A Regular meeting of the Oxford City Council was called to order by Mayor Richard Keebler on Tuesday, June 4, 2013 at 7:30 p.m. Those members present were Ken Bogard, Bob Blackburn, Kevin McKeehan, Kate Rousmaniere and Steve Snyder. John Harman was excused.

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

PLEDGE OF ALLEGIANCE

Mayor Keebler requested the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. McKeehan moved to approve the agenda. Mr. Blackburn seconded. The motion passed 6-0-0.

PUBLIC PARTICIPATION

PRESENTATION
SHAREFEST OXFORD

Ms. Carol Michael, assisted by Andrew Wilson, Community Development Department, provided a PowerPoint presentation with regard to ShareFest Oxford's 2013 event. Ms. Michael noted ShareFest Oxford was a service and environmental event dedicated to the collection and redistribution of items donated by Miami University students at the end of the academic year. Ms. Michael advised collected items benefitted residents and agencies throughout the region. Ms. Michael noted the goals of ShareFest Oxford were to help individuals in need, teach a sharing ethic to young people, to help the City of Oxford dispose of unwanted items and clean the City quickly after student moved-out, and to protect the environment by preventing usable items from going to the landfill. Ms. Michael discussed the history of ShareFest Oxford noting it was founded in 2005 with the support of the City and had been held every year since then. Ms. Michael advised there was a dramatic increase in donations in 2013 and it was a record year. Ms. Michael noted the Planning Committee members consisted of City staff, Miami University staff and students and agency representatives which reflected the true partnership of the event. Ms. Michael advised the committee members were Rob Abowitz, Gena Bowles, Bobbe Burke, Kevin Bush, Jung-Han Chen, Sam Combs, Megan Donahue, Marilyn Elzey, Alysia Fischer, Ari Frum, Debbie Hurd, Kelsey Janning, Diane Ruther-Vierling, Missy Thompson, Rory Uhler, Andrew Wilson and herself. Ms. Michael noted the agencies involved this year included Butler County Children Services, the Lighthouse Food Pantry based in Hamilton and the Family Resource Center (FRC) in Oxford. Ms. Michael discussed the marketing strategies noting they were a major effort this year. Ms. Michael recapped the donation pickups, the donation inventory and how the donations impacted the agencies. Ms. Michael discussed the lessons learned from this year's event and plans to improve the event in the future.

Ms. Michael thanked the sponsors for their efforts including Butler County Children Services, the City of Oxford, the Lighthouse Food Pantry, M.U. Associated Student Government, M.U. Office of Community Engagement and Service, M.U. Office of Residence Life, M.U. Partnership Office, Oxford West Apartments and the Family Resource Center. Ms. Michael thanked the 84 volunteers who worked 691 hours noting those hours did not reflect the hours put in by the FRC special thrift store volunteers or the ShareFest Oxford Committee members. Ms. Michael also thanked City Council for their support, the Community Development Department, the Service Department, Dr. Kelly Spivey and Mary Smith of the Talawanda School District, LCNB National Bank, Oxford Branch, and all of the donors.

Mayor Keebler thanked Ms. Michael noting the report contained a lot of good information which showed the amount of organization it took to make the event successful. Mayor Keebler advised ShareFest Oxford was a win-win for the City, the citizens, the agencies and the people it helped. Mayor Keebler noted the committee should be extremely proud of their efforts including looking for ways to improve the event in the future.

Ms. Michael advised the committee worked very hard and thanked Andrew Wilson who helped create tonight's report.

PRESENTATION
MCCULLOUGH-HYDE
MEMORIAL HOSPITAL

Mr. Bryan Hehemann, FACHE, President and CEO, delivered the McCullough-Hyde Memorial Hospital 2012 annual report to City Council. Mr. Hehemann discussed the hospital's key programs/accomplishments in 2012 including improved patient quality/accreditation outcomes, new programs and services, capital improvements, education programs, and employee development, engagement and retention programs. Mr. Hehemann also discussed key financial indicators including patient care volume and revenues, total expenses, the hospital margin and donations to the hospital's trust. Mr. Hehemann discussed volunteer services and Auxiliary noting the hospital benefitted from the time and energy of 333 volunteers who provided 23,385 hours of service in 2012. Mr. Hehemann advised the Auxiliary operated the gift shop at the hospital on a volunteer basis and donated over $58,000 towards equipment and educating benefitting many departments within the hospital. Mr. Hehemann updated Council with regard to members of the hospital's Board of Trustees and medical staff leadership. Mr. Hehemann discussed key objectives/incentives for 2013 noting their special key initiative was to formally investigate a form of affiliation with a larger health system based in the Cincinnati area. Mr. Hehemann outlined the guiding principles for such a process set by the Board.

Mr. Bogard advised the citizens of Oxford appreciated the health facility they had and its regional expansion and noted there were many opportunities for individuals to receive quality care.

