



Agenda

Oxford City Council

Court House

TUESDAY, JULY 6, 2021

EXECUTIVE SESSION

6:30 p.m.

1. Roll Call. Mike Smith, Mayor; William Snavelly, Vice-Mayor; David Prytherch; Jason Bracken; Chantel Raghu; Glenn Ellerbe; 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

6:30 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. Appointments to Boards & Commissions.
- B. Public Hearing – 2022 Tax Budget. (Joe Newlin, Finance Director).

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.

- B. Public Hearing – 2022 Tax Budget. (Joe Newlin, Finance Director).

CONSENT AGENDA

- A. Minutes of the June 15, 2021 City Council Work Session. (Mary Ann Eaton, Clerk of Council)



Minutes

- B. Report regarding the June 23, 2021 Recreation Board Meeting. (Casey Wooddell, Parks and Recreation Director)



Report

- C. A Resolution authorizing the sale of salvaged, junk and/or abandoned motor vehicles. (John Jones, Police Chief)



Report and Resolution

- D. A Resolution 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)



Report and Resolution

5. Resolutions.

- 1. A Resolution authorizing the installation of the Freedom Summer Mural on the eastern wall of the Municipal Building. (Doug Elliott, City Manager).



Report and Resolution

- 2. A Resolution authorizing the purchase of road deicing materials through a cooperative agreement with Butler County Engineer's Office. (Mike Dreisbach, Service Director).



Report and Resolution

3. A Resolution No. 7316 accepting the proposed amendment and authorizing the City Manager to amend the existing agreement with Strand Associates, Inc. for evaluating the procurement and transportation of potable water from the City of Hamilton. (Mike Dreisbach, Service Director)



Report and Resolution

6. Ordinances.

- A. First Reading.

1. An Ordinance Accepting The Recommendation Of The Planning Commission And Approving A Conditional Use Permit Application To Allow A Single Level Hotel Use Within A New Four Story Building And Granting The Requested Additional 1,250 Square Feet Of Floor Area In The UP (Uptown) District To Be Located At 22 South Beech Street with One Condition. (Sam Perry, Community Development Director)



Report and Ordinance

- B. Second Reading.

1. An Ordinance Authorizing The Tax Budget For The Year 2022 And Directing That The Same Be Transmitted To The Butler County Auditor. (Joe Newlin, Finance Director)



Report and Ordinance

7. A. Announcements & Communications.

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

2. Future Meetings.

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

TUES- July 13 Public Arts Commission of Oxford Meeting 4:30 p.m. – Municipal Building

TUES- July 13 Planning Commission Meeting 7:00 p.m.

WED – July 14 Historic and Architectural Preservation Commission Meeting 6:15 p.m.

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

WED-July 21 Board of Zoning Appeals Meeting 6:30 p.m.

8. Adjourn.

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Police
PREPARED BY:	John A. Jones, Police Chief
DATE PREPARED:	June 17, 2021
COUNCIL MEETING DATE:	July 6, 2021
AGENDA TITLE:	Resolution to sell junk/abandoned motor vehicles to the highest bidder.
BUDGETED AMOUNT:	N/A
ACCOUNT CODE:	N/A
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	<i>DRE 7-2-21</i>

DISCUSSION:

Pursuant to Oxford City Code and in accordance with ORC 4513.62, the Division of Police requests that City Council approves the sale of salvage/junk/abandoned motor vehicles described in the attached Exhibit A to the highest bidder and that the proceeds from such sale be placed in the General Fund.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SALE OF SALVAGED, JUNK AND/OR ABANDONED MOTOR VEHICLES.

WHEREAS, the Police Chief recommends that unclaimed motor vehicles ordered into storage pursuant to Section 4513.62 of the Ohio Revised Code be sold to a motor vehicle salvage dealer or scrap metal processing facility at the highest obtainable salvage price. The motor vehicles to be sold are listed on Exhibit "A" attached hereto and incorporated herein by reference.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: City Council hereby accepts the recommendation of the Police Chief and authorizes the sale of the salvaged, junk and/or abandoned motor vehicles listed on Exhibit "A" to a motor vehicle salvage dealer or scrap metal processing facility at the highest obtainable salvage price. The proceeds thereof shall be placed in the General Fund.

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

MAYOR

ADOPTED:

ATTEST

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: MIKE SMITH

PREPARED BY: LAW (STAFF)

Exhibit A

The following vehicles are currently stored at the Oxford Police Department Impound Lot and are unclaimed by the owner after due notice. The Oxford Police Department has obtained salvage titles for the below vehicles and we are requesting they be sold to a salvage dealer.



1. 2003 Chrysler

VIN#: 2C8GP44363R188926



2. 2008 Mercury
3MEHM08Z68R633932



3. 2013 Dodge
VIN#: 1C3CDFAA7DD319829



4. 2004 Mazda
VIN#: 4F2YZ04154KM04790



5. 2002 Jeep
VIN#: 1J4GW58N02C215755



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STAFF REPORT

ORIGINATING DEPARTMENT:	Parks & Recreation
PREPARED BY:	Casey Wooddell
DATE PREPARED:	June 23, 2021
COUNCIL MEETING DATE:	July 6, 2021
AGENDA TITLE:	Oxford Recreation Board – June 10, 2021
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	CDW 6/23/21 <i>DRE</i> 7-2-21

DISCUSSION:

Attendance: Mayor Mike Smith, Craig Bennett, Ken Bogard, Wes Cole, Casey Wooddell, Deanna Barbour

The Oxford Recreation Board met in the Municipal Building on Thursday, June 10 at 11:30am. Agenda for the meeting and minutes from the May meeting were approved without comment.

Mr. Wooddell provided a report from the Parks and Recreation Department. This report included information about the Aquatic Center, summer camps, pickleball project, OATS trail, rescue fund recommendation and the upcoming Freedom Festival event. Mr. Wooddell also discussed the installation of additional bottle filler units being installed at the TRI and Pepper Park, as well as a new tree plaque being installed thanks to generous donations from around the community.

Mr. Cole shared updates about Talawanda Athletics, including a wrap-up of spring sports programs and how many of the teams finished in their leagues, as well as some of the track participants qualifying and competing in regional and state events.



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Mr. Ackley and Mr. Bennett shared information about Miami University updates, including Recreation activities, Goggin Ice Center, and general enrollment.

Mr. Bennett and Mr. Wooddell discussed the ongoing City Comprehensive Plan update project, and how the Recreation Board is involved in that project. The Parks and Recreation areas of this existing plan are being re-evaluated and updated, and Mr. Bennett was asked to sit on the steering committee for the Comprehensive Plan Update. The Recreation Board members discussed appropriate questions to include in the upcoming surveys to learn more information from the community about what facilities could be improved or added to enhance the overall community of Oxford.

Meeting adjourned at 12:20pm.

Next meeting schedule TBD.

A Work Session of the Oxford City Council was called to order by Mayor, Mike Smith on Tuesday, June 15, 2021 at 6:30 p.m. Council members present were Jason Bracken, Glenn Ellerbe, David Prytherch, Chantel Raghu, Bill Snavelly and Edna Southard.

Staff members present were Doug Elliott, City Manager, John Jones, Police Chief; John Detherage, Fire Chief; Zachary Moore, Planner; Chris Conard, Law Director and Mary Ann Eaton, Clerk of Council.

APPROVAL OF AGENDA

Mr. Snavelly moved to approve the agenda. Ms. Southard seconded. The motion passed 7-0-0.

PURPOSE

The purpose of the Work Session was for Council to hear concerns regarding harassment within the community.

