0	228,087	187,435	0	194,091	216,043	9,688	0	225,731	210,862	0
420		182,486	95,834	0	278,320	162,400	0	320,762	169,873	112,952	0	282,825	164,083	0
421		0	364,942	0	364,942	0	0	349,294	0	318,839	0	318,839	0	0
430		109,048	39,987	0	149,035	109,618	0	162,615	115,645	63,796	0	179,441	112,597	0
450		62,955	41,833	0	104,788	84,460	0	125,363	88,345	29,874	0	118,219	86,212	0
465		75,935	7,793	0	83,728	76,862	0	80,823	82,458	11,350	0	93,808	79,410	0
470		18,392	7,930	0	26,322	18,141	0	26,083	18,485	10,275	0	28,760	18,485	0
480		58,251	67,790	0	126,041	60,228	0	144,975	66,351	97,170	0	163,521	97,170	0
481		90,753	28,264	0	119,017	90,085	0	117,588	99,050	33,489	0	132,539	95,393	0
483		0	20,850	0	20,850	0	0	23,415	0	41,338	0	41,338	0	0
490		111,250	18,334	0	129,584	112,600	0	148,647	134,118	56,946	0	190,964	129,973	0
Total		930,039	790,298	0	1,720,337	901,829	889,501	0	1,791,330	990,368	894,061	0	1,884,429	960,318
Transfers	2,428,802	2,428,802	0	2,428,802	3,111,673	3,111,673	0	5,015,033	5,015,033	5,015,033	0	1,619,721	1,619,721	0
	Advances	0	1,614,941	0	1,614,941	1,696,126	0	1,696,126	1,435,550	1,435,550	0	230,000	230,000	0
	Contingency	0	0	0	0	0	0	0	83,000	83,000	0	83,000	83,000	0
of gen fund	6,461,888	6,195,570	0	12,657,456	6,099,458	7,372,461	0	13,471,919	6,850,275	9,318,988	0	16,169,263	6,683,083	0

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL
TRANSFERS/ADVANCES PG 1 OF 1

DESCRIPTION	For 2015 Actual	For 2016 Actual	Adjusted Budget Year 2017	Estimate for Budget 2018
REVENUES TRANSFERS-IN				
From Hotel Tax Fund	13,567	14,511	13,800	13,800
From Parking Fund	28,588	29,015	29,711	29,711
From Oxford Natural Gas Fund	12	-	-	-
From Water Fund	39,769	40,001	42,095	42,095
From Sewer Fund	39,769	40,001	42,095	42,095
From Capital Improvement Fund	-	-	-	-
From FEMA Fund	-	-	-	-
From Storm Water Fund	-	-	-	-
From Refuse Fund	29,769	30,001	32,095	32,095
Total Transfers In	151,474	153,529	159,796	159,796
REVENUES ADVANCES-IN				
Return of Advance from Capital Equipment Fund	-	-	16,000	-
Return of Advance from Capital Improvement Fund	944,941	331,800	521,550	-
Return of Advance from Oxford Area Trails	670,000	668,000	668,000	-
Return of Advance from Employee Benefit Fund	-	247,000	5,000	5,000
Return of Advance from OVI Task Force Fund	-	449,326	225,000	225,000
Total Advances In	1,614,941	1,696,126	1,435,550	230,000
EXPENDITURES TRANSFERS-OUT				
To FEMA Fund	-	-	-	-
To Street Fund	521,664	530,604	544,613	544,613
To Capital Equipment Fund	174,000	267,069	290,195	290,195
To Capital Improvement Fund	335,688	385,000	385,000	385,000
To Municipal Facilities Fund	1,000,000	1,500,000	3,400,000	-
To Oxford Area Trail Fund	-	30,000	-	-
To Park Debt Service Fund	309,300	310,850	307,075	311,763
To Storm Water Fund	40,000	40,000	40,000	40,000
To Special Assessment Fund	30,000	30,000	30,000	30,000
To Fire/EMS Fund	18,150	18,150	18,150	18,150
Total Transfers Out	2,428,802	3,111,673	5,015,033	1,619,721
EXPENDITURES ADVANCES-OUT				
To Capital Equipment Fund	-	-	16,000	-
To Capital Improvement Fund	944,941	331,800	521,550	-
To Oxford Area Trails Fund	670,000	668,000	668,000	-
To Employee Benefit Fund	-	247,000	5,000	5,000
To OVI Task Force Grant Fund	-	449,326	225,000	225,000
Total Advances Out	1,614,941	1,696,126	1,435,550	230,000

A regular meeting of the Oxford City Council was called to order by Mayor Kate Rousmaniere on Tuesday, May 16, 2017 at 7:00 p.m. Those members present were Steve Dana, Glenn Ellerbe, Kevin McKeehan, Mike Smith and Edna Southard. Bob Blackburn was excused.

Staff members present: Mr. Doug Elliott, City Manager; Mr. Mike Dreisbach, Service Director; Mr. John Jones, Police Chief; Mr. Joe Newlin, Finance Director; Mr. Jung-Han Chen, Community Development Director; Mr. Alan Kyger, Economic Development Director; Mr. John Detherage, Fire Chief; Mr. Chris Conrad, Acting Law Director and Ms. Mary Ann Eaton, Clerk of Council.

ADJOURN TO EXECUTIVE SESSION

Mr. Dana moved to adjourn to Executive Session immediately in accordance with Ohio Revised Code Section 121.22(G)(3) for the purpose of discussing pending litigation. Ms. Southard seconded. The motion passed by the following roll call:

AYE: Mr. Ellerbe, Mr. McKeehan, Mr. Smith, Ms. Southard, Mr. Dana,
Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

RETURN FROM EXECUTIVE SESSION

Ms. Southard moved to return from Executive Session at 7:30 p.m. Mr. McKeehan seconded. The motion passed 6-0-0.

PLEDGE OF ALLEGIANCE

Mayor Rousmaniere requested the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. Dana moved to approve the agenda. Mr. Smith seconded. The motion passed 6-0-0.