Mayor Keebler advised for a town of this size Oxford was fortunate to have a community based hospital. Mayor Keebler noted he felt people understood with the future of the healthcare system that an affiliation may be necessary and the goals were in line with what the community would like to see which was the continuance of a viable community based hospital.

Mr. Hehemann noted the hospital had a wonderful medical staff who were amazing to work with and the Board was impressed with that relationship and wanted it to continue for the good of the community.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

MINUTES

Minutes of the May 21, 2013 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORTS

Report regarding the May 1, 2013 Historic and Architectural Preservation Commission Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the May 14, 2013 Planning Commission Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the May 15, 2013 Historic and Architectural Preservation Commission Special Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the May 15, 2013 Board of Zoning Appeals Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the May 22, 2013 Civil Service Commission Meeting. (Donna Heck, Human Resources Director)

Mr. Bogard moved to approve the consent agenda. Mr. Snyder seconded. The motion passed 6-0-0.

ORDINANCES
FIRST READING

ORDINANCE
2014 TAX BUDGET

An Ordinance Authorizing The Tax Budget For The Year 2014 And Directing That The Same Be Transmitted To The Butler County Auditor. (Joe Newlin, Finance Director)

Mr. Newlin advised the Tax Budget was the first step in front of Council of the 2014 budget process and approval of Council. Mr. Newlin noted approval by Council was required by July 15^{th} and it was due to the county by July 20^{th}. Mr. Newlin noted the tax budget provided the first glimpse at 2014's General Fund budget.

Mr. Newlin advised this budget was prepared with an approximate 0% change from the 2013 budget except for a few items. Mr. Newlin outlined the exceptions as detailed on page 22 of the agenda packet.

ORDINANCE
FINAL PLANNED DEVELOPMENT

An Ordinance Approving The Planning Commission's Recommendation For Final Plan Approval Of The Planned Development At The Former Wal-Mart Site (419 South Locust Street) To Allow A Development With Commercial And Residential Uses With Conditions. (Jung-Han Chen, Community Development Director)

Mr. McKeehan recused himself from the discussion.

Mr. Chen advised the applicant was seeking Final Planned Development approval for a commercial/residential mixed-use development at the former Wal-Mart site. Mr. Chen noted a Preliminary Planned Development was approved by City Council in 2007 and since the approval of the Preliminary Development, a new developer took over the development of the site. Mr. Chen advised in 2008 the current applicant came before the Planning Commission with adjustments to the design layout which did not affect density or the square footage of the residential space and the Planning Commission approved the revised design. Mr. Chen noted in 2012 because the library chose this location for their new site, the applicant incorporated the library as part of the overall plan. Mr. Chen advised the original approval was for 40,000 square feet of commercial space and with the library it was increased to 47,500 square feet which the Planning Commission felt was appropriate. Mr. Chen noted staff analyzed the Final Planned Development application and identified concerns as listed on pages 45-51 of Council's packet and the developer modified the plan to reflect what staff was looking for. Mr. Chen advised after lengthy discussion and deliberation, the Planning Commission recommended Council's approval of the Final Planned Development subject to 15 conditions. Mr. Chen noted David Prytherch, Planning Commission Chair, and Robert Fiorita, Applicant, were in attendance and would address Council.

Mr. Robert Fiorita, New Village Communities, provided a PowerPoint presentation and outlined the proposed development as it was originally submitted in 2007, as it was revised in 2008 and as it was revised in 2012 to include additional commercial space for a library and address numerous concerns raised by staff and the Planning Commission. Mr. Fiorita noted the conditions set forth in the 2007 Preliminary Plan Ordinance had been met. Mr. Fiorita discussed the additional Final Plan Decision Standards that Council would consider as part of this approval process.

Mr. Larry Rankin, 610 French Drive, advised he felt this was a good plan and it would be good for Oxford. Mr. Rankin expressed his concerns with traffic congestion and traffic safety along S. Locust Street and at the intersection of Locust Street and Wells Mill Drive once the development was constructed.

