

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager: Douglas Elliott, Jr.

Fire Department
Originating Department

Council Meeting Of : 06-21-11

Account Code No. #: N/A

John Detherage
Prepared By:

Budgeted Amount: N/A

June 14, 2011
Date Prepared

Agenda Title: A Resolution authorizing the City Manager to accept (when offered) the 2010 Fire Prevention and Safety Grant with a ten percent (10%) match by the City.

Recommendation: Adopt the Resolution

Discussion:

The City of Oxford Fire Department applied for a Fire Prevention and Safety Grant earlier this year to provide and install Photoelectric smoke alarms in 4,400 residential rental units in the City. Most of these units are occupied by college students but some are occupied by elderly or low-income residents.

This project will be based on a partnership with the Miami University Greek Community. With their assistance, the Fire Department plans to distribute and install 4,400 smoke alarms in rental properties throughout the City, benefiting students, and year-round elderly and lower income residents. This partnership will provide the manpower needed to complete the project while providing a philanthropic experience for the Greek Community as they, along with the Fire Department, promote fire safety.

To cover the cost of the equipment, the City Manger has applied for a grant in the amount of \$70,400 with a ten percent (10%) match by the City in the amount of \$7,040.00. It is the intent of the Fire Chief to solicit the matching funds from other grant sources and Miami University groups such as the Parent Council. Any remaining funding needed would come from the fire department operating budget.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

JPE \ 06-14-11

[Signature] \ 6/17/11

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE FIRE PREVENTION AND SAFETY GRANT IN AN AMOUNT NOT TO EXCEED \$70,400 WITH A 10% MATCH BY THE CITY IN AN AMOUNT NOT TO EXCEED \$7,040 FOR THE PURCHASE AND INSTALLATION OF EQUIPMENT IN OXFORD RESIDENCES TO PROMOTE FIRE SAFETY AND PREVENTION.

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

SECTION 1: The City Manager and Fire Chief recommend the City Manager be authorized to accept the Fire Prevention and Safety Grant in an amount not to exceed \$70,400 with a 10% match by the City in an amount not to exceed \$7,040 for the purchase and installation of equipment in Oxford residences to promote fire safety and prevention.

SECTION 2: The City Manager is hereby authorized to accept the Fire Prevention and Safety Grant in an amount not to exceed \$70,400 with a 10% match by the City in an amount not to exceed \$7,040 for the purchase and installation of equipment in Oxford residences to promote fire safety and prevention.

SECTION 3: The Fire Chief shall solicit the matching funds from other grant sources and local organizations.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: June 21, 2011

Jung-Han Chen
Prepared By

Account Code No. #:

Budgeted Amount:

June 2, 2011
Date Prepared

HAPC MEETING REPORT – June 1, 2011

DISCUSSION

Requests for Review:

**HAPC-02-2011, 16 S. Poplar Street, Stadium, approval of a two-story addition atop an existing building
Matt Hughes, Applicant**

The Applicant seeks a COA for approval to construct a two-story residential addition on top of an existing commercial space building footprint.

The Commission went through lengthy discussions concerning the recess of the new addition in relation to the existing façade and the brick wall along the alley appearing to lack any character.

The HAPC voted 5-0-0 to **APPROVE** Case #HAPC-02-2011, for 19 W. High Street with the following conditions:

1. That, any modifications to the structure as a result of any other City Board or Commission; or permit review decisions are re-presented to the HAPC.
2. That, all final details of the building, including but not limited to brick color, window frame selections, door selections, cornice and band finishes and color, lighting, and streetscape are presented to the HAPC.

Administrative Findings/Approvals:

Mr. Smith mentioned that he and Kathy Dale met with the sign company for the new Uptown TGD restaurant and approved the detail issues of the sign. The new sign will be made of styrofoam, instead of wood, since weight is a big factor.

Correspondence & Announcements:

None.

New Business:

None.

Old Business:

2011 Historic Open House

Ms. Henderson commented that this year's Open House went very well and was well attended. The presentation from Heritage Ohio was quite refreshing to learn how seemingly insignificant façade treatments to a building can totally change the character of an historical structure. Other members also agreed that this event was a success.

Historic Walking Tours

The Historical Tours received a lot of news coverage. Thanks to the Oxford Press for great coverage of the event. A special thank you will go to Mrs. Hodge who provided a detailed tour of Lewis Place and an historical background of the property. This event was a great collaboration between VCB,

Smith Library of Regional History and HAPC to showcase many fine historical places.

Chapter 1331 Language Discussion

Mr. Smith referred to the staff provided recommended language that was presented to City Council in 2007. Mr. Smith and Ms. Henderson will be updating the 2007 housing inventory list to share with the Commission in the future.