PUBLIC PARTICIPATION

REQUEST FOR USE OF RIGHT OF WAY

Ms. Jessica Greene, Executive Director, Enjoy Oxford, advised Enjoy Oxford and the Lane Public Library each had specialized bikes they would like to bring to the Uptown Park area on Saturdays, May-October during the Farmers Market hours. Ms. Greene noted Enjoy Oxford would greet visitors and the Lane Library would have a book mobile on 2 wheels. Ms. Greene advised the bikes would not be out in inclement weather and they were willing to cancel on days other events were taking place in the parks.

Ms. Greene referred to the City's Park and Right-of-Way permit and noted "the period of use may not exceed two days without City Council approval".

Mr. Dana moved to approve the Right-of-Way request. Mr. McKeehan seconded. The motion passed 6-0-0.

PUBLIC COMMENTS

Mr. David Brown, Butler County Auditor's Office, noted he was in attendance as part of the Auditor's outreach to local governments program. Mr. Brown updated Council on the "skimmer" situation in Butler County, the first half tax distributions and the Homestead Exemption program.

CONSENT AGENDA

MINUTES

Minutes of the May 2, 2017 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORT

Report regarding the May 3, 2017 Environmental Commission Meeting. (Mike Dreisbach, Service Director)

RESOLUTION

SURPLUS PROPERTY

A Resolution No. 5066 declaring certain property in the City's possession no longer needed for any municipal purpose and authorizing its disposal or trade to a federally licensed firearms dealer. (John Jones, Police Chief)

Mr. Dana moved to approve the consent agenda. Mr. Ellerbe seconded. The motion passed 6-0-0.

RESOLUTIONS

RESOLUTION

AMTRAK PLATFORM

A Resolution No. 5067 supporting the development of an Amtrak Platform at 909 Collins Run Road in the City of Oxford. (Alan Kyger, Economic Development Director)

Mr. Kyger advised part of what he would present this evening was similar to what he presented at a Work Session in December which was an update on the work done by the Amtrak Steering Committee. Mr. Kyger noted at that point the Steering Committee asked for a financial commitment of \$350,000 towards the project which Council was in favor of. Mr. Kyger noted in moving forward Amtrak asked if the proposed site had been publically vetted and since the Work Session was not recorded the public vetting could occur this evening.

Mr. Kyger advised the Steering Committee members included himself, Randi Thomas, David Prytherch, Lee Fisher, Rick Baily, Mike Davis, and student member Kyle Mortimer. Mr. Kyger noted assistance was also given by Cody, Powell, Jerome Conley, Sam Perry, Mayor Rousmaniere, Jung-Han Chen, Mike Dreisbach and Derek Bauman. Mr. Kyger advised the committee's goal was to bring an Amtrak Station to Oxford and Miami University at the soonest time possible, at the best location available and at the most affordable cost. Mr. Kyger noted what the committee wanted to bring to Oxford initially was a basic platform which consisted of a sidewalk along the railroad track with a shelter and lighting. Mr. Kyger noted Amtrak's Cardinal line runs through Oxford currently and stops in Cincinnati and in Connersville, Indiana. Mr. Kyger advised since the Work Session in December Council adopted a Resolution pledging financial support of \$350,000 towards the construction of an Amtrak Platform and Shelter and Miami University pledged \$350,000 as well. Mr. Kyger noted the Talawanda School District was willing to work with the City and Miami University to consider ways that access to the stop might be provided over the Board of Education's Collins Run Road property. Mr. Kyger showed slides of several potential sites the Steering Committee considered for an Amtrak stop in Oxford and explained the pros and cons of each one and advised the committee ultimately selected 909 Collins Run Road as the most appropriate location. Mr. Kyger noted the committee wanted to seek access to the property as a short term goal. Mr. Kyger showed renderings of what an Amtrak platform and shelter might look like initially once Main Street and Collins Run Road were aligned and what it might look like after other improvements were made. Mr. Kyger noted Amtrak wanted the site to be fully vetted and voted on by Council, a narrative, a memo of understanding on site ownership and operation, an EPA review, design proposals and cost estimates. Mr. Kyger advised some of that work could be done in house and some would require the expenditure of funds committed for the project. Mr. Kyger noted his hope Council would approve the proposed site.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mayor Rousmaniere noted one of the proposed sites was owned by Miami University, one was owned by a local property owner, and one was owned by British Petroleum. Mr. Kyger advised British Petroleum would sell the site near the corner of Main and Chestnut Streets for \$12,000 however Amtrak was not in favor of that site as the train could block both Main and Chestnut Streets. Mayor Rousmaniere noted 909 Collins Run Road was owned by the Talawanda School District and Mr. Kyger advised the school district was willing to work with the City and Miami University to get access to the back of the site.

Mr. Dana noted he felt the proposed site was compelling because it fostered a multi model transportation center in the future.

Ms. Southard moved to adopt Resolution No. 5067. Mr. Dana seconded. The motion passed 6-0-0.