DISCUSSION

Priyana Kalita, Miami University graduate, provided a list of Sources and Statistics and provided a video of herself discussing various racial issues. Priyana also spoke in person about incidents of harassment she experienced during her time at Miami University. Priyana urged Council to come up with anti-harassment laws to include harassment of LGBTQ persons. Priyana advised she felt Council needed to take steps to keep everyone in Oxford safe.

Kyle Larson, Graduate Student, spoke about local racist and sexist harassment. Mr. Larson also spoke about the work he has done via the Racial Consciousness 101 program that he and students of color worked on together. Mr. Larson advised he felt Oxford needed a multi-pronged approach to these issues.

Collin Baer, Associate Director, Department of Equity and Equal Opportunity, spoke briefly from the audience.

Law Director Conard addressed questions from Council and spoke to issues related to the Ohio Fairness Act and Ethic Intimidation Laws.

After discussion, Council directed staff to look into Ordinances on file to see what can be done to strengthen them.

Councilor Ellerbe suggested these matters could be something for the Student Community Relations Commission to address.

Mr. Elliott invited the speakers to attend the next Civil Rights Commission Meeting.

Megan from Women Helping Women provided informational pamphlets for distribution to Council and to the public.

ADJOURNMENT

Mr. Snively moved to adjourn at 7:14 p.m. Ms. Southard seconded. The motion passed 7-0-0.

STAFF REPORT

ORIGINATING DEPARTMENT:	Division of Police
PREPARED BY:	Lt. Geoffrey W. Robinson
DATE PREPARED:	28 JUN 2021
COUNCIL MEETING DATE:	6 JUL 2021
AGENDA TITLE:	Resolution authorizing the Chief of Police to trade weapons and if applicable, associated equipment, as well as ammunition, to a federally license firearms dealer for ammunition
BUDGETED AMOUNT:	n/a
ACCOUNT CODE:	n/a
RECOMMENDATION:	Approve <i>DRE 7-2-21</i>
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

The Division of Police has in its possession several weapons and ammunition (see attached list, Exhibit A) that are not of use to the police department. In accordance with O.C.C 127.11(d)(2), we respectfully request to trade these weapons to a federally license firearms dealer in exchange for credit.

STAFF REPORT

ORIGINATING DEPARTMENT:	Division of Police
PREPARED BY:	Lt. Geoffrey W. Robinson
DATE PREPARED:	28 JUN 2021
COUNCIL MEETING DATE:	6 JUL 2021
AGENDA TITLE:	Resolution to destroy items held by the Oxford Division of Police that have no evidentiary or monetary value.
BUDGETED AMOUNT:	n/a
ACCOUNT CODE:	n/a
RECOMMENDATION:	Approve DRE 7-2-21
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

The Division of Police is holding the attached list (Exhibit B) of property. The list consists of items including, but not limited to, firearms, ammunition, knives, and other items confiscated because of usual and customary police activities. No item listed is necessary for evidentiary use nor is it of monetary value to be auctioned by the City of Oxford. The firearms listed are not appropriate for a trade to a federal firearms dealer for ammunition. The recommendation from the Chief of Police is to destroy these firearms and other property. Appropriate signed court orders have been obtained to destroy the property.

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

RESOLUTION NO.

A RESOLUTION 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.

WHEREAS, in accordance with the report from the Chief of Police, certain firearms and other property in the City's possession are hereby declared to be of no evidentiary value and no longer needed for any municipal purpose, and the same may be disposed of or traded to a federally licensed firearms dealer for ammunition as allowed by Oxford Codified Ordinance, Section 127.11. The items are those as set forth on Exhibits 'A' and 'B' attached hereto and incorporated herein.

SECTION 1: Council hereby authorizes the trade, for ammunition, of those items listed on Exhibit 'A' to a federally licensed firearms dealer and the disposal of those items listed on Exhibit 'B' attached hereto and incorporated herein.

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

MAYOR

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: MIKE SMITH

PREPARED BY: LAW (STAFF)

2021 FIREARMS AND AMMUNITION RECOMMENDED FOR SALE/TRADE WITH LICENSED FIREARMS DEALER

CISCO Barcode, Interact RMS El #, or Tri-Tech Barcode #	Reporting Officer	Rpt #	Property Description	Court
Cisco 12192	Robinson	14-0517	Two (2) Ruger SR9 9mm magazine; Blackhawk 7 nylon holster, RangeMaxx nylon pouch	Common Pleas
Turned in by owner to OPD	Gordon	n/a	Military ammo box and contents: 24 assorted shotgun shells; box of 21 16 ga. Western	n/a
			Super-X shotgun shells; bag of 2 CCI .22LR rounds; two (2) boxes CCI .22LR cartridges (100/box);	
			box of 25 12 ga. Western Super-X shotgun shells; box of 25 12 ga. Western Super-X	
			Magnum shotgun shells; three (3) boxes of 25 12 ga. Federal Hi-Power shotgun shells	
17-p-05120005	Butler	17-1374	Beretta 92 FS 9mm semi-auto pistol, three 9mm magazines	Common Pleas
17-p-05120001	Butler	17-1374	Gock 19 Gen 3 9mm semi-auto pistol, one magazine	Common Pleas
17-p-05120004	Butler	17-1374	Smith & Wesson Bodyguard 380 .380 semi-auto pistol	Common Pleas
17-p-05120002	Butler	17-1374	Envelope containing twelve (12) rounds .45 ammunition	Common Pleas
20-p-04230003	Wagers	20-1181	Five (5) PMAG 30-round 5.56 magazines; box containing 130 rounds 5.56 ammunition	Common Pleas
Turned in by owner to OPD	Gordon	n/a	Cobra Arms .22 two-shot Derringer pistol	n/a
Cisco 7374	O'Leary	n/a	Savage Arms model 111 .300 Magnum rifle, sling, and case (safekeeping/unclaimed since 2011)	n/a
18-p-05830002	Ledermeier	18-1751	Springfield Arms XDS .45 semi-auto pistol, two magazines, 11 rounds .45 ammo	Common Pleas
Found property	Gordon	n/a	Glock 43 hard shell case, cleaning brushes, firearms lock	n/a
Turned in by owner to OPD	Gordon	n/a	Marlin Micro-Vue 4x rifle scope	n/a
Turned in by owner to OPD	Gordon	n/a	Ammo bag containing: 26 12 ga. Winchester shotgun shells; two (2) boxes CCI Mini Mag .22LR	
			(100 rounds/box); box of Remington .22 High Velocity .22LR (100 rounds); bag containing ten (10)	
			Winchester 9mm rounds and nine (9) rounds Winchester .22 LR; bag containing three (3) .38 rounds	
			and two (2) CCI .38 blue-tip pellet rounds	
19-p-05830003	Wagers	19-1720	Five (5) rounds .38 ammunition	Common Pleas
20-p-02980001	Wagers	20-0874	Smith & Wesson M & P 40 smi-auto pistol, twelve (12) rounds .40 ammo, magazine	Common Pleas
20-p-04230002	Wagers	20-1181	Ten (10) rounds 9mm ammunition	Common Pleas
17-p-06460001	Terrell	n/a	Hi-Point JHP .45 semi-auto pistol, magazine, nine (9) rounds .45 JHP ammunition	Common Pleas