Mr. Chen commented since there were three new members since the proposed language was presented to City Council, it would be beneficial for the Commission to conduct a work session in the near future to go over the language, as a whole, to refresh memories as to why those changes were made. Mr. Harman also recommended a joint meeting between the Commission and City Council to go over the proposed changes next year, so Council could have some suggestions to the language.

The next regular HAPC meeting is scheduled for July 6, 2011.

Approved By:

Department Head:
City Attorney:
City Manager:

Initials	Date
<i>YRC</i>	6/6/11
<i>PRH</i>	6/17/11

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Clerk of Council
Originating Department

Council Meeting Of: June 21, 2011

Mary Ann Eaton

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

June 7, 2011

Date Prepared

Agenda Title: Ordinance To Approve Current Replacement Pages To The Oxford Codified Ordinances.

Recommendation:

Discussion:

The Oxford Codified Ordinances are updated once each year to incorporate all legislation passed by City Council as well as any changes in State laws. This Ordinance is to approve the update.

The update includes legislation adopted through June 1, 2011.

*** Copies of the replacement pages (Exhibit "A")
are available at City Hall during normal
business hours ***

Approved By:

Department Head:
City Attorney:
City Manager:

Initial Date

 6/7/11

ORDINANCE NO.

AN ORDINANCE TO APPROVE CURRENT REPLACEMENT
PAGES TO THE OXFORD CODIFIED ORDINANCES.

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

SECTION 1: Council has determined that certain provisions within the Codified Ordinances should be amended to conform with current State law as required by the Ohio Constitution. Various ordinances of a general and permanent nature have been passed by Council which should be included in the Codified Ordinances. The City has heretofore entered into a contract with Walter H. Drane Co. to prepare and publish revisions which are before Council.

SECTION 2: The Ordinances of the City of Oxford, Ohio, of a general and permanent nature, as revised, recodified, rearranged and consolidated into component codes, titles, chapters and sections within the 2010 Replacement Pages so the Codified Ordinances are hereby approved and adopted.

SECTION 3: The following sections and chapters are hereby added, amended or repealed and respectfully indicated in order to comply with the current State law:

Traffic Code

333.01	Driving or Physical Control While Under the Influence. (Amended)
335.01	Driver's License or Commercial Driver's License Required. (Amended)
335.02	Permitting Operation Without a Valid License. (Amended)
335.07	Driving Under License Suspension or Restriction. (Amended)
335.12	Stopping After Accident Upon Streets. (Amended)
335.13	Stopping After Accident Upon Property Other Than Street. (Amended)
337.28	Use of Sunscreening Materials. (Amended)
337.29	Bumper Heights. (Amended)

General Offenses Code

501.01	Definitions. (Amended)
501.13	Conspiracy. (Amended)
501.99	Penalties for Misdemeanors. (Amended)
517.01	Gambling Definitions. (Amended)
517.02	Gambling. (Amended)
517.06	Methods of Conducting a Bingo Game. (Amended)
517.07	Instant Bingo Conduct. (Amended)
529.07	Open Container Prohibited. (Amended)
537.10	Telecommunications Harassment. (Amended)
537.11	Threatening or Harassing Telephone Calls. (Repealed)
537.12	Misuse of 9-1-1 System. (Amended)

Fire Prevention Code

1519.04	Possession, Sale or Discharge Prohibited. (Amended)
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SECTION 4: The complete text of the Traffic and General Offenses Code sections listed above are set forth in full in the current replacement pages to the Codified Ordinances which are attached hereto and incorporated herein by reference as Exhibit A. Any summary publication of this Ordinance shall include a complete listing of these sections. Notice of adoption of each new section by reference to its title shall constitute sufficient publication of new matter contained therein.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Economic Development Department

For the June 21, 2011
City Council Meeting

G. Alan Kyger
June 15, 2011

Agenda Title: Seaview Outfitters LLC, Revolving Loan Fund Application.
\$20,000.00 for five years at 2% interest.

Recommendation: The CIC Board recommends approve with conditions.

Seaview Outfitters LLC has applied to the City of Oxford for Revolving Loan Funds. The amount requested is \$20,000, to be repaid over 5 years at 2%.

Seaview Outfitters plans to open an outfitters retail store in the Uptown District, which will sell men's and women's outdoor apparel and hiking & backpacking equipment. It will be owned and operated by two brothers, Steve & Jack Thomas.

The CIC Loan Review Committee met twice to review the application, on May 10th the loan review committee recommended the project with conditions, be sent to the full CIC Board for approval.

On June 10th the CIC Board met with the Steve & Jack Thomas to review the application. The CIC Board unanimously approved recommending the loan with conditions.