RESOLUTION
ROAD AND TRAFFIC
IMPROVEMENTS

A Resolution No. 5068 authorizing Miami University to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Avenue based on their Baker Traffic Engineering and Campus Circulation Study. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised he was seeking Council's approval of pedestrian and vehicle traffic improvements where City through streets converge with Miami University property. Mr. Dreisbach noted Miami hired Michael Baker International to perform a Campus Circulation study and as part of the study Michael Baker collected huge amounts of data on how buses, vehicles, bicycles and pedestrians moved about the campus area. Mr. Dreisbach advised visual counts were made by Michael Baker as well as automated electronic counts, and a process called street lighting was used where GPS cell phone data is collected from cell phone carriers tracking where cell phones are moving throughout the campus. Mr. Dreisbach showed a slide of various vehicle counts throughout the campus area and noted 11,000 – 13,000 vehicles were counted traveling west on Chestnut Street in the afternoon. Mr. Dreisbach advised while the study was performed campus wide he was focused on the Spring Street corridor and Patterson Avenue in relation to Western Drive this evening. Mr. Dreisbach provided a slide showing 2,800 improper pedestrian crossings on Patterson Avenue which was a significant safety hazard. Mr. Dreisbach referred to the area near the Shriver Center and the Armstrong Center and advised during class change pedestrians outnumbered vehicles 4 or 5 to 1. Mr. Dreisbach noted the study addressed various circulation issues and one improvement considered was to make Oak and Maple Streets paired one way streets but after further analysis there was no gain in parking and to have Maple one way at Spring was detrimental to traffic and that option was dismissed. Mr. Dreisbach provided a slide of a proposed traffic signal at S. Campus Avenue and Chestnut Street and noted the study indicated any one improvement to help traffic on Chestnut Street was to install a traffic signal at that intersection. Mr. Dreisbach advised Council previously approved the traffic signal at S. Campus Avenue and Chestnut Street and it would be installed this summer in conjunction with the signal at S. Main Street and Chestnut. Mr. Dreisbach noted the third improvement was a proposed 3 way stop at Maple and Spring and advised this was proposed a couple of years ago and Council was not inclined at the time to approve it as there had not been a scientific study done showing warrants were met to approve a stop sign there. Mr. Dreisbach advised the data had now been collected and the stop sign was warranted. Mr. Dreisbach showed a slide of Bachelor Hall near Route 73 and Patterson Avenue which was where the 2,800 improper crossings were occurring and noted he expected that number to increase as the demographics at the university changed as to where residence hall were located. Mr. Dreisbach advised the construction of a mail and package center at Shriver would generate additional traffic and noted Miami was moving a lot of their admissions focus to that area where they were doing improvements to surface parking. Mr. Dreisbach advised Michael Baker also recommended to eventually remove some of the cross walks on High Street and design raised concrete refuge islands in the center turn lane. Mr. Dreisbach noted operational improvements at intersections along N. Patterson were being considered although they were not germane to tonight's discussion. Mr. Dreisbach advised the traffic signal at S. Campus and Chestnut would reduce the approach time to the intersection by 75%.

Mr. Dreisbach reiterated a 3 way stop was recommended at Spring and Maple and advised at class change the intersection operated as a 3 way stop anyway. Mr. Dreisbach noted due to numerous close calls at the intersection Miami would like to build not only the 3 way stop but a raised speed table through the entire intersection with a gentle taper approaching and leaving the table so vehicles would be forced to slow down to an appropriate speed as they approach the stop and the significant number of people crossing at the crosswalks. Mr. Dreisbach advised construction already taking place was a new water main along Maple Street and a new utility tunnel top would be constructed and in conjunction with the speed table if approved will allow ADA compliant handicap ramps to be installed in this area. Mr. Dreisbach provided a slide of the warrant analysis for justifying a 3 way stop and noted the warrants met at all daytime hours and if 70% of the pedestrians counted were dismissed the stop sign would still be warranted. Mr. Dreisbach advised the arch in front of the Shriver Center would be removed and the property would be landscaped to remove conflicts with vehicles, pedestrians and bicycles. Mr. Dreisbach noted the improvement would be funded 100% by Miami University. Mr. Dreisbach referred to the pedestrian safety improvements from the study and advised Miami proposed a raised median crosswalk across Patterson Avenue, and Western Drive would become pedestrian only. Mr. Dreisbach asked for Council's approval and support of the proposed improvements.

Mr. Dick Keebler, 11 Fox Run Circle, advised he was a life long resident with 34 years on the Oxford Fire Department, 8 years on City Council, 8 years on Planning Commission, 4 years as Mayor and he knew the town well. Mr. Keebler noted making the Spring Street and Maple Street intersection a 3 way stop came up while he was on Council, he spoke against it and it was defeated. Mr. Keebler noted while there were more statistics now everyone knew it was a busy intersection and he believed his original premise was still valid. Mr. Keebler advised if additional controls were needed it should be a traffic signal to give motorists a fighting chance against student pedestrians. Mr. Keebler noted Oxford only had 3 east west thoroughfares, High Street, Spring Street and Chestnut Street and there was no opportunity to add more even with increased traffic over the last 20 years. Mr. Keebler advised he felt Oxford absolutely didn't need more stop signs chocking traffic on the thoroughfares and that was what this proposal would do. Mr. Keebler noted the last time the City road blocked the thoroughfare with stop signs was at Campus and Chestnut and it didn't take a traffic engineer to figure out it needed a traffic signal. Mr. Keebler noted it resulted in traffic backed up for two blocks east and west on Chestnut Street many times throughout the day with only one or two cars sitting on Campus Avenue except around 5:00 p.m. when the work day ended. Mr. Keebler advised this summer that mistake will finally be rectified with a traffic actuated signal there and at Chestnut and Main and Oxford didn't need to create a new impediment on another thoroughfare. Mr. Keebler noted he was not a traffic engineer but he was a thorough observer and he believed anyone who worked with him on Planning Commission would attest that he can visualize layouts, traffic movements, analyze issues and look for responsible solutions. Mr. Keebler advised he traveled Spring Street frequently at various hours and saw two different behaviors from Miami students, at Spring and Maple with no stop sign on Spring Street motorists have the right-of-way and students generally respect that by waiting for a gap in traffic before stepping off the curb, and motorists are good about stopping for students to allow a good number to cross. Mr. Keebler noted during busy times at Spring and Oak Street at the 3 way stop or Spring and Campus at the 4 way stop it's a totally different dynamic and students took advantage of stopped cars. Mr. Keebler advised anyone who drives those intersections can attest to that happening on a regular basis. Mr. Keebler noted while stop signs generally work well with mixed pedestrians and motorists the standards don't work when it comes to the privileged college student.