2021 FIREARMS DESTRUCTION: Poor Condition, Damaged, or Court-Ordered Destruction

Exhibit B

CISCO Barcode, Interact RMS EI #, or Tri-Tech Barcode #		Reporting Officer	Rpt #	Property Description	Court
16-p-04310005		Gilbert	16-1915	CDM .38 revolver	Area 1
Cisco 20636		O'Leary	14-0231	Crossman Phantom pellet pistol (sfkpg./unclaimed)	n/a
16-p-01850001		Hayes	16-1314	Ruger LC9 semi-auto pistol	Area 1
16-p-02940001		King	16-1707	Colt Cobra FS380 semi-auto pistol	n/a
19-p-01390001		Hardin	19-0496	H & R model 929 .22 revolver	BC Juvenile
19-p-02360001		Blauvelt	19-0816	Smith & Wesson 4506 semi-auto pistol, two magazines	Area 1
19-p-04740001		Jenkins	19-1552	Ruger SR9 semi-auto pistol	Common Pleas
19-p-05380001		Wagers	19-1720	Taurus model 85 .38 revolver	Common Pleas
20-p-00310013		Lindner	20-0094	Lorcin L380 semi-auto pistol, no magazine	Common Pleas
20-p-01430001		Hatfield	20-0382	Lorcin L380 semi-auto pistol, broken magazine	Common Pleas
20-p-04230001		Wagers	20-1181	Rock Island Armory M1911 9mm semi-auto pistol, magazine	Common Pleas
unknown		unknown	98-1763	Iver-Johnson .38 revolver	n/a
Turned in by owner to OPD		Gordon	n/a	Raven Arms MP25 .25 semi-auto pistol	n/a
Turned in by owner to OPD		Gordon	n/a	Crossman Pumpmaster Classic pellet pistol	n/a
20-p-02190001		Lindner	n/a	Hechler & Koch VP9 pellet pistol	n/a
Turned in by owner to OPD		Gordon	n/a	Taurus PT22 .22 semi-auto pistol, no magazine	n/a



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STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Doug Elliott
DATE PREPARED:	May 24, 2021
COUNCIL MEETING DATE:	June 15, 2021
AGENDA TITLE:	Authorizing the installation of the Freedom Summer Mural on the eastern wall of the Municipal Building.
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	
CITY MANAGER/DEPT HEAD APPROVAL:	<i>DRE 7-2-21</i>

DISCUSSION:

Please see the attached Resolution authorizing the installation of the Freedom Summer Mural on the eastern wall of the Municipal Building.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE INSTALLATION OF THE FREEDOM SUMMER MURAL ON THE EASTERN WALL OF THE MUNICIPAL BUILDING.

WHEREAS, the Public Arts Commission of the City of Oxford (PACO) recommends the installation of the Freedom Summer Mural on the Municipal Building; and

WHEREAS, PACO has not recommended the adoption of rules for the donation of or the placement of private art on public property necessitating this Resolution; and

WHEREAS, the City accepts this loan of the Freedom Summer Mural. Given the materials this mural was constructed with, the timeframe for this display shall be five years and then it shall be removed by the artist.

WHEREAS, the City Staff agrees with the PACO recommendation with the understanding the Artist will install the Freedom Summer Mural on the Municipal Building at a location approved by City Staff; and

WHEREAS, the Artist shall also remove the Freedom Summer Mural from the Municipal Building by July of 2026; and

WHEREAS, the Artist further agrees to maintain the Freedom Summer Mural as needed during the term the Mural is displayed; and

WHEREAS, the City of Oxford and the Artist shall enter into a Public Art Installation Agreement.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council hereby authorizes the City Manager to take all steps necessary to effectuate the installation of the Freedom Summer Mural on the eastern wall of the Municipal Building. At his discretion, the City Manager may waive the building permit and certificate of appropriateness fees to allow for this installation.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: EDNA SOUTHARD

PREPARED BY: LAW (STAFF)

June 29, 2020

from: Public Arts Commission of Oxford
to: Oxford City Council, cc: City Manager Doug Elliott

re: Oxford Civil Rights Mural relocation

The most recent addition to Oxford's historic and cultural landscape is the Civil Rights mural at 119 W. High St. The concept for this attractive and well-received mural was first brought to the City's attention at the Public Arts Commission of Oxford meeting on October 4, 2018.

Talawanda High School Junior, Ella Cope, proposed to the Commission the creation of a mural about the Civil Rights History of Oxford as a Girl Scout Project that she would undertake before her graduation in 2020. The subject of the mural would be Oxford's Civil Rights history, including not only well known events and personalities such as the Underground Railroad and 1964 Freedom Summer martyrs (Chaney, Goodman, and Schwerner) but lesser known events and people that she was researching. Ms. Cope's concept for the mural was centered on the blue station wagon that the three young martyrs drove from Oxford to Mississippi after being trained at Western College.

In keeping with its directive to promote "art in public spaces to engage community, forge connections to place, celebrate local histories and cultures, and encompass cultural, racial and ethnic diversity," PACO encouraged Ms. Cope and agreed to help her find funding for materials, fabrication, construction, and mounting of the mural she proposed. One member of the commission, Joe Prescher, agreed to serve as artistic consultant to Ella, as well. Several Talawanda High School students also contributed to the production.

With the approval of the project by PACO and by the Girl Scout Council in hand, Ms. Cope applied for and was awarded a grant of \$1000 from the W.E. Smith Family Charitable Trust to produce the mural. She negotiated an agreement with Kim Peterka for locating the mural on the west facing wall of Ms. Peterka's building at 119 W. High Street. The mural was completed and mounted with the assistance of local contractor David DeWitt and dedicated in June of 2019 in a well attended public ceremony.

However, although this mural is still affixed to the side of the building at 119 W. High St., it must be moved in the near future, because the empty lot it faces will be filled by the construction of a new building. As a City Commission charged with promoting public art in Oxford, we recognize the merit of this piece and agreed to help determine a suitable new location. After careful deliberation, PACO recommends that the mural be moved to the outside of the Oxford Municipal Building itself. This would accomplish several things:

- affirm the City's dedication to civil rights and social justice, by placing this visual record right on our government building.

- highlight the City's diverse histories and communities and become the starting point for open discussions about the collective and selective understanding of local history.
- declare the City's support for public art, and serve as the inaugural project in a citywide public art program.
- serve as the starting point or final stop for Oxford civil rights walking tours currently under development by Enjoy Oxford.

If space permits, the mural can ideally be relocated to the south (Walnut St.) side of the municipal building, at the eastern end. This spot facing the street would allow the mural to be seen by passing pedestrian and vehicular traffic. This area has quite a bit of traffic so it would maximize visibility by Oxford residents, Miami students, and visitors.

Alternatively, if that space is too small, a possible second location is within the "L" of the municipal building, on the north-facing wall. Located here, the mural would not be visible to street traffic, but all visitors using the east entrance and parking lot would pass by it on their way into the Municipal Building.

PACO believes the mural could be affixed to the Municipal Building in either location using the standard methods for masonry mounting and require only modest maintenance. Costs for the relocation (deinstallation, moving, re-mounting, materials and labor) would be small and will be paid for by PACO from its allocation in the 2020 municipal budget.