The conditions are:

- A lease is secured for either 12 or 22 Park Place West and is in place prior to the closing and funding of the loan.
- All documents for the escrow account, which secures the RLF loan, are signed and the escrow security funds are in place prior to the loan closing.
- Seaview Outfitters equity position is verified prior to the loan closing.
- The private financing funds are in place and verified prior to the loan closing.
- Proof that traditional financing is unavailable.
- Butler County has ratified the application as meeting all RLF standards.

The CIC Board feels adding additional retail diversity to the Uptown District is important to the fabric of the community and Uptown District. Seaview Outfitters will be a fresh new shopping option in not only the Uptown District, but for the Oxford area.

Reviewed By:

Department Head:



Initial Date

6-15-11

City Attorney:



City Manager:

 6/17/11

RESOLUTION NO.

A RESOLUTION APPROVING A \$ 20,000 REVOLVING LOAN FUND LOAN TO SEAVIEW OUTFITTERS, LLC.

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

SECTION 1: Council finds that the Oxford Community Improvement Corporation met on June 10, 2011, to consider the loan request of Seaview Outfitters, LLC for a loan from the Oxford Revolving Loan Fund ("RLF") to assist with the purchase of counters and displays, cash register, software, furniture, telephone, security system, television, sound system and inventory.

SECTION 2: The Oxford Community Improvement Corporation, after due deliberation, is recommending a loan of \$20,000 at two percent (2%) interest for five (5) years.

SECTION 3: The Oxford Community Improvement Corporation found the applicant will create job opportunities as required under the RLF guidelines.

SECTION 4: Council of the City of Oxford hereby accepts and approves the recommendation of the Oxford Community Improvement Corporation and approves the loan of \$20,000 at two percent (2%) interest for five (5) years.

SECTION 5: Council hereby authorizes the City Manager, Finance Director and Law Director to prepare and execute loan documents as necessary with the following conditions being met prior to closing:

- a. A lease is secured for either 12 or 22 Park Place West.
- b. All documents for the escrow account are signed and the escrow security funds are in place.
- c. The applicant's equity position is verified.
- d. The private financing funds are in place and verified.
- e. Proof that traditional financing is unavailable.
- f. Butler County has ratified the application as meeting all RLF standards.

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

MAYOR

ADOPTED:

ATTEST:_____

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE CURRIE

PREPARED BY: LAW (STAFF)

Seaview Outfitters

PROJECT SUMMARY Revolving Loan Fund (RLF)

June 16, 2011

Borrower: Seaview Outfitters LLC.

Business Concern: Seaview Outfitters, Outdoor apparel & equipment retail store.

Principals & Guarantors: John (Jack) Thomas, Stephen Thomas – Principals
Jerry Miller - Guarantor

Home Address: 909 Arrowhead Drive, Apt 26F
Oxford, Ohio 45056

Project Address: 12 Park Place West or 22 Park Place West
Oxford, Ohio 45056

Company Description: Seaview Outfitters mission is to offer quality, name brand outdoor clothing and equipment in an assortment of styles and sizes to accommodate all of Oxford's outdoor needs. Seaview Outfitters focus will be to provide the highest quality outdoor apparel and accessories to their target customer base and to provide them with the best customer experience possible.

Brothers, Steve & Jack Thomas will own and operate the business.

Seaview Outfitters will co-ordinate, as much as possible, with the Miami University Outdoor Pursuit Center in providing an in-town option for outdoor gear and equipment sales. Jack Thomas currently works at the Outdoor Pursuit Center, and plans to continue working part time at the Outdoor Pursuit Center.

In addition to the retail location, Seaview Outfitters will actively promote an online store to supplement the onsite sales.

Currently two locations are being reviewed, 12 Park Place West & 22 Park Place West. Both locations are in the heart of the Uptown Business District and Miami University student trade area.

Proposed Project: Seaview Outfitters intends to open a retail outdoor apparel and equipment store in Uptown Oxford. The proposed site at 22 Park Place West was recently remodeled by Dubois Bookstore as a temporary location during construction of their new location. Due to recent renovations, the site will only need minimal updates for Seaview Outfitters. They are also looking at 12 Park Place West, should 22 Park Place West not be available.

\$40,200.00 is allocated for the total project. Use of the funds will be for interior remodeling, fixtures, holding costs for the site, business supplies, inventory and working capital.

Proposed Project Cost: \$ 40,200

\$ 12,050	Site Preparation & Fixtures
\$ 9,045	Business Start up utilities and expenses
\$ 17,155	Inventory
\$ 1,950	Working Capital

Requested Funding: \$ 20,000 RLF loan, for 5 years at 2% interest.