Mr. Keebler advised he felt it was only tolerable at these locations (Spring and Oak, Spring and Campus) because pedestrian traffic is not as heavy as at Spring and Maple. Mr. Keebler noted as Mr. Dreisbach stated during class changes the Spring and Maple intersection already functions as if it were a 3 way stop however he felt there was a big difference when the motorist has the right-of-way and students tend to give them a turn. Mr. Keebler advised creating an official 3 way stop will destroy that balance so why change it. Mr. Keebler questioned whether the raised intersection would encourage students to ignore crosswalks and traverse the intersection any way they please creating additional issues for motorists especially if it's changed to a 3 way stop. Mr. Keebler advised he felt this was a solution looking for a problem and noted while a lot of statistics had been generated the conclusions were still subjective. Mr. Keebler noted the warrants were met for a 3 way stop at Spring and Maple but nothing was said about it meeting the warrants for a traffic signal. Mr. Keebler advised the pedestrian crossings were almost equal at Spring and Maple as at Patterson and High and there was a traffic signal at Patterson and High. Mr. Keebler noted Miami wanted a 3 way stop at Spring and Maple long before a consultant was hired and consultants want to satisfy their clients. Mr. Keebler questioned whether the study gave equal value to the movement of motorists and pedestrians alike to preserve and maintain Spring Street as the thoroughfare it is and has always been and not turn it into a university drive. Mr. Keebler noted he may be the only one speaking in opposition of the 3 way stop but he could assure Council there were plenty of individuals who agreed with him but felt more weight was given to Miami University than local residents and it was not worth their time to come forward. Mr. Keebler urged Council not to approve the 3 way stop at Spring and Maple and to recognize the importance of Spring Street as a thoroughfare for citizens and visitors needing access across town to and from Route 73. Mr. Keebler noted if Council felt the current intersection was a safety issue for pedestrians to have the university install a traffic signal at Spring and Maple to insure equal opportunity for motorists and pedestrians alike.

Mr. David Prytherch, 6195 Contreras Road, advised as the Planning Commission Chair he was party to some of the meetings with the consultants and he felt never had a more thorough traffic study been done in the City of Oxford. Mr. Prytherch noted an unbelievable amount of analysis had been done and he recalled that the consultants concluded the improvements on Chestnut are likely to absorb some of the cross traffic flows. Mr. Prytherch advised people might avoid the heart of campus and utilize Chestnut Street instead of Spring Street. Mr. Prytherch noted the intersection of Spring and Maple was already in failure, it was not going to get any better and it is not as safe as it could be for the tens of thousands of students, pedestrians and visitors. Mr. Prytherch advised a signal could be an answer although students might not obey it. Mr. Prytherch noted the university had as much data as could be hoped for on an intersection and anyone who has walked in addition to driven the intersection knows that for nine months of the year there is a real safety hazard and luckily there has not been a problem to date. Mr. Prytherch advised he felt this was a problem looking for a solution.

Mr. McKeehan inquired if the consultants discussed a stop light at the Spring and Maple intersection.

Mr. Dreisbach advised it was discussed and it would likely meet the warrants although stop signs were quick to install and traffic signals took time. Mr. Dreisbach noted Miami was being proactive with the changes of use on campus, the changes of use at the Shriver Center, and the additional loading going to the Armstrong Center they foresee the number of pedestrians only growing and they would like to take action to insure the safety of those pedestrians.

Mr. Dana inquired what intersection criteria warranted a traffic signal compared to stop signs. Mr. Dreisbach advised Spring and Maple would be a likely candidate for a traffic control signal and it might need to function with Oak Street and possibly Campus and Spring Street but that issue needed to be looked at in a holistic view not just one intersection. Mr. Dreisbach noted funding for the Chestnut Street signals came from a grant through the Ohio Public Works Commission and that was a possibility for Spring Street as well. Mr. Dana inquired what the timeline was for the proposed improvements and Mr. Dreisbach advised Miami wanted to complete the improvements this summer.

Ms. Southard inquired how bus stops and bike lanes fit into this project. Mr. Dreisbach advised there would be no changes to the bike routes or bike lane activity associated with this project. Mr. Prytherch advised buses going northbound on Maple would now be able to make a turn which they currently have trouble doing.

Mayor Rousmaniere inquired if Miami was planning the improvements and paying for them why their representatives weren't present this evening. Mr. Dreisbach advised he did not ask Miami representatives to attend this evening and noted they submitted all the paperwork, construction drawings and right-of-way permits and the City Manager felt because of the impact to the public a vote should be taken by Council on whether to proceed. Mayor Rousmaniere inquired who had authority over the roads. Mr. Elliott advised Miami University maintained that they had quite a bit of authority on the roadways through the campus, they were here before the City and the City had never decided to challenge that position. Mr. Elliott noted staff had always tried to work with the university and cooperate with them and he appreciated their willingness to let the City have a say on the improvements. Mr. Elliott advised resurfacing of the roads through the campus area came from general tax dollars and City Council had never asked him to have the court determine who the roads actually belong to. Mr. Dreisbach noted he felt it was important that everyone had a complete idea of the City's relationship with Miami and advised they worked together on multiple utility projects and Miami often paid more than their fair share and they were a great neighbor. Mr. Dreisbach advised he enjoyed working with Miami for the common good and noted his hope we could do that tonight. Mr. Elliott added Miami was the City's largest employer, the City had a great relationship with them and they worked together on a lot of projects. Mr. Dreisbach noted the issue of a traffic signal would continue to be studied for Spring and Maple and advised traffic signals could help control the mayhem but they were not the solution to every issue.

Mr. Ellerbe agreed with Mr. Keebler and advised he did not think stop signs were needed at Spring and Maple. Mr. Ellerbe noted he frequented the area and observes the traffic pattern and does not recall any accidents at that intersection. Mr. Ellerbe advised he agreed with everything presented except the stop signs. Mr. Ellerbe noted it seemed counter intuitive to have a 3 way stop with three crosswalks in that high density intersection to cause additional slow down of traffic.

Mr. Smith advised in Miami's Executive Summary their recommendation was a 'trial 3 way stop' at Spring and Maple. Mr. Smith inquired how a trial would be evaluated and if it was a trial in advance of a signal. Mr. Dreisbach advised he had that discussion with officials at Miami and noted the City prefers not to have trial traffic control measures as the City acted on something warranted or did not act at all.

Mr. Dreisbach noted to discount the data that shows 70% of the crossings were not even needed to qualify for a 3 way stop is a very large statistic and should there be an incident because a 3 way stop is not installed would require some explaining. Mr. Smith noted he had seen the speed tables on Western Drive and felt they encouraged students to pay less attention because there was not an elevation change from the sidewalk to the street and he finds more people walking out in front of him. Mr. Smith noted Spring Street was a major EMS route and inquired if the speed table proposed a hazard to apparatus and ambulances trying to navigate Spring Street. Chief Detherage advised it might slow them down but it would not create a hazard.