Including this mural on the City building will both beautify the space and create a powerful statement about our city's priorities by placing art, history, and justice literally at the center of our municipal life. This is especially crucial at this moment in our nation's history.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Steven Sullivan". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Steven Sullivan, PACO Chair, on behalf of the Commission



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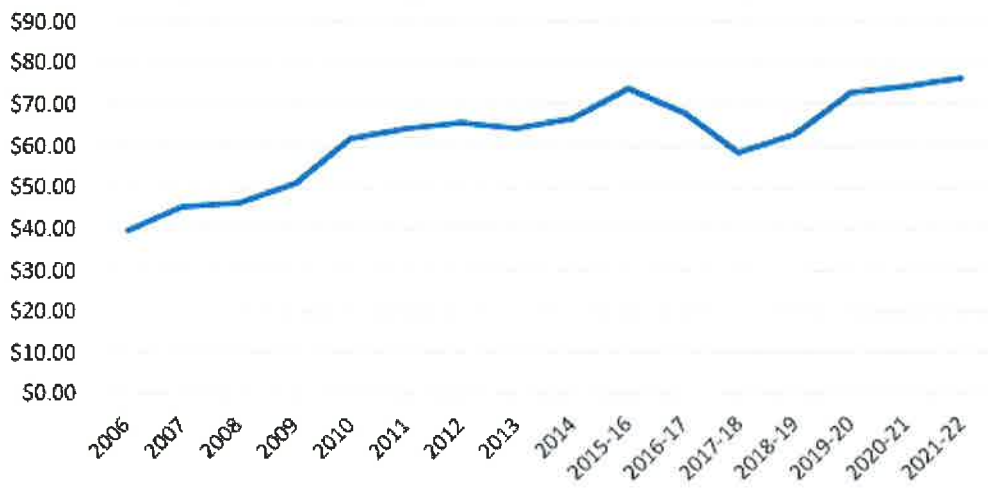
STAFF REPORT

ORIGINATING DEPARTMENT:	Service Department
PREPARED BY:	Michael Dreisbach
DATE PREPARED:	May 21, 2021
COUNCIL MEETING DATE:	July 6, 2021
AGENDA TITLE:	Purchase of Road Deicing Materials through a Cooperative Agreement with Butler County Engineer's Office
BUDGETED AMOUNT:	\$ 90,700
ACCOUNT CODE:	122.720.52450
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	<i>DRE 7-1-21 MBD 6/29/21</i>

Discussion: The City of Oxford expects to purchase approximately 1,000 tons, more or less, of road de-icing materials in the balance of 2021 and during calendar year 2022.

The Streets & Maintenance Division has partnered with the Butler Co. Engineer's Office to provide the City with an opportunity to piggyback onto Butler County's procurement bid for road de-icing salt. By pooling our purchasing power with several jurisdictions, the City receives more favorable pricing for our deicing material purchases. Butler County has advertised for bids and awarded a contract to Morton Salt, Inc. at a rate of \$76.29 per ton.

The following chart shows the price trend for salt for the past several years:





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It is Staff's recommendation that the City Council approve a Resolution accepting the bid of Morton Salt, Inc. (piggybacking on the BCEO competitive bid) and authorize the City Manager to enter into an agreement with Morton Salt, Inc. for the purchase of road de-icing materials for an amount not to exceed \$95,000.



RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID OF MORTON SALT, INC. AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MORTON SALT, INC. FOR THE PURCHASE OF ROAD DE-ICING MATERIALS AT A COST NOT TO EXCEED \$95,000.

WHEREAS, City Council hereby finds the lowest and best bid submitted for bulk de-icing materials for snow and ice control purposes to be that certain bid submitted by Morton Salt, Inc. to the Butler County Engineer's Office.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council accepts the bid and authorizes the City Manager to enter into a contract with Morton Salt, Inc. for the purchase of road de-icing materials at a cost not to exceed \$95,000.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY:

PREPARED BY: LAW (STAFF)



BID OPENING

April 8, 2021

2021-1M

BULK TREATED SODIUM CHLORIDE FOR BUTLER COUNTY, CITIES, VILLAGES AND TOWNSHIPS

CONTRACTOR

Compass Minerals

Blower / Piler

\$ 84,64\$ 2,387,694.40

Straight Dump

\$ 77,64\$ 2,190,224.40

CONTRACTOR

Morton Salt

Blower / Piler

\$ 83.29\$ 2,349,610.90

Straight Dump

\$ 76.29\$ 2,152,140.90

CONTRACTOR

Detroit Salt Co.

Blower / Piler

\$ 1.18\$ 2,572,187.80

Straight Dump

\$ 82.18\$ 2,318,297.80

CONTRACTOR

Carlisle Const

Blower / Piler

\$ 95.25\$ 2,487,002.50

Straight Dump

\$ 83.76\$ 2,362,869.60

CONTRACTOR

American Rock Salt

Blower / Piler

\$ 88.05\$ 2,483,890.50

Straight Dump

\$ 84.05\$ 2,371,050.50



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STAFF REPORT

ORIGINATING DEPARTMENT:	Service Department
PREPARED BY:	Michael Dreisbach
DATE PREPARED:	June 28, 2021
COUNCIL MEETING DATE:	July 6, 2021
AGENDA TITLE:	Resolution Authorizing Feasibility Study to Procure and Transport Potable Water from the City of Hamilton as a Fifth Option for Water Softening Improvements
BUDGETED AMOUNT:	\$ 100,000
ACCOUNT CODE:	322.810.67101
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 7-2-21 MSD 6/28/21

Discussion: At the June 15, 2021 City Council meeting, a presentation was made by Strand Associates to report findings of a feasibility study evaluating water softening technology that could be incorporated into existing processes at the City's water treatment facility. Technologies evaluated included lime softening, fluidized bed reactor softening, ion exchange, and membrane softening. Based on the pros and cons of the four technologies, membrane softening appears to be the most appropriate process for the Oxford water system.

During the presentation to City Council, a fifth option was discussed whereby the City would purchase wholesale potable water from the City of Hamilton. This option would require the City to build a new pipeline along US127 from Hamilton's north treatment plant to connect with the City's existing pipeline terminating at the City's Seven Mile Well Field. The Hamilton water system has ample capacity to accommodate the City of Oxford, and consistently wins awards for water taste at national competitions.

Strand Associates has provided a proposal to the City for consideration to study the hurdles and costs involved in building a new pipeline from Hamilton to Seven Mile. Strand's scope of services (Draft) is attached to this report as Exhibit A. In addition to Strand's criteria, Staff has also requested clarification on cleaning and disinfection of any new pipe, OEPA permitting requirements for transmission mains (including switching between raw and potable water), and confirming that the existing Seven Mile transmission could be utilized without interruption during construction and tie-in of a new main from Hamilton.

It is the recommendation of Staff that the City Council authorize the City Manager to amend the existing Agreement with Strand Associates to include a feasibility study of purchasing and transporting water from the City of Hamilton at an additional cost not to exceed \$25,000.

RESOLUTION NO.

A RESOLUTION ACCEPTING THE PROPOSED AMENDMENT AND AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING AGREEMENT WITH STRAND ASSOCIATES, INC. FOR EVALUATING THE PROCUREMENT AND TRANSPORTATION OF POTABLE WATER FROM THE CITY OF HAMILTON.

WHEREAS, City Council authorized the City Manager on December 3, 2019 to enter into an agreement with Strand Associates, Inc. for the evaluation of water softening alternatives; and

WHEREAS, Strand Associates, Inc. presented the results of the study to City Council on June 15, 2021; and

WHEREAS, The City Manager and Service Director recommend that the alternative of procuring and transporting potable water from the City of Hamilton should be evaluated.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council accepts the recommendation of the City Manager and the Service Director to amend the existing agreement with Strand Associates, Inc. to evaluate the alternative of procuring and transporting potable water from the City of Hamilton.

SECTION 2: Council authorizes the City Manager to enter into an amended agreement with Strand Associates, Inc. at a cost not to exceed 25,000.