Proposed Financing:

\$ 20,000	48.5% - RLF
\$ 15,700	38.1% - Private Financing
\$ 4,500	13.4% - Equity funding Steve & Jack Thomas

Annual Debt Service:

RLF	\$ 350- Monthly	2.0%	5 yrs
P. Loans	\$ 576- Monthly	12.0%	5 yrs.

Proposed Funding Detail: \$ 20,000

\$ 1,494	RLF Funds
\$ 3,087	Counters & Displays
\$ 1,381	Cash Register & POS Software
\$ 65	Furniture
\$ 300	Telephone
\$ 668	Security System
\$ 13,005	TV & Sound System
	Inventory; Oakley, RayBan, Patagonia, Wigwam, Point6, Osprey, LongChamp, Swiss Army, Mountain Hardware

\$ 15,700	Private Financing
\$ 4,150	Inventory
\$ 6,495	Business Start Up & Prepays
\$ 5,055	Site Preparation & Fixtures

\$ 4,500	Steve & Jack Equity Funds
\$ 1,950	Working Capital
\$ 2,550	Business Start Up & Prepays

\$ 40,200 Total Project Cost

Loan Security:

Stephen Thomas - Personal Guarantee
John Thomas - Personal Guarantee

Seaview Outfitters LLC - UCC Filings on Equipment

Additional Loan Security – Mr. Jerry Miller

Due to the current limited financial resources of Seaview Outfitters LLC and Jack & Steve Thomas, the CIC loan review committee is requiring an acceptable co-signer or guarantor. Instead of a traditional co-signer or guarantor, Mr. Jerry Miller has agreed to establish an independent \$20,000 escrow account, which will be used to secure the RLF \$20,000 loan.

New Employment:

Minimum 2 new jobs to be created.
Steve and Jack will be working the store, plus two part time employees.

RLF Requirements:

Minimum one job created or retained for every \$35,000 of RLF funds borrowed.
 $\$10,000 \text{ in funding per FTE} = \$20,000 / 2 \text{ FTE}$

Minimum of 51% of the jobs must be LMI (Low to Moderate Income)
Minimum 1 of the 2 total jobs must be LMI

RLF loan cannot be more than 50% of the financing of the project.
 $48.5\% = \$20,000 / \$40,200$

The applicant must invest 10% equity into the project.
 $13.4\% = \$4,500 / \$40,200$

RLF funding is to be Gap Funding. RLF is to provide funding which the applicant cannot receive from conventional sources.

Maximum Loan: Suggested maximum is 1/3 of the current RLF balance. (33.3%)
19%

Current Balance	\$ 105,000
Requested	\$ 20,000

Loan Terms:

Interest Rates: Set by the CIC based on the needs of the project.
2% requested,
2% recommended

Terms: Should not be longer than the life of the asset.

- Working Capital
- Machinery & Equipment: Generally 5 to 7 years.
- Machinery & Equipment: up to 10 years
- Real Estate: up to 15 years
5 years requested
5 years recommended

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Clerk of Council

Originating Department

Council Meeting Of: June 7, 2011

Mary Ann Eaton

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

June 1, 2011

Date Prepared

Agenda Title: An Ordinance Repealing Zoning Code Section 1143.10 Of The Codified Ordinances Of The City Of Oxford, Ohio Entitled Uptown District, And Adopting New Section 1143.10, Entitled Uptown District.

Recommendation: Adopt the Ordinance

Discussion:

On April 17, 2007 Council adopted Ordinance Numbers 2954 and 2955 which rezoned the McCullough-Hyde Memorial Hospital property from RO-Residential Office to UP-Uptown and added Hospitals as a conditional use in the Uptown District.

On April 20, 2010 Council adopted Ordinance No. 3109 which clarified the intent of the Issue 20 Charter Amendment in Section 1143.10, entitled Uptown District.

'Hospital' was inadvertently omitted as a conditional use in the Uptown District. The proposed Ordinance will remedy the oversight by reinserting 'Hospital' as a conditional use in the Uptown District.

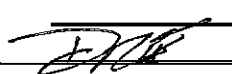
Approved By:

Initial Date

Department Head:

City Attorney:

City Manager:

 4/3/11

ORDINANCE NO.

ORDINANCE REPEALING ZONING CODE SECTION 1143.10 OF THE CODIFIED ORDINANCES OF THE CITY OF OXFORD, OHIO, ENTITLED UPTOWN DISTRICT, AND ADOPTING NEW SECTION 1143.10, ENTITLED UPTOWN DISTRICT.

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

SECTION I: Council hereby finds that the City of Oxford Planning Commission held a public hearing on March 9, 2010 and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Section 1143.10 of the Codified Ordinances of the City of Oxford, Ohio, and adopting new Section 1143.10 for the purpose of clarifying the intent of the Issue 20 Charter Amendment.