Mr. McKeehan advised he was torn on the issue of the 3 way stop and noted he respected Mr. Keebler's opinions. Mr. McKeehan advised he did not travel that intersection a lot but he has been there enough to be trapped by students who pay no attention except to their own progress. Mr. McKeehan inquired if Mr. Dreisbach felt the 3 way stop was good for Spring and Maple or not. Mr. Dreisbach advised he drove the area frequently and his answer was yes.

Mayor Rousmaniere noted the data showed that even if there were 70% less people crossing at that intersection it would still warrant a stop sign and Mr. Dreisbach advised by the rules set by the State of Ohio it would still qualify for a 3 way stop. Mr. McKeehan advised that was an absurd number and if we had other data that number might require a stop light. Mr. Dreisbach reminded Council the traffic improvements on Chestnut will encourage people to use Chestnut as the quicker route and avoid the heart of campus. Mr. Dana inquired if that inclination appeared somewhere and he missed it. Mr. Dreisbach advised the forecasted approach time to the intersection of Campus Avenue and Chestnut Street is reduced by 75% and clearly traffic was going to improve on Chestnut Street. Mr. Ellerbe noted it appeared Miami's goal was to use Chestnut and Main to flow most of the traffic and Spring Street would be mainly for bikes and walking traffic. Mr. Dreisbach advised the Chestnut improvements had always been City initiated and City funded.

Mr. Dick Keebler, advised he did not believe improvements on Chestnut Street would move much traffic off of Spring Street as no one on the west side of town was going to come down Spring Street now because of the amount of traffic and pedestrians verses going down Chestnut and nobody on the west side of town is going to go to Chestnut just to come back up Patterson to Route 73. Mr. Keebler noted it was not a good conclusion to feel that just because traffic signals would be installed on Chestnut that we're going to significantly change the amount of traffic that was trying to use Spring Street.

Mr. Ellerbe moved to amend the proposed Resolution to remove only the 3 way stop sign portion. Mr. Smith seconded. The motion passed 5-1-0 with Mayor Rousmaniere voting nay.

Mr. Dana moved to adopt Resolution No. 5068 as amended. Ms. Southard seconded. The motion passed 6-0-0.

RESOLUTION
2017 PUMPER/TANKER

A Resolution No. 5069 authorizing the City Manager to enter into a contract with Sutphen Corporation for the purchase of a 2017 pumper/tanker truck and specified options at state contract pricing at a cost not to exceed \$574,405.00 utilizing funds from the Local Government Safety Capital Grant, Miami University, Oxford Township and the City of Oxford's Fire and EMS fund. (John Detherage, Fire Chief)

Chief Detherage noted this project was a long time in the making and he hoped to obtain final approval for the purchase of the tanker/pumper this evening. Chief Detherage advised the pumper/tanker was designed to replace the 1990 tanker and the 1995 pumper and combine them into one vehicle.

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. McKeehan inquired if the new vehicle was larger than the two it would replace and Chief Detherage advised it would be between the length of the current pumpers and the ladder truck.

Ms. Southard inquired if the participants were contributing equally. Chief Detherage advised that was the original plan before a price increase and additional equipment was ordered for the vehicle.

Mr. Smith inquired what the delivery time was for the vehicle and Chief Detherage advised approximately one year.

Mr. Dana moved to adopt Resolution No. 5069. Mr. McKeehan seconded. The motion passed 6-0-0.

ORDINANCES
SECOND READING

ORDINANCE
STREET NAME CHANGE

An Ordinance No. 3403 Changing The Name Of "Collins Run Road" In The City Of Oxford To "South Main Street" And Directing The Clerk Of Council To Forward A Certified Copy Of This Ordinance To The County Engineer. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised this issued was discussed with stakeholders and the Oxford Township Trustees objected to renaming Collins Run Road. Mr. Dreisbach noted he had nothing further to report since the first reading.

Mr. John Kinne, Oxford Township Trustee, doing business at 925 Collins Run Road, pointed out that a number of City streets changed name inside of town and it was not unusual to have a street name change within the City limits or township.

Mr. Kinne noted as he talked to some of his colleagues and township residents someone said if City Council was going to do name changing they thought it would be a good idea to change Main Street to Morning Sun Road. Mr. Kinne advised he told the resident he would relay the comment. Mr. Kinne asked that the township's address remain 925 Collins Run Road.

Mr. Dana referred to page 19 of Council's packet and quoted from the minutes "Mr. Dreisbach noted Collins Run Road was not a through street and most people going there have business there and know where they are going".

Ms. Southard noted Council approved the location for an Amtrak Platform this evening on Collins Run Road which she felt was another argument for changing the name to S. Main Street as the continuation of a street to a major destination for visitors to Oxford.

Mr. Dana moved to adopt Ordinance No. 3403. Ms. Southard seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. McKeehan, Mr. Smith, Ms. Southard, Mr. Dana, Mr. Ellerbe, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

ORDINANCE **SOUTHPOINT COMMERCIAL TIF**

An Ordinance No. 3404 Declaring Improvements To Parcels Of Real Property Located In Oxford, Ohio, To Be A public Purpose Under Section 5709.40(B) Of The Ohio Revised Code, Exempting Such Improvements From Real Property Taxation, Declaring Certain Public Improvements To Be Necessary For The Further Development Of Those Parcels, And Establishing A Tax Increment Equivalent Fund. (Doug Elliott, City Manager)

Mr. Elliott noted there were 5 pieces of legislation for second reading to establish Tax Increment Financing Districts (TIFs). Mr. Elliott advised the City was establishing TIF Districts as a result of the development agreement signed in 2006 and under the "Failure of the Connector" conditions 4-leaf may elect to construct and dedicate a road in the area generally shown for the connector and it states the City will create one or more Tax Increment Financing Districts.

Mr. Elliott presented the PowerPoint as he did for the first reading of the proposed Ordinances and explained the TIF process and the proposed roadway which he reiterated had nothing to do with the "Connector".