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

MAYOR

ADOPTED: July 6, 2021

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY:

PREPARED BY: LAW (STAFF)

Oxford - Hamilton Interconnect DRAFT Scope of Services
June 24, 2021
4689.001

Project Understanding: The City of Oxford (OWNER) is considering non-treatment options to compare to the softening alternatives analysis completed by Strand Associates, Inc. The purpose of this amendment to the project is to evaluate an interconnection with the City of Hamilton for the purchase of softened water. The evaluation below will include a booster station at a location near the City of Hamilton's north water treatment plant, a second booster station near OWNER's Seven Mile Wellfield and a finished water main connecting Hamilton's North WTP to the existing 24-inch raw water main connecting the Seven Mile Well Field with the City's WTP. This existing raw water main would be converted to a finished water main conveying flow to OWNER's existing water treatment plant where it will be distributed via existing high service pumps. It is anticipated that existing OWNER's wells and water treatment plant will remain in standby condition to allow water production if the Hamilton interconnect becomes inoperable.

Scope of Services

1. Attend virtual kickoff meeting with OWNER.
2. Communicate with the City of Hamilton regarding the ability of OWNER to purchase water from them and the technical requirements associated with doing so. This correspondence will include the following:
 - a. Review of information by Owner prior to distribution to the City of Hamilton.
 - b. Preparation of a letter to the City of Hamilton including:
 - i. Current and anticipated potable water demands, including daily average, daily maximum and monthly maximum flows.
 - ii. A request to confirm what capacity the City of Hamilton can supply, i.e., can it meet all or a portion of the stated demands.
 - iii. A request for approximate costs and charges for water purchase.
 - iv. A request for physical details necessary to make interconnection. This will include location and size of anticipated interconnect point, pressure at interconnect point and availability for siting booster stations if necessary on Hamilton property.
 - v. A request for water quality parameters including finished water hardness, alkalinity, iron, manganese, regulated contaminants, unregulated contaminants of concern, and related information as appropriate.
3. Develop preliminary design criteria for proposed improvements, including:
 - a. The number, capacity, and sizes of booster pump stations (discharge pressure and flow) and water main (diameter and length) required to connect between the Owner and the City of Hamilton.
 - b. The anticipated finished water storage size and location requirements, as appropriate.
 - c. The need to resize the 24-inch raw water main to convey the water from the City of Hamilton.
 - d. Preliminary hydraulics, under average and maximum flow conditions, of proposed booster stations at Hamilton WTP and Seven Mile wellfield.
 - e. The proposed modifications needed to sustain disinfectant residual into the OWNER's system
4. Complete an opinion of probable construction cost for the following improvements:

- a. Construction of a 24-inch finished water main from the Hamilton North WTP to the Seven Mile Wellfield. This main is assumed to follow US 127 and State Route 73. It is assumed the main will be constructed outside of ODOT right of way. Preliminary land acquisition requirements will be noted and land acquisition costs will be included in the cost opinion.
 - b. Construction of booster stations near the Hamilton North WTP and the Seven Mile Wellfield.
 - c. Construction of potable water storage, if necessary, at the Oxford WTP.
 - d. Conversion of disinfection system to chlorine dioxide, if necessary. This cost estimate was completed as part of the previous evaluation and is not anticipated to change.
 - e. Associated technical services and contingencies similar to those included in the original analysis.
5. Complete 20 and 50 year net present worth analysis including the following:
 - a. Capital costs determined as part of report addendum
 - b. Cost of water purchase from the City of Hamilton.
 - c. Cost of operation of booster stations, storage facilities and disinfection facilities, as applicable.
 - d. OWNERs existing water production costs. These costs will be subtracted as applicable from the cost of operating the system.
 - e. Cost of maintaining existing water treatment plant in standby condition.
 - f. Salvage values of proposed infrastructure improvements.
 6. Prepare an additional report section summarizing the findings, evaluations, non-monetary benefits of options considered, and probable costs for incorporation into the recent softening alternatives study.
 7. Provide draft report addendum to OWNER for review.
 8. Attend review meeting with OWNER.
 9. Incorporate OWNER review comments into report addendum. Provide electronic copy and 5 hard copies of addendum to incorporate into the existing report copies.

Proposed Fee

We propose completing this analysis for a lump sum of \$25,000.

Proposed Schedule

We would provide the draft report to the City of Oxford within 6 weeks of notice to proceed.



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore
DATE PREPARED:	June 14, 2021
COUNCIL MEETING DATE:	July 6, 2021
AGENDA TITLE:	PC-2021-15, 22 S. Beech, CONDITIONAL USE, 4-story mixed use building including 12-room hotel annex, residential dwelling units, and rooftop restaurant, Scott Webb, Architect, Applicant/Agent
CITY MANAGER/DEPT HEAD APPROVAL:	<i>DRE 7-2-21</i>

Proposal Summary:

Architect Scott Webb is requesting Conditional Use approval for a proposed 4-story mixed use building located at 22 S Beech Street in the UP Uptown District. The site is the former location of Mesler Auto Body, which would be demolished to make way for new construction. There are two reasons why a Conditional Use approval is necessary in this case: (1) to approve the hotel aspect of the project, comprising a total of 12 rooms on the first floor with a below-grade 12-space parking garage serving the use; and (2) to increase the allowable floor area on the lot from 21,048 square feet to 23,551 square feet in order to accommodate additional commercial space (this represents an increase in floor area ratio (FAR) from the max of 3, to a resulting total of 3.36).

Background:

The nature of the request is essentially a repeat of what was previously considered by Planning Commission and Council in 2018. The HAPC approved a COA for the project in May 2019. A Building Permit application was submitted in September 2019 and went through two rounds of review with applicable departments but was not ultimately approved, as the project became stalled due to the pandemic. Since that time, the COA and Conditional Use deadlines lapsed in May and October of 2020 respectively, necessitating new approvals in order for the project to move forward. The HAPC granted a new COA to the applicant at its May 2021 meeting.



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

Planning Commission Recommendation:

On June 8, the Oxford Planning Commission held a virtual hearing and reviewed the case and the decision standards. The proposed building and uses were found to be appropriate for the given location. A large portion of the discussion revolved around the design of the below-grade parking garage. Staff had recommended eliminating 1 of the 12 parking spaces due to maneuverability and safety concerns in proximity to an egress doorway, as well as providing a way for vehicles to simultaneously enter and exit the garage by either widening the ramp from West Walnut Street or providing a second ramp similar to the City parking garage configuration. The Planning Commission felt having one ramp wide enough for one vehicle was sufficient for the amount of parking provided, and voted 7-0-0 to recommend approval of the application subject to a single condition:

1. Parking Space #1 shall be designed and striped as a compact space to maintain 1-2 feet of space from the west wall of the garage.

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVING A CONDITIONAL USE PERMIT APPLICATION TO ALLOW A SINGLE LEVEL HOTEL USE WITHIN A NEW FOUR STORY BUILDING AND GRANTING THE REQUESTED ADDITIONAL 1,250 SQUARE FEET OF FLOOR AREA IN THE UP (UPTOWN) DISTRICT TO BE LOCATED AT 22 SOUTH BEECH STREET WITH ONE CONDITION.