SECTION II: Council hereby repeals Section 1143.10 of the Oxford Code of Ordinances and adopts new Section 1143.10 as follows:

1143.10 UPTOWN DISTRICT.

(a) Purpose. The purpose of this district is to preserve and encourage the continued vitality of the City's historic central business and civic activity area. Selected uses and regulatory standards are provided to guide development so as to achieve a mixture of appropriate uses in a functional, aesthetic and pedestrian compatible manner.

(b) Uses.

(1) Permitted uses.

A. Any combination of residential dwelling types as defined in Section 1159.05(8), A through E., on the second floor or higher.

B. Retail services shall not exceed 10,000 square feet of floor area on any given floor.

1. Apparel and jewelry.
2. Bars and establishments serving alcohol.
3. Books, stationery, newspapers, magazines, office equipment and office supply stores.
4. Drugs and pharmaceuticals.
5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
6. Flowers, potted plants, and garden supplies.
7. Hardware, paint, home furnishings, and other home improvements products.
8. Optical aids.
9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
10. Restaurants, not including drive-in.
11. Other similar establishments engaged in retail trade except those included as Conditional Uses in subsection (b)(2) hereof.

C. Personal and professional services shall not exceed 10,000 square feet of floor area on any given floor.

1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
 2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
 3. Barber and beauty shops.
 4. Cleaners, including dry cleaning and laundromats.
 5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.
 6. Offices for nonprofit, charitable, labor, and other service organizations.
 7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold).
 8. Theaters, not including drive-ins.
 9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.
- D. Accessory buildings incidental to the principal use.
- E. Sidewalk uses.
1. This section is intended to provide for active use of private and public property in the Uptown District for outdoor cafes and retail sales. A sidewalk use requires a permit, shall be operated according to the provisions of this section, and is valid for one year and only for the location, design, and use approved.
 2. A sidewalk use may include outdoor activity on both private and public property as follows:
 - a. Private property in the front setback area or any courtyard or other partially enclosed area adjacent to a right-of-way may be utilized only for commercial activity related to the principal use on the first floor of the principal structure.
 - b. The public sidewalk and other paved portions of the right-of-way that are designed and constructed to accommodate pedestrians may be utilized only for commercial activity related to the principal use on the first floor of an immediately adjacent principal structure.
 3. A sidewalk use permit application shall include a fee, a scaled site plan, and other information sufficient to determine compliance with all of the following provisions:
 - a. The use may not extend more than five feet into the right-of-way; and
 - b. The use may not result in less than five feet of unimpeded sidewalk adjacent to the sidewalk use (street trees, parking meters, street sign poles, and the like are impediments); and
 - c. The adjacent property owner and the operator of the use have a liability insurance policy that covers accidents and injuries on the public right-of-way for a minimum of one hundred thousand dollars (\$100,000) per person and three hundred thousand

dollars (\$300,000) per accident, premiums are fully paid for the calendar year of the permit, and the City of Oxford is a named insured upon such liability policy; and

- d. The use shall employ only displays, counters, tables, chairs, umbrellas, and planters that are moveable; and
 - e. Nothing related to the operation of the use shall be permanently installed on public or private property except anchors that do not protrude above the adjacent sidewalk surface and do not otherwise create a trip hazard; and
 - f. All materials shall be lightweight and easily removable; and
 - g. All roofs shall be made of a flame-resistant (per Ohio Basic Building Code and Ohio Fire Code), nonstructural material such as treated canvas or vinyl fabric; and
 - h. All illumination shall be confined within the perimeter of the use; and
 - i. All partitions shall be transparent 3 feet above the adjacent sidewalk surface.
- 4. The City Manager or designee shall require removal of anything or correction of any condition associated with a sidewalk use that threatens the public health, safety, or general welfare and shall revoke an approved permit if its holder fails to comply with any such order in a timely manner.
 - 5. The City Manager shall reinstate a revoked permit if the holder removes the immediate threat and provides sufficient proof that the threat will not recur.
 - 6. If a sidewalk use permit is revoked more than once during the year that the permit is valid, the permit shall not be reinstated and a new permit shall not be issued until after the original expiration date of the revoked permit.

(2) Conditional Uses. The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Retail services:

- 1. Any permitted retail use that exceeds 10,000 sq. ft. on any given floor.
- 2. Banks with drive-through facilities.
- 3. Building supplies, garden supplies.
- 4. Temporary or outdoor sales of plants and garden supplies.
- 5. Retail uses which do not provide a minimum ratio of 0.7:1 of the lot area.
- 6. Additional retail uses above the street level which would cause the maximum permitted gross floor area ratio to exceed the 3:1 ratio.