Mr. David Prytherch, 6195 Contreras Road, Planning Commission Chair, advised there had been some questions regarding the Planning Commission's recommendations for this project and he wanted to address them. Mr. Prytherch noted the Planning Commission felt the Final Plan was substantially in conformance with the Preliminary Plan even though there were significant changes and the Planning Commission had to determine if those changes improved the plan or not and if the changes raised new issues that had to be addressed. Mr. Prytherch advised the Planning Commission felt this was a good plan and Mr. Fiorita addressed most of the Planning Commission's concerns readily. Mr. Prytherch noted this was an important project which was in the heart of the community and in the heart of a district specified in the Comprehensive Plan as being the focus of redevelopment. Mr. Prytherch advised the Comprehensive Plan's goal for this area was to redevelop with a mix of small and medium sized commercial uses with well defined streetscapes and public spaces and residential uses should be integrated within the area to create a 24 hour district and to create shopping and dining options within walking distance of surrounding neighborhoods. Mr. Prytherch noted that criteria was used for the Planning Commission's recommendation for the Preliminary Plan. Mr. Prytherch advised the project included 68 residential units with 4 residents in each one plus a new community library and more vehicular oriented uses such as potential drive-throughs. Mr. Prytherch noted that was why the Planning Commission conducted an in depth review of the project. Mr. Prytherch advised the Planning Commission knew that the current intersection of S. Locust Street and Wells Mill Drive was a problem and it was incumbent upon the City and the developer to work together to anticipate the traffic issues and remedy them now rather than later. Mr. Prytherch noted the southern entrance into the proposed development was an engineering concern and would require collaboration between the City and the developer. Mr. Prytherch advised the Planning Commission recommended that a marked crosswalk be provided connecting the north side of Wells Mill Drive to the southwestern corner of the project although more substantial improvements should be considered to provide pedestrian safety such as additional traffic signals, pedestrian signals, raised medians and speed reducing measures. Mr. Prytherch noted it was reasonable to ask the developer to partner with the City in finding a solution for this intersection through a cost sharing agreement.

Ms. Rousmaniere inquired if the library was confirmed as an anchor institution on the site. Mr. Fiorita noted a letter of intent was executed and a lease was being negotiated. Mr. Fiorita noted representatives form the library would be in attendance on June 18th and could address the matter then. Mayor Keebler referred to page 41 of Council's packet and advised the construction of the library building and the two story commercial building shall be in concurrence with or in advance of the construction of the residential development. Mr. Fiorita noted this was a complex project and advised the ground was owned by one owner and 12 parcels needed to be consolidated into two before New Village Communities could close with their bank. Mr. Fiorita noted immediately after closing they would start developing the entire site. Mr. Fiorita advised the library design would not be done until late this year and they would start construction after the first of the year. Mr. Fiorita noted his hope was to start the student housing immediately to meet the goal of renting the units in the fall of 2015. Mayor Keebler stated that could be a problem and noted there had to be a commitment. Mr. Bogard noted the goal for renting the student housing was 2015 and the library would begin construction in 2014. Mr. Bogard inquired what the timeline was for construction of the out lots facing Locust Street. Mr. Fiorita advised there weren't tenants for those yet and he was more concerned with the second layer of buildings, the library and commercial space. Mr. Bogard suggested setting a time-table for the development of the put lots.

Mayor Keebler advised there may be a desire for drive-throughs on the out lots and the Planning Commission wanted to address the out lots once the right tenants came on board. Mayor Keebler noted the tenants may not be a restaurant. Mayor Keebler advised the Planning Commission's goal was to make sure the exteriors of the facilities substantial and in accordance with the renderings. Mr. Fiorita advised New Village Communities would probably not construct the library noting the library was a public entity and would go through the competitive bid process. Mr. Fiorita advised once the pad was ready for the library the library would reimburse New Village Communities for those costs and he expected that to happen in November prior to the construction of the student housing. Mayor Keebler inquired if New Village Communities would have a contract in place with the library prior to construction and Mr. Fiorita advised yes. Mr. Fiorita referred to the concern that residential space would be complete before the construction of commercial space and suggested tying that to the ability to obtain certificates of occupancy. Mr. Snyder inquired what the timing of the lot consolidation was. Mr. Fiorita advised in 30-60 days. Mr. McHugh advised the lot consolidation could occur 30 days after the adoption of the proposed Ordinance. Mr. Snyder inquired what the timing of the lot consolidation was. Mr. Fiorita advised engineering had to be done and approved by the City engineer prior to closing with the bank that was funding the student housing portion of the project. Mr. Fiorita noted the bank had to have a legal description of the parcel and it had to have a separate tax ID number. Mr. Fiorita noted his hope it would be in approximately 60 days and they would begin development immediately. Mr. McHugh advised once the proposed Ordinance was adopted the lot consolidation could occur. Mayor Keebler asked Mr. McHugh to incorporate language in the Ordinance stating that a contract between the developer and the library for the construction of the library had to be in place before any building permits would be issued. Ms. Rousmaniere inquired where the 10,000 square feet of commercial space fit in the construction sequence. Mr. Fiorita advised they would start with parking lots, sanitary and storm sewers and gas and everything underground would be done first and then a pad for the library would be installed by November. Mr. Fiorita noted the project would take 14-16 months to complete. Mayor Keebler referred to condition number 6 on page 41 of Council's packet and advised it needed to be modified to provide the City safeguards. Mayor Keebler referred to condition number 8 on page 41 of Council's packet and requested that City Council be added to the review and approval process and the words 'at a future date prior to construction'. Mayor Keebler also requested language to read that the out lots were to be curbed and grassed until developed. Mr. Bogard inquired if the developer would have a commitment from the library by June 18th and Mr. Fiorita noted he expected to. Mayor Keebler referred to condition number 3 on page 40 of Council's packet and noted this area contained a very busy business at one time with two entrances and with the same traffic signal and to the best of his knowledge it did not cause any major problems. Mayor Keebler requested staff and the developer to provide revised language for the next meeting to ensure a safe crossing at Wells Mill Drive and Locust Street. Mayor Keebler noted he was not in favor of more student housing but this property had been vacant for 8 years and the development would contain 27% green space. Mayor Keebler advised the Preliminary Plan was approved in 2007 and it met the zoning requirements. Mayor Keebler noted Council was not in the business of deciding whether or not there was enough housing they were in the business of deciding if there was enough zoning to meet the City's needs. Mayor Keebler advised staff's review of the project was thorough and the developer addressed the concerns very well.