WHEREAS, the Planning Commission held a virtual public hearing on June 8, 2021 in accordance with Section 1147.02 of the Codified Ordinances of the City of Oxford, on the application of Scott Webb, Applicant, Architect, for a conditional use permit to allow a single level hotel use within a new four story building and to allow an additional 1,250 square feet of floor area in the UP (Uptown) District to be located at 22 South Beech Street; and

WHEREAS, the Planning Commission, after a virtual public hearing and discussion, voted to approve a motion recommending approval of the conditional use permit application to allow a single level hotel use within a new four story building and granting the requested additional 1,250 square feet of floor area in the UP (Uptown) District to be located at 22 South Beech Street with one condition.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby accepts the recommendation of the Planning Commission and accepts the recommendation report submitted by the Planning Commission and incorporates the same herein and further grants the conditional use permit application to allow a single level hotel use within a new four story building and granting the requested additional 1,250 square feet of floor area in the UP (Uptown) District to be located at 22 South Beech Street with the following condition:

1. Parking space #1 shall be designed and striped as a compact space to maintain 1-2 feet of space from the west wall of the garage.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: MICHAEL SMITH

PREPARED BY: LAW (STAFF)

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	Scott Webb, Architect
Location	22 S Beech Street – Parcel ID H4100004000156
Property Owner	Walnut Street Investors LLC, c/o Jim Clawson
Action Request	Conditional Use for a Hotel and Increasing Floor Area Ratio from 3 to 4 due to increased commercial usage (rooftop restaurant)
Current Use	Auto Body Repair Shop (vacant)
Current Zoning	UP Uptown District
Site Area	10,128 square feet (0.233 acres)
Site Frontage	Approx. 122 feet along W Walnut; Approx. 83 feet along S Beech
Surrounding Land Uses	Church to north; Mix of commercial and residential uses in all other directions
Staff Recommendation	Approve , subject to recommended conditions

PROPOSAL SUMMARY

Architect Scott Webb has submitted a Conditional Use application for a hotel use and increased floor area ratio (FAR) at 22 S Beech, formerly the site of Mesler Auto Body. The existing automotive use, now vacant, is non-conforming in the UP Uptown District. Mr. Webb, acting as agent for the owner, is requesting a four-story building consisting of 12 hotel rooms on the first floor, a commercial restaurant space on the fourth floor, and 11 total residential units located on the second, third, and fourth floors. The hotel will be considered an “annex” to the Elms Hotel located a block away at 75 S Main, meaning guests will check-in at the main hotel and then be permitted to drive and park beneath the new building in a below-grade garage, then access their room via an elevator. The 11 residential units are divided between 5 units on the second floor, 5 units on the third floor, and 1 unit on the fourth floor, with a total of 31 bedrooms overall; this information is derived from the latest received Building Permit plans, since the submitted application for the Conditional Use does not contain this information.

The nature of the requested Conditional Uses are essentially a repeat of what was previously considered by Planning Commission and Council in 2018. The application is more or less the same as was presented then, which had received Council approval on September 18, 2018 by Ord. No. 3484. The applicant had also

received COA approval from HAPC on May 8, 2019. A Building Permit application was submitted in September 2019 and went through two rounds of review with applicable departments but was not ultimately approved, as the project became stalled due to the COVID-19 pandemic. The Conditional Use, COA, and original Building Permit have all since expired, thus necessitating new approvals in order for the project to move forward. The HAPC granted a COA to the applicant at its meeting on May 12, 2021.

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners and a sign was posted at the front of the property. As of the writing of this report, no written public comments have been received.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Copenbaker, Assistant to the City Manager	Not Returned
Engineering	Scott Otto, City Engineer	Returned with Comments
- As shown the ramp to enter the parking area does not appear wide enough to accommodate simultaneous entering and exiting vehicles. Vehicles could potentially have to reverse and maneuver in the sidewalk and street. - The dumpster area will need to meet the requirements of Rumpke.		
Fire	John Detherage, Fire Chief	Returned without Comments
Police	John Jones, Police Chief	Not Returned

COMMENTARY

Staff comments on site conditions and a number of key development aspects are provided below:

- Hotel Use:** Hotels and motels are a Conditional Use in the UP District, meaning they are potentially allowable so long as the external effects generated can be mitigated to make it more compatible with the surrounding setting. Chapter 1147 provides three distinct concerns to address: (1) proximity to residential; (2) screening from residential; and (3) appropriate street access. Since the proposed use falls within an urbanized area of the City where a mix of commercial and residential uses are already abundant, proximity to residential and screening are less of a concern. Furthermore, the hotel use will be contained to the first floor alone, thus the visual impact will be much less than if all four floors were devoted to hotel usage. The lobby entry area has been appropriately situated on the S Beech Street side of the property, keeping pedestrian circulation closer in proximity to the High

Street business corridor as opposed to the Walnut Street corridor which is more residential and office focused.

- **Increased Floor Area Ratio:** The Oxford Zoning Code defines Floor Area Ratio (FAR) as *the gross floor area of all buildings or structures on a lot divided by the total lot area, excluding any land vacated by Ordinance No. 103 (16 ½ vacated right-of-way)*. Thus, FAR is an important standard which controls the bulk and scale of buildings which can result in a particular district. The UP District provides a maximum FAR of 3, meaning the total floor area of any new structure is limited to 3 times the total lot area exclusive of any vacated right-of-way that may be in front. The vacated right-of-way area on this site totals 3,112 square feet, leaving 7,016 square feet of calculable lot area for the FAR. Multiplying 7,016 by 3 results in a maximum of 21,048 square feet permitted by-right. The Zoning Code further specifies that “additional retail uses above the street level which cause the maximum permitted gross floor area ratio to exceed the 3:1 ratio” should be treated as a separate Conditional Use approval. In the case of this project, the applicant proposes a total floor area of 23,551 square feet, which represents an FAR of roughly 3.36. The Planning Commission can consider the additional square footage because the reason for the increase is due to the additional restaurant space incorporated into the building on the fourth floor, which totals 3,033 square feet. The apparent purpose of allowing such an increase in FAR is to encourage additional commercial uses in the Uptown business area going above and beyond the minimum FAR of 0.7, so long as the residential component is kept within a maximum FAR of 2.
- **Parking:** No off-street parking spaces required for any use in the UP District, per **Section 1149.05(c)(1)**. However, since the original submission in 2018, the applicant has desired to make available at least some dedicated parking for hotel guests. The original proposal showed a total of 8 on-street spaces angled off the north side of W Walnut Street. Since these would have been located in the public right-of-way, the hope was that the spaces could be signed and permitted accordingly so that they would be exclusive to hotel guests. After concerns were raised about the proposed changes to the W Walnut right-of-way and resulting street character, an alternative was proposed to locate parking spaces beneath the structure, made accessible as an underground parking garage with a single access lane off of W Walnut. The parking garage alternative was ultimately approved by City Council at the time. Following the submission of more detailed plans at the Building Permit stage, the Zoning Review uncovered a couple accessibility and safety concerns related to the garage, as summarized below using the *most current* Code section numbers:
 - **Table 1149.04:** Minimum aisle width of **24 feet** for parking spaces oriented at 90 degrees. The applicant’s plan shows an aisle width of 22 feet, 2 feet short of the normal minimum. Staff had previously accepted this width since the City garage has a width of 20 feet, and due more broadly to the previous Conditional Use approving the parking garage as an important element of the proposal.
 - **Section 1149.07(e)(4)(1):** *Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety.* Staff had asked for the elimination of Parking Space #1, due to its proximity to the stairwell entrance posing a safety hazard with pedestrians potentially getting struck by vehicles entering or exiting the space. Eliminating the space would not encumber the project with respect to any Code standard, since no off-street spaces are required in the UP District. Furthermore, the resulting number of spaces (11) would still be greater than the original plan which proposed a total of 8 on-street spaces in front. The area, however, could be an ideal location for bicycle parking serving either the hotel rooms or residential units above.