B. Personal and public services:

1. Any permitted personal or public service that exceeds 10,000 sq. ft. on any given floor.
2. Cultural institutions, including libraries, art galleries and museums.
3. Hotels and motels.
4. Places of worship.
5. Funeral homes.
6. Night clubs, discotheques, and other entertainment facilities.
7. Personal and Professional Services which do not provide a minimum of 0.7:1 of the lot area.
8. Additional personal and professional services above the street level which would cause the maximum permitted gross floor area ratio to exceed the 3:1 ratio.

C. Other uses.

1. Any combination of dwelling types as defined in Section 1159.05(8), A through E, on the first floor or basement.
2. Community-Oriented Residential Social Service Facilities (CORSSF's).
3. Shared Housing and Congregate Housing for the elderly.
4. Government owned and/or operated parks and recreation facilities.
5. Bed and breakfast homes.
6. Publicly owned and operated neighborhood recreation centers.
7. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
8. Schools: primary, intermediate, and secondary, both public and private.
9. **Hospitals**

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)

(1) Lot requirements.

A. Minimum Lot Area:

1. Lots in the Uptown District shall be a minimum of three thousand (3,000) square feet.

(2) Yard requirements.

Front Yard

16.5 feet minimum *except*

* On High Street – at least 70 percent of building must meet the right-of- way line

Rear Yard

none *except*

* Adjacent to a residential district – 10 minimum.

Side Yard

none *except*

* Adjacent to a residential district – 6 feet minimum

(3) Structural requirements.

A. Building height:

Minimum – 23 feet and a minimum of 2 stories above street grade

Maximum – 48 feet and 4 stories maximum above street grade.

B. Gross Floor Area Ratio:

1. The maximum permitted gross floor area ratio of a structure at or above grade in the Uptown District shall be 3. (Lot area x 3 = total bldg. sq. ft.)

a. Commercial space shall provide a minimum ratio of 0.7:1 of the lot area on the street level subject to the following:

i. The basement of a structure may be used for retail, personal and professional uses but shall not be computed into the minimum 0.7:1 ratio.

ii. Uncovered outdoor areas shall:

a. Be associated with the first floor commercial occupant,

b. Be located on the property and/or on the public sidewalk, only with a valid sidewalk permit.

c. Be computed into the minimum 0.7:1 ratio, but not the overall 3:1 ratio.

b. Residential space shall provide a maximum ratio of 2:1 of the lot area subject to the following:

i. Outdoor patios, decks and balconies for residential use shall be computed into the maximum 2:1 ratio.

(4) Maximum Residential Density.

A. Occupancy shall be limited to one person per 200 square feet of lot area.

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Manager
Original Department

Council Meeting Of: June 21, 2011

Kim Newton

Account Code No. #: 370.510.52411

Prepared By

Budgeted Amount: \$38,819.00

June 10, 2011
Date Prepared

Agenda Title: Postage Equipment Lease

Recommendation: Approve

Discussion:

The attached Resolution authorizes the City Manager to enter into an agreement with Neopost for a 60-month lease at \$173.95 per month for the first 12 months and \$228.95 for the remaining 48 months for new postage equipment and meter rental.

Two (2) proposals were received.

Pitney Bowes: 60 months @ \$252.00/mo

Neopost: 12 months @ \$173.95/mo; 48 months @ \$228.95

Currently the City leases a postage machine from Pitney Bowes which expires in August 2011. Our current lease with Pitney Bowes is \$230.00 per month.

Approved By:

Initial Date

Department Head: /

City Attorney: /

City Manager DRB 6/17/11

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH NEOPOST FOR A 60-MONTH LEASE FOR POSTAGE EQUIPMENT THROUGH STATE CONTRACT PRICING.

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

SECTION 1: The City Manager having reviewed information submitted for replacement postage equipment hereby recommends the current postage equipment be replaced with the Neopost postage equipment.

SECTION 2: The City Manager recommends the City enter into a 60-month lease with Neopost through State Contract pricing at a cost of \$173.95 per month for the first twelve (12) months and \$228.95 per month for the remaining forty eight (48) months.

SECTION 3: Council having reviewed the City Manager's recommendation hereby authorizes the City Manager to enter into an agreement with Neopost for a 60-month lease of the postage equipment at a cost of \$173.95 per month for the first twelve (12) months and \$228.95 per month for the remaining forty eight (48) months.

SECTION 4: Funds have been appropriated in an amount in excess of the annual cost authorized.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: June 21, 2011

Doug Elliott

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

June 13, 2011

Date Prepared

Agenda Title: An Ordinance Approving The Vacation Of The Alley Right-Of-Way Running North-South Between East Church Street And East High Street; Between Tallawanda Road And Bishop Street.