Mayor Rousmaniere inquired if there were any comments from the public and there were none.

Mr. McKeehan moved to adopt Ordinance No. 3404. Mr. Ellerbe seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Smith, Ms. Southard, Mr. Dana, Mr. Ellerbe, Mr. McKeehan, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

ORDINANCE
SOUTHPOINT TIF
INCENTIVE DISTRICT 1

An Ordinance No. 3405 Declaring Improvements To Parcels Of Real Property Located In The City Of Oxford, Ohio, To Be A Public Purpose Under Section 5907.40 (C) Of The Ohio Revised Code, Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of Such Documents As May Be Necessary, And Establishing A Tax Increment Equivalent Fund. (Doug Elliott, City Manager)

Mr. Elliott referred to page 61 of Council's packet, Section 3 of the Ordinance and described the minor amendments to the language as shown in bold and by strikethrough.

Mr. Dana moved to accept the corrections in Section 3 on page 61 of the Ordinance. Mr. Smith seconded. The motion passed 6-0-0.

Mayor Rousmaniere inquired if there were any comments from the public or from Council and there were none.

Mr. Dana moved to adopt Ordinance No. 3405. Mr. Smith seconded. The Ordinance was adopted by the following roll call:

AYE: Ms. Southard, Mr. Dana, Mr. Ellerbe, Mr. McKeehan, Mr. Smith, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

ORDINANCE
SOUTHPOINT TIF
INCENTIVE DISTRICT 2

An Ordinance No 3406 Declaring Improvements To Parcels Of Real Property Located In The City Of Oxford, Ohio, To Be A Public Purpose Under Section 5907.40 (C) Of The Ohio Revised Code, Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of Such Documents As May Be Necessary, And Establishing A Tax Increment Equivalent Fund. (Doug Elliott, City Manager)

Mr. Dana moved to amend Section 3 of the proposed Ordinance as indicated in bold and by strikeout on page 71 of Council's packet. Mr. Ellerbe seconded. The motion passed 6-0-0.

Mayor Rousmaniere inquired if there were any comments from the public or from Council and there were none.

Mr. Smith moved to adopt Ordinance No. 3406. Mr. Dana seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Dana, Mr. Ellerbe, Mr. McKeehan, Mr. Smith, Ms. Southard, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

ORDINANCE
SOUTHPOINT TIF
INCENTIVE DISTRICT 3

An Ordinance No. 3407 Declaring Improvements To Parcels Of Real Property Located In The City Of Oxford, Ohio, To Be A Public Purpose Under Section 5907.40 (C) Of The Ohio Revised Code, Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of Such Documents As May Be Necessary, And Establishing A Tax Increment Equivalent Fund. (Doug Elliott, City Manager)

Mr. McKeehan moved to amend Section 3 of the proposed Ordinance as indicated in bold and by strikeout on page 81 of Council's packet. Mr. Dana seconded. The motion passed 6-0-0.

Mayor Rousmaniere inquired if there were any comments from the public or from Council and there were none.

Mr. Ellerbe moved to adopt Ordinance No. 3407. Mr. Dana seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Ellerbe, Mr. McKeehan, Mr. Smith, Ms. Southard, Mr. Dana, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

ORDINANCE
SOUTHPOINT TIF
INCENTIVE DISTRICT 4

An Ordinance No. 3408 Declaring Improvements To Parcels Of Real Property Located In The City Of Oxford, Ohio, To Be A Public Purpose Under Section 5907.40 (C) Of The Ohio Revised Code, Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of Such Documents As May Be Necessary, And Establishing A Tax Increment Equivalent Fund. (Doug Elliott, City Manager)

Ms. Southard moved to amend Section 3 of the proposed Ordinance as indicated in bold and by strikeout on page 91 of Council's packet. Mr. Dana seconded. The motion passed 6-0-0.

Mayor Rousmaniere inquired if there were any comments from the public or from Council and there were none.

Mr. Dana moved to adopt Ordinance No. 3408. Mr. Smith seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. McKeehan, Mr. Smith, Ms. Southard, Mr. Dana, Mr. Ellerbe, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

ORDINANCE
SUPPLEMENTAL BUDGET

An Ordinance No. 3409 Amending Ordinance No. 3381. Supplemental Budget Ordinance Number 4 to Make Supplemental Appropriations For Fiscal Year 2017. (Joe Newlin, Finance Director)

Mr. Newlin advised he had nothing to add since the first reading and commended Department Heads for seeking grant funds to help supplement the City in completing certain projects. Mr. Newlin advised it was always good to supplement tax dollars with available grant funds.

Mayor Rousmaniere advised the proposed supplemental budget included grant funding for the playground structure at Leonard Howell Park and for the new tanker/pumper vehicle.

Mayor Rousmaniere inquired if there were any comments from the public or from Council and there were none.

Mr. McKeehan moved to adopt Ordinance No. 3409. Mr. Dana seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Smith, Ms. Southard, Mr. Ellerbe, Mr. Dana, Mr. McKeehan, Mayor Rousmaniere (6)

NAY: None (0)

ABS: None (0)

ANNOUNCEMENTS

Mr. Elliott noted at the last meeting he shared the City received a letter from Butler County Prosecutor Gmoser indicating he felt he could no longer prosecute Oxford's local Ordinances. Mr. Elliott advised Mr. Gmoser approached the City two years ago to discuss the creation of a Butler County Municipal Court and an Oxford Municipal Court. Mr. Elliott noted Mr. Gmoser's proposal was based on a savings to the county but it was at the expense of the City of Oxford. Mr. Elliott advised he spoke to representatives from the Ohio Supreme Court to discuss what services they may be able to provide to the City as the City considers whether or not to establish a Municipal Court and explores other options. Mr. Elliott noted he also spoke to Charlie Young, the Butler County Administrator, and Mr. Young provided him some information on revenue and expenses at the county level for the existing Butler County Area Court system. Mr. Elliott advised he and Mr. McHugh are still discussing the matter and if Mr. Gmoser moves forward as indicated the Oxford Police Officers will issue citations under state law rather than local Ordinance.