- **Section 1149.07(e)(4)(j):** *Off-street parking and loading areas shall be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only.* This provision also applies to Parking Space #1, since exiting the space would be problematic due to its close proximity to the adjoining wall which could cause a conflict when a vehicle is making a turning motion. Furthermore, if a motorist enters the parking garage to find all spaces full, there would not be enough room to turn around and exit the garage in a forward motion. The City Engineer has also noted the entrance ramp is not wide enough to accommodate simultaneous entering and exiting of vehicles. Zoning staff had previously suggested retaining the single lane/ramp, but adding a gate arm with keep swipe access to better avoid this type of situation. However, the applicant has pointed out difficulties with the grade change, therefore staff is inclined to accept the ramp setup without a gate arm. Because of the difficulty of controlling movement into the garage, it would be prudent to provide a second single lane/ramp as a means of egress from the garage, just as the City parking garage provides.
- **Landscaping:** The HAPC has required a Landscaping Plan to be submitted at the Building Permit stage so that more specific detail is made available as to trees and other plantings which are planned following construction. The applicant's plans submitted at the Conditional Use stage show an assemblage of trees and shrubs along the south and east sides of the building, as well as some screening vegetation along the north side of the building adjoining the Bethel AME Church where hotel room patios are present. All properties within the UP Uptown District are exempt from the provisions of the Tree Ordinance (Chapter 1148), so considerations made to landscaping on the property itself are mainly in regard to improving aesthetics, softening the look of the building, and lessening impact to neighboring properties. It is unclear at this stage whether the large street tree present in the tree lawn along W Walnut Street is to remain, possibly in combination with new street tree plantings.
- **Refuse/Waste Collection and Storage:** The Building Permit review revealed that the garbage enclosure area on the west side of the building needed to be revised to comply with Rumpke's standards, including a minimum 12-foot wide opening. The applicant is currently working through these issues and expects to have them resolved at the time of Building Permit submission.

DECISION CRITERIA

- A. **The proposed use is in fact a Conditional Use appropriate in the zoning district in which it is proposed.**
Yes, a hotel and an increase in FAR for the sake of commercial usage are specifically provided in **Sections 1143.10(b)(2)(B)(4)** and **1143.10(b)(2)(A)(6)** respectively.
- B. **The use and site will satisfy the general intent of the Zoning Code.**
Section 1143.10(a) states that the purpose of the UP Uptown 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.* Staff believes the proposal at hand satisfies this general intent well, providing a desirable and balanced mix of uses.
- C. **The use and site will be compatible with the general intent of the Comprehensive Plan.**
As shown on Map 3.6 of the Oxford Comprehensive Plan, the property is located in the "Neighborhood Enhancement Area" generally bounded by Elm, Spring, Campus, and Vine Streets but also including another portion in the NE corner of the Mile Square stretching as far north as Homestead Avenue. According to the Plan, development intent in this area is *to stabilize and enhance existing neighborhoods* through continued maintenance and improving property in a way that

reinforces traditional characteristics and commercial features. Staff believes the proposal at hand fulfills the vision expressed in the Comprehensive Plan, helping to redevelop and repurpose a non-conforming and underutilized site in close proximity to the Uptown business corridor.

- D. The use and shape of the site are sufficient for the proposed use.**
The applicant is limited to a finite amount of land area when it comes to developing a new mixed-use building while also accommodating an underground parking feature. Staff believes the parking garage deserves modification for the sake of making it more accessible for guests, as well as more safe for all. This may however come at the cost of one, possibly two, parking spaces.
- E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.**
Hotel suites facing north and south would have patios, which could potentially pose a noise concern for surrounding uses. The rooftop deck associated with the proposed restaurant space also has the potential for generating noise.
- F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.**
Apart from additional noise resulting from guest/patron activity, staff does not believe the proposed project will pose any of the other concerns cited.
- G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.**
The hotel rooms, as an “annex” to the existing Elms Hotel, are essentially functioning as accessory to the main hotel but will be able to operate in a standalone fashion since hotel support service space is being provided at the garage level (for laundry, room cleaning, etc.). Thus, although linked to another principal use off-site, it should operate function as if it is its own principal use.
- H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.**
Opportunity for comment was provided to Fire, Police, and Service Departments. See comments from City Engineer Scott Otto. Fire returned the application without comment.
- I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
Opportunity for comment was provided to Fire, Police, and Service Departments. See comments from City Engineer Scott Otto. Fire returned the application without comment.
- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.**
Staff believes the building design is complementary to the surrounding neighborhood and district as a whole. The HAPC has approved the architectural design via the Certificate of Appropriateness (COA) process.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.**
The parking ramp could create some conflict for motorists and pedestrians along W Walnut Street, especially if a vehicle has to back up into the street from the parking garage.

L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The existing automotive service building is considered 'non-contributing' in the 2018 Uptown Historic District Inventory. Therefore, its removal would not be considered a loss of a historic feature.

M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from the existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.

There is a fairly large-sized street tree located in the tree lawn along W Walnut Street. It would be ideal to save this tree, though construction of the building may ultimately hinder the ability to save it.

N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

As noted earlier in the report, the application has been through the approval process before and sought permits to begin construction. If the Conditional Use is approved once again, a new Building Permit application will be required.

STAFF RECOMMENDATION

In consideration of the Decision Criteria, staff recommends **approval** of the Conditional Use application subject to the following conditions:

1. The dumpster area shall meet all necessary Rumpke requirements and standards.
2. Parking Space #1, located in the northwestern corner of the underground parking garage, shall be eliminated and not used for vehicular parking.
3. The parking garage design shall be modified to include a way for vehicles to simultaneously enter and exit the garage. This may be accommodated by widening the ramp currently proposed, or adding an additional lane/ramp so that vehicles are provided a way to exit in a forward motion.

SUBMITTED BY:



Zachary Moore, AICP
Planner

DATE: May 30, 2021

APPENDIX A

RELEVANT ZONING CODE PROVISIONS

Within the Oxford Zoning Code, *Section 1143.10* provides the base zoning standards for the UP Uptown District. *Section 1147.02(c)-(d)* governs the Planning Commission's decision making process on Conditional Uses. *Section 1147.03(b)(27)* provides Conditional Use provisions specific to motels.

1143.10 – UP 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 the same commercial activity as 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 the same commercial activity as 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 result in less than five feet of open and unobstructed public sidewalk adjacent to the sidewalk use; and
 - b. 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 shall be named as an additional insured upon such liability policy; and
 - c. The use shall employ only displays, counters, tables, chairs, umbrellas, and planters that are moveable; and
 - d. 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
 - e. All materials shall be lightweight and easily removable; and
 - f. 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
 - g. All illumination shall be confined within the perimeter of the use; and
 - h. 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 & Breakfasts.
 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.
- B. Minimum Lot Frontage:
1. 33 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 feet 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. Stairways, hallways, elevators 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.

1147.02(c) – Planning Commission Review.

The Planning Commission shall base its review of a proposed Conditional Use upon the complete application, upon any staff report, and upon any relevant and credible testimony presented during the public hearing.

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

- (1) Burden of Proof.
 - A. Planning Commission has no obligation to recommend approval and City Council has no obligation to approve a Conditional Use. This Zoning Code assumes that the uses listed in this section are not appropriate unless an applicant proves that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.
 - B. Applicants shall prove that potential negative impacts of elements such as location, size and extent of facilities and operations, site design, traffic generation, site access, and potential impact upon public facilities will be adequately mitigated.
- (2) General Decision Standards.