Recommendation:

Discussion:

Miami University has plans for a building construction project on the parking lot at the northwest corner of Tallawanda Road and High Street. They would like the City to vacate the alley next to the parking lot running north and south between Church and High Streets. Miami University owns property on both side of the alley. There are no City utility issues involved in this vacation. Miami University has signed a vacation petition and has had the plat map and legal description prepared for the proposed alley vacation.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

 6-17-11

ORDINANCE NO.

ORDINANCE APPROVING THE VACATION OF THE ALLEY RIGHT-OF-WAY
RUNNING NORTH-SOUTH BETWEEN EAST CHURCH STREET AND EAST HIGH
STREET; BETWEEN TALLAWANDA ROAD AND BISHOP STREET.

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

SECTION 1: Council hereby finds that the Board of
Trustees of Miami University has petitioned the City of Oxford
to vacate the alley running north-south between East Church
Street and East High Street; between Tallawanda Road and Bishop
Street to facilitate a construction project at the northwest
corner of Tallawanda Road.

SECTION 2: Council hereby accepts the petition from the
Board of Trustees of Miami University and further finds there is
good cause for vacation of the alley and said vacation is not
detrimental to the general interest of the public.

SECTION 3: Council hereby orders the alley which runs
north-south from East Church Street to East High Street, between
Tallawanda Road and Bishop Street be vacated.

SECTION 4: The petitioner has prepared a vacation plat
of said vacated alley; the Clerk of Council is instructed to
endorse upon such plat the action of this Council in vacating
such portions of said alley; and to cause the applicant to have
said plat recorded at the office of the Recorder of Butler
County, Ohio.

SECTION 5: This Ordinance shall take effect at the
earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

PETITION TO THE CITY OF OXFORD TO VACATE THE ALLEY
RIGHT-OF-WAY RUNNING NORTH-SOUTH
BETWEEN EAST CHURCH STREET AND EAST HIGH STREET;
BETWEEN TALLAWANDA ROAD AND BISHOP STREET

TO: Oxford City Council

FILED ON BEHALF OF PETITIONERS:

Board of Trustees of Miami University (Hereinafter referred to as "Owner")

Board of Trustees of Miami University being the contiguous fee simple titled Owner of the real estate abutting the alley more fully described in Exhibit "A", attached hereto, petition the legislative authority of the City of Oxford, Ohio, being the Oxford City Council, pursuant to the provisions of Section 723.04, et seq., of the Ohio Revised Code, to vacate the alley designated on the plat, a copy of which is attached hereto as Exhibit "B". This petition, in addition to being filed under the authority of Section 723.04, et seq., of the Ohio Revised Code sets forth the following supporting reasons for the vacation:

1. The vacation of the alley will facilitate a construction project at the northwest corner of Tallawanda Road.
2. The vacation of this portion of the street is not detrimental to the general interest of the City of Oxford, Ohio, and its residents.
3. The undersigned is the Owner of all lots abutting the aforementioned alley.

Pursuant to Section 723.06 Ohio Revised Code, Petitioner, being the Owner of all contiguous real estate and having given written consent to the vacation, moves this Council to dispense with the notification of the intent to vacate.

Wherefore, Owner respectfully moves City Council as legislative authority for the City of Oxford to vacate the subject alley, all rights and interests therein, and to declare such alley portion, by ordinance, vacated.

Respectfully Submitted,

BOARD OF TRUSTEES OF
MIAMI UNIVERSITY

By: _____

Title: _____

St. O. Ryder
Secretary to Board of Trustees
Miami University

Exhibit "A"

Date: June 6, 2011
Description: 16.00' Alley Vacation
Between Lot #292 & Lot #293
Location: City of Oxford
Butler County, Ohio



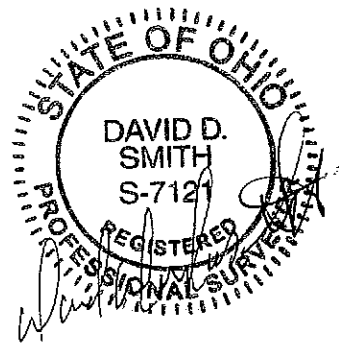
Situated in the City of Oxford, Butler County, Ohio, being adjacent to Lot #292 and Lot #293 of said City of Oxford and being a 16.00 foot alley and being more particularly described as follows:

Beginning at the southeast corner of Lot #292, said point being on the north right of way of East High Street; thence with the east line of said Lot #292 North 02°34'18" East, 304.19 feet to the south right of way of East Church Street;

thence with said south right of way of East Church Street, South 87°54'50" East, 16.00 feet to the northwest corner of said Lot #293;

thence with the west line of said Lot #293 South 02°34'18" West, 304.27 feet to the north right of way of East High Street;

thence with said north right of way of East High Street, North 87°37'43" West, 16.00 feet to the point of beginning, containing 0.112 acres or 4,868 square feet of land more or less and being subject to all legal highways, easements, restrictions and agreements of record.