Mayor Rousmaniere inquired if the City could site local Ordinances as State law. Chief Jones advised OPD had the option of citing under State code or City code and the officer makes the judgement call. Chief Jones noted certain City Ordinances were not covered under state law such as the Noise Ordinance and he will likely revise the City's Civil Offense Section of the Code to include noise just like it currently includes litter. Chief Jones advised the entire Civil Offense Section and fine structure would be evaluated for possible revisions.

Mayor Rousmaniere inquired when the construction to align Main Street and Collins Run Road would begin and Mr. Dreisbach advised June 1st.

Mr. Chen advised ShareFest 2017 just wrapped up and he felt it was a very successful event. Mr. Chen thanked all of the volunteers and social service agencies for their efforts.

Ms. Eaton reminded Council of the upcoming vacancies on Boards and Commissions.

Mr. McKeehan wished Councilor Blackburn a speedy recovery.

Mr. Ellerbe congratulated Chief Jones and Chief Detherage on another safe and successful commencement weekend noting a lot of visitors were coming in and out of town.

Mr. Dana noted as a mile square resident that commencement weekend went very well.

Mr. Dana noted his hope an equitable solution could be reached regarding the issue of a municipal court or other court and that the costs and benefits will be weighed and values made clear.

Mr. Smith advised it was still Historic Preservation Month and two very successful tours had taken place with 30 plus participants. Mr. Smith noted last weekend's tour concluded in Councilor Dana's 1857 home. Mr. Smith advised this Saturday's tour at 10:30 a.m. would begin behind Lewis Place on Church Street.

Ms. Southard noted Oxford would be busy this summer and advised the Farmers Market's summer hours were from 8 a.m. to 12 p.m. every Saturday.

Ms. Southard noted commencement weekend was beautiful and safe and thanked everyone for making that happen.

Ms. Southard thanked those who volunteered and donated to ShareFest noting the event took an enormous amount of effort, it kept useable items out of the landfill and put them into the hands of those in need.

Ms. Southard wished Councilor Blackburn a speedy recovery.

Mayor Rousmaniere noted the Oxford Wine Festival was this Saturday, Miami University's Alumni Weekend was in early June, Buckeye Boys State was June 11-18, the Ohio Town Gown Summit was July 27th and the Music Festival begins June 1st.

Mayor Rousmaniere noted ShareFest was incredible and thanked Andrew Wilson, Jung-Han Chen, City Council and all the others who helped to make it a great success.

ADJOURN

Mr. Dana moved to adjourn at 9:30 p.m. Mr. Smith seconded. The motion passed 6-0-0.

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: June 6, 2017

Account Code No. #:

Jung-Han Chen
Prepared By

Budgeted Amount:

May 24, 2017
Date Prepared

Agenda Title: Planning Commission Meeting Report –May 9, 2017

Concept Review, 800 Maple Street, Oxford Bible Fellowship

Pastor Garret Nates shared with the Commission about their proposed expansion plan to solicit comments from the Planning Commission.

Zoning Items

PC-2017-04 Zoning Code Map Amendment, from GB (General Business) District & R-1MS (Single-Family Mile-Square Residential) District to R-2MS (Single- and Two-Family Mile-Square Residential) District, **Scott Webb, Applicant**

The application is to rezone the old Miami Valley Lumber Yard on S. College Avenue and associated properties with access from Rose Avenue and Heather Lane in preparation of a residential development project “Gaslight” Avenue.

The Planning Commission reviewed the case in the context of the site’s history, Comprehensive Plan, as well as the development pattern around this site and felt that the amendment could be supported, based on the general decision standards and voted 7-0-0 to recommend Council for approval.

Administrative Approvals

PC-2017-06, Final Planned Development, Red Brick Estates, 23.28 acres, R-1A District, **Red Brick LLC, Applicant**

This is the Final Planned Development for this project to build 50-home lots on 23.28 acres of site. The Preliminary was approved by City Council in 2016. This Final Planned Development was significantly similar to the approved Preliminary PUD. The neighbors came before the Planning Commission concerned about the changes in phasing of the development, along with not knowing the status of the stub street, to be an extension of a proposed roadway of the project. The Commission heard the comments and voted to table this until the status of the stub street is clear, since the City has been negotiating with the representative of the owner. The Commission voted 7-0-0 to table this case.

PC-2017-05, Preliminary Planned Development, Gaslight Avenue at Stewart Square, formerly Miami Valley Lumber Site & Associated Properties, 6.45 acres, **Scott Webb, Applicant/Agent**

The applicant is seeking Preliminary Planned Development approval to build 88 units of single family dwellings in a cluster of two- and three-family configurations. The site is approximately 6.45 acres with three access points: College Avenue, Rose Avenue and Heather Lane. This development has been proposed in conjunction with a zoning map amendment to change the area zoning from GB and R-1MS to R-2MS.

The site is challenging for development purposes, due to its geographical layout, as well as the visibility and accessibility from fully paved roadways.

Staff pointed out issues about the density, parking arrangements, encroachment to the perimeter setback and the deficiencies in meeting the design standards of the Planned Development. The applicant provided detailed information on those issues raised by staff and the improvements that would happen at the site.

Due to the meeting approaching midnight, the Commission voted 7-0-0 to table this application and asked the applicant to review those issues raised by staff to find ways to address them at the next meeting.

PC-2017-09, Minor Amendment to an Approved Conditional Use, 601 S. Locust Street, McDonalds, Etta Reed, Bayer-Becker, Applicant/Agent

The applicant provided detailed information regarding the widening of a portion of the existing drive-thru into two lanes and the impact to the City regulations. The Commission felt that changes would be considered minor and requested that this to be approved by the Chair and the Zoning Administrator on a vote of 7-0-0.

The next regular meeting is scheduled for June 13, 2017.