Mayor Keebler referred to condition number 1 on page 41 of Council's packet and noted it read 'All aspects of the presentation made by the applicant shall be included as part of this final development approval'. Ms. Rousmaniere advised Mr. Fiorita attended a Housing Advisory Commission (HAC) meeting and a lot of senior citizens were present who felt Oxford did not have enough senior housing or affordable housing. Ms. Rousmaniere noted Mr. Fiorita was asked if the project could be changed to incorporate senior housing. Ms. Rousmaniere advised the only way the developer could afford to do the project was by offering student housing and this was a very expensive lot. Ms. Rousmaniere noted the HAC and City Council were aware that Oxford had a shortage of family housing, affordable housing and housing for retirement in place and other lots were available for those purposes. Ms. Rousmaniere advised she felt this proposal would provide a great economic boost for the City and fit well with the Comprehensive Plan. Mr. Blackburn suggested 'ripple cut' sidewalks for the development to improve safety. Mr. Blackburn noted he felt the Planning Commission and staff did a great job in presenting this project and it would increase the City's tax base and be good for the City. Mr. Blackburn inquired if there could be a different finish on the buildings besides red brick. Mr. Fiorita advised the buildings would be multi-colored brick. Mr. Blackburn advised he felt constructing a 'parent unit' would create a variety of problems. Mayor Keebler advised Council would vote on the proposed Ordinance at the next meeting.

ANNOUNCEMENTS

Mr. Elliott advised when he was the City Manager in Hudson, Ohio he was involved with the redevelopment of a downtown industrial site which became a 200,000 square foot mixed use site with office, retail and residential space. Mr. Elliott noted the center piece was a new library and Historical Society. Mr. Elliott advised he was excited about the redevelopment project in Oxford with the library serving as a magnet to the site.

Mr. Elliott advised there was a major fire property loss in Oxford on May 25, 2013 at the FIGI House on E. High Street. Mr. Elliott thanked Fire Chief John Detherage and his staff for their efforts and staff from the Water Distribution Department, Street Department and Police Department. Mr. Elliott also thanked the Butler County regional Fire Departments who also responded noting it was a splendid example of regional cooperation. Mr. Elliott advised the City was fortunate that the semester was over and not many students were living in the house.

Mr. McKeehan thanked the City employees and area agencies that responded to the Figi House fire for their hard work.

Ms. Rousmaniere advised two weeks from now 200 athletes would ride their bicycles through town as participants in Race Across America which started in California and ended in Maryland. Ms. Rousmaniere noted Oxford had been fortunate enough to host a timing station for the riders in the former Wal-Mart parking lot for the past few years and a Proclamation would be presented at the next Council meeting in honor of the event. Ms. Rousmaniere advised the timing station would be open 24 hours a day from June 17th through June 22nd and volunteers were needed to man the station. Ms. Rousmaniere noted this was an international event and it was a major fundraiser for a lot of charities across the country.

Mr. Blackburn reminded everyone that the summer Music Festival would begin this Thursday and every Thursday through August 29th except for July 4th.

Mayor Keebler advised the City had vacancies on Boards and Commissions and thanked Bob Ratterman for the excellent article in last week's Oxford Press. Mayor Keebler noted applications were needed for the Housing Advisory Board, Civil Service Commission, Recreation Board, Environmental Commission and the Building and Housing Board of Appeals. Mayor Keebler encouraged interested citizens to apply for these Boards and Commissions or any other Boards or Commissions they were interested in.

Mayor Keebler advised Council's annual retreat would be held Thursday, June 13th from 4:00 to 8:00 p.m.

Mayor Keebler encouraged everyone to support Relay for Life on June 29th at Millett Hall.

ADJOURN

Mr. Bogard moved to adjourn at 9:16 p.m. Ms. Rousmaniere seconded. The motion passed 7-0-0.