11D042-000 VACATION 110606.doc

Page 1 of 1

6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

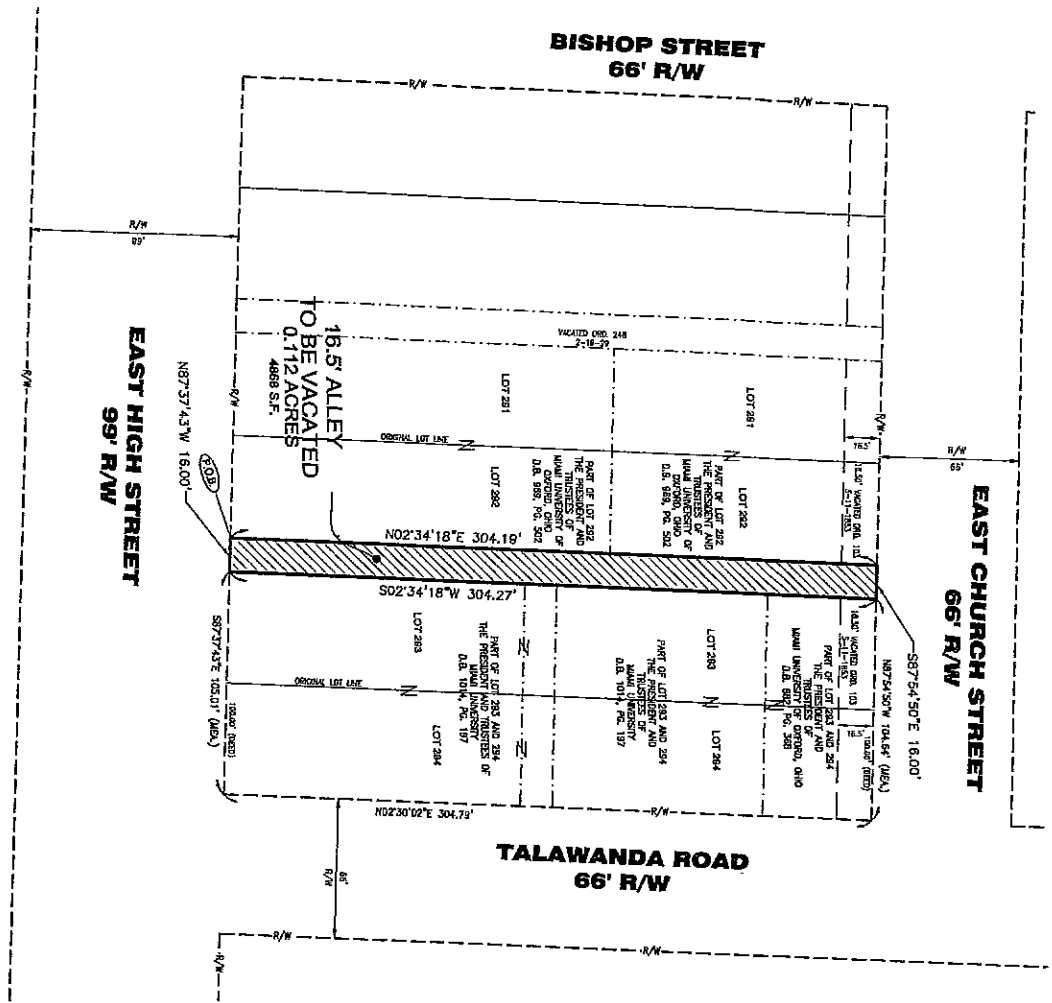
209 Grandview Drive
Fort Mitchell, Kentucky 41017
859-261-1113

318 South College Avenue
Oxford, Ohio 45056
513-523-4270

P.O. Box 3706
Lawrenceburg, Indiana 47025
812-537-9064

Engineering – Surveying – Landscape Architecture – Planning
www.bayerbecker.com

Exhibit "B"



ORDINANCE NO. _____
 PASSED BY OXFORD CITY
 COUNCIL _____

MAYOR _____
 CLERK OF COUNCIL _____

THIS PLAT IS NOT THE RESULT OF A FIELD
 SURVEY; IT IS COMPILED FROM EXISTING
 RECORDS AND PREVIOUS MEASUREMENTS.
 4/8/11
 DAVID DOUGLAS SMITH OHIO REG. NO. 7121