Approved by:

	Initial	Date
Department Head:	<u>JHC</u>	<u>5/25/17</u>
City Attorney:		
City Manager:	<u>CR</u>	<u>6.1.17</u>

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: June 6, 2017

Sam Perry
Prepared By

Account Code No. #:

June 1, 2017
Date Prepared

Budgeted Amount:

Agenda Title: Board of Zoning Appeals Meeting Report – May 17, 2017

Adjudication Hearings

BZA-2017-06, 423 W. Chestnut Street, variance to Section 1149.03(a) off-street parking areas shall be hard surfaced, **Sarah Mayer-Swift, Applicant**

A residential driveway was widened with gravel without approval by the city. The owner was not aware of the regulations. Rather than replace the gravel with grass the owner applied for a variance. After deliberation by the board using the decision standards, the board voted unanimously that there was insufficient evidence to warrant the variance requested. The gravel will be replaced with grass or a compliant hard surface driveway will be reviewed and approved by city staff prior to installation.

BZA-2017-07, 214 E. Withrow Street, variance to Section 1137.04(B)5 occupancy reduction and Section 1149.03(C)1, reduction of parking spaces, **Kathy Albrecht, Derek Cook, Applicants**

As part of the owner's proposal to remodel the interior of an existing nonconforming lodging house, it was determined that the occupancy of 6 shall be reduced to 4 and that 2 parking spaces shall be provided. Occupancy over 4 in a single unit is considered nonconforming by Oxford Zoning Code. There are no off-street parking spaces. An interior reconfiguration requires 30% occupancy reduction and compliance with parking requirements. The owner requested variances from both requirements. After deliberation by the board using the decisions standards, the board voted 4-1 to approve the parking variance and 5-0 to deny the occupancy variance. The owner can move forward with the remodel without off-street parking but will have to reduce the occupancy to 4.

Director Chen answered questions for BZA members about zoning enforcement staffing.

The June 21 BZA meeting is cancelled due to no applications. The next regular BZA meeting is Wednesday, July 19, 2017 at 7:30 p.m. at 118 West High St.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial

Date

SP/SHC / 6-1-17

GR / 7-2-17

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Parks and Recreation
Originating Department

Council Meeting Of: June 6, 2017

Account Code No. #: N/A

Prepared By: Casey D. Wooddell

Budgeted Amount: N/A

Date Prepared: May 30, 2017

Agenda Title: Recreation Advisory Board Meeting, 5/18/17

Recommendation: Approve

Attendance: Ken Bogard, Edna Southard, Craig Bennett, Shaunna Tafelski, Kevin Ackley

Staff: Casey Wooddell, Deanna Barbour

Guests: City Manager Doug Elliott; Leah Flynn, Executive Director, Oxford Community Foundation; Jessica Greene, Executive Director, Enjoy Oxford; Hollie Bonewit-Cron, Head Swimming and Diving Coach, Miami University

Discussion:

Recreation Advisory Board (RAB) met Thursday, May 18, 2017 at the Oxford Seniors Center. RAB members welcomed several guests to this meeting (listed above), focused on the progression of the new Oxford Aquatic Center project.

City Manager Elliott provided a synopsis of a potential timeline for the new facility. He advised this project is currently listed in the Capital Improvement Project plan to be constructed in 2018. Mr. Elliott discussed the potential of utilizing the funds which are currently being paid on the community park debt service, which is scheduled to be paid off in 2019, and replace those payments with debt service for the new aquatic center. The study conducted by Brandstetter-Carroll in 2006 suggested a construction cost of \$4.4 million for this project. The original cost of the community park debt service is believed to be between \$5-6 million. Mr. Elliott stated to the RAB that the City of Oxford is committed to building a new facility, as it's an important part of the community and to the quality of life for the citizens of Oxford.

Mr. Elliott informed the RAB that the City intends to utilize a Design-Build process for this project, and noted that Requests for Proposals may be sent out in early 2018, with the selection of a construction company happening in early summer 2018 and also breaking ground in summer 2018. The goal at this time is to have the new facility open in May 2019.

Ms. Leah Flynn discussed her role, as well as the role of the Oxford Community Foundation, with this project. She provided a brief history of the fundraising campaign complete for the uptown parks projects. Ms. Flynn advised RAB members that a fundraising campaign for the

aquatic center would allow donors to donate directly to the project, or to donate funds to cover costs of specific items, such as tables, slides, shade structures, lighting, etc. All donations through the Oxford Community Foundation would be considered tax deductible, and the OCF would retain a 3.5% fee for their services. As part of their services, OCF could provide thank you cards to donors, brochures, mailings to potential donors, and regular reports on the fund. Ms. Flynn noted the RAB should strive to have details of the campaign ready by Fall 2017.

Mr. Wooddell added he is meeting again with Mike Carroll from Brandstetter-Carroll, and as an extension of their services from 2006, Brandstetter-Carroll will provide an updated layout and design of the aquatic center which can be utilized for a fundraising campaign. Mr. Flynn advised the RAB to begin putting together a list of items we want this project to include and their approximate costs.

Mr. Bennett provided an idea of tracking the funds raised, once we set a goal, and doing something similar to the United Way thermometer, but instead have water filling a pool as we collect funds. RAB members discussed having these at a few different locations, such as the current pool, new pool site, and uptown.

Ms. Bonewit-Cron stated that Miami may be interested in utilizing the outdoor pool for training, and also that large swim meets may be interested in renting this pool if it is built correctly and gains a reputation as being a fast pool. Ms. Bonewit-Cron suggested at least 50 meters in length and 8 lanes wide. Ms. Jessica Green stated we should look at the additional cost to build a pool that large, and how much money it could bring in revenue, and decide if it's worth it. Larger pools can have bulkheads installed, allowing them to be split into separate pools and run larger events. RAB members agreed this option is worth exploring in terms of cost for further discussion. Ms. Bonewit-Cron offered to research Myrtha Pools, which has gained a reputation for building outstanding competition pools, and provide more details to the RAB.

Ms. Jessica Greene noted there are many grants to research, particularly ones focus on health, wellness or recreation. Ms. Greene offered her assistance in writing and producing grants, but requested RAB members research and find options. Ms. Greene suggested looking at grants for \$20,000 and above for a project this size, due to the amount of work that goes into the applications.

Next meeting scheduled for June 8, 4:00pm at Oxford Senior Center.

Meeting adjourned 5:30pm.

Approved By:	Initial Date
Department Head:	<u>CDW</u> \ 5/30/17
City Manager:	<u>CR</u> 16.1.17