All Conditional Uses shall satisfy these General Decision Standards.

 - A. The proposed use is in fact a Conditional Use appropriate for in the zoning district in which it is proposed.
 - B. The use and site will satisfy the general intent of this Zoning Code.
 - C. The use and site will be compatible with the general intent of the Comprehensive Plan.
 - D. The size and shape of the site are sufficient for the proposed use.
 - E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
 - F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
 - G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
 - H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
 - I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.

- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
- L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.
- N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

1147.02(d) – Action by Planning Commission.

- (1) The Planning Commission shall recommend to Council approval, approval with conditions, or denial of an application as presented and shall clearly state the findings upon which its recommendation is based.
- (2) The Planning Commission shall base its recommendation to Council upon how well the application satisfies the General Decision Standards and the Decision Standards for the proposed use. In its recommendation, Planning Commission may waive or modify dimensional regulations of the Zoning Code, or impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this Zoning Code.

1147.03(b)(27) – Motels.

- A. Potential Concerns
 - 1. Proximity to residential.
 - 2. Screening from residential.
 - 3. Appropriate street access.

Location Map



Site Parcel(s)



Location Map

Site Parcel(s)

0 50 100 200 Feet



Location Map



0 50 100 200 Feet

Site Parcel(s)





PC-2021-15 Surrounding Property Owners Notifications Map

Legend

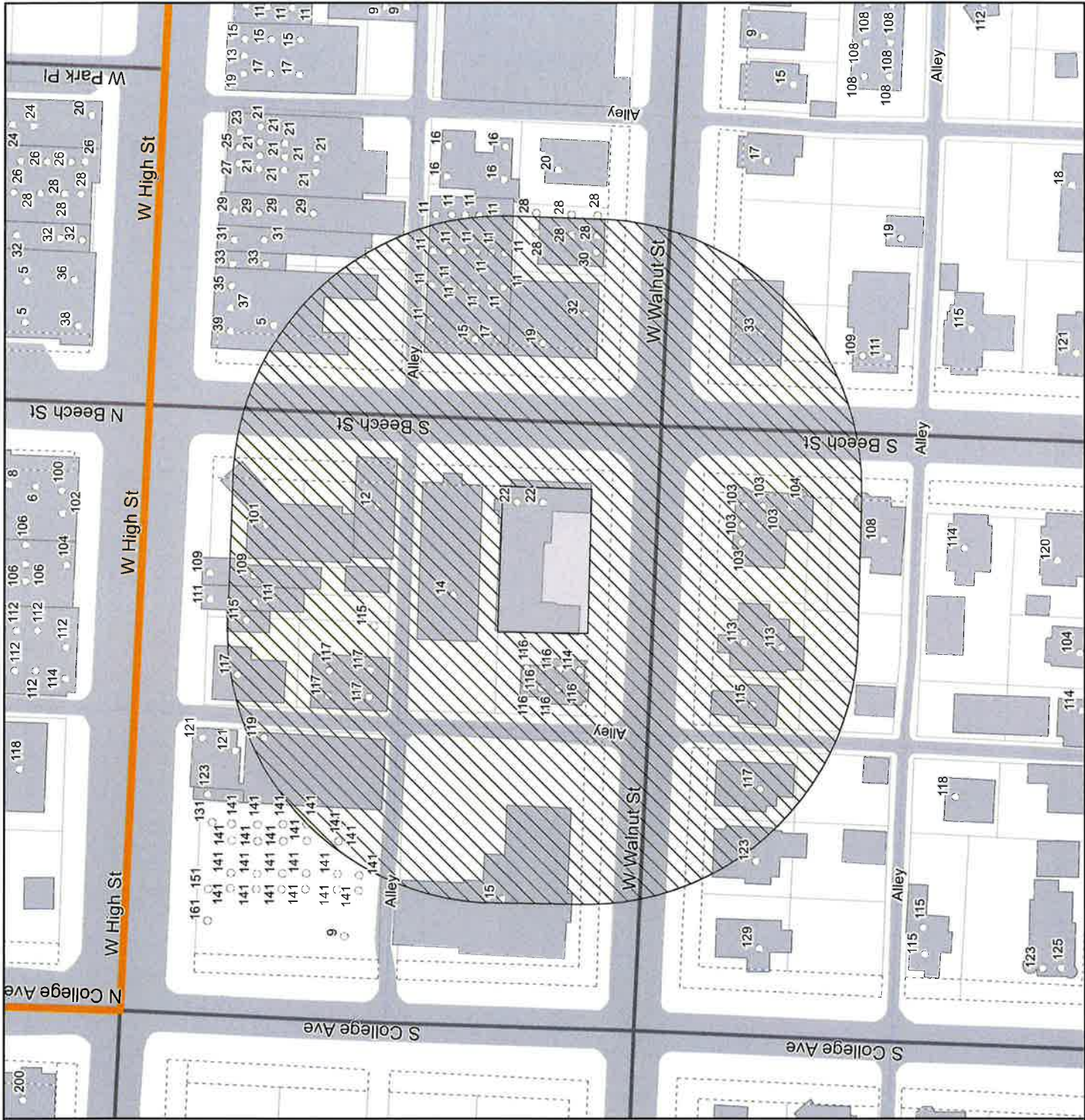
- Subject Area
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- Parcel
- 16.5' Vacated ROW
- Building Footprint
- Paved Roadway



1 inch = 100 feet

Prepared on Tuesday, May 18, 2021

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.





Memo
Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: Application #PPC-2021-15
22 S. Beech St. – Conditional Use

DATE: May 6, 2021

The Engineering Division offers the following comments:

- As shown the ramp to enter the parking area does not appear wide enough to accommodate simultaneous entering and exiting vehicles. Vehicles could potentially have to reverse and maneuver in the sidewalk and street.
- The dumpster area will need to meet the requirements of Rumpke.



Internal Use Only:

Case No.

Date Filed

PC-2021-15

4/26/21

Conditional Use Permit 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

Owner Information

Name * Walnut Street Investors LLC

Mailing Address * 125 West Spring Street

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 524-9500

Email Address jim@hoteldevelopment.net

Location and Lot Information

Location of Property * 22 South Beech Street

Legal Description * Parcel # H4100004000156

Zoning District * UP

Total Area * 10,128 → Check One * Acres ☐ Square Feet ☒

Existing Use Description * Former Mesler Autobody

Proposed Use Description * Mixed-Use building containing Hotel Annex, Restaurant & Student Housing

Submission Requirements and Documentation

From Section 1147.02(a)¹.

- (1) Contents of application for conditional use permit. Thirteen complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. Please contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.
- Application Fee.
 - Description of Use and Site.

A written, detailed description shall include the following information. A separate response is required for each subsection.

 - The name, mailing address, and telephone number of the applicant and the property owner.
 - If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf.
 - A legal description of the site, including all separate lots.

- A. The proposed use is in fact a Conditional Use appropriate for the zoning district in which it is proposed.
- B. The use and site will satisfy the general intent of this Zoning Code.
- C. The use and site will be compatible with the general intent of the Comprehensive Plan.
- D. The size and shape of the site are sufficient for the proposed use.
- E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
- G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
- H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
- I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
- L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- M. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

Fees & Receipt

The required fees are \$500.00 plus \$10.00 for postage. You may write a \$510.00 check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature *

Date *



Handwritten signature and date: 4/20/21

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 plans and documentation as attachments and a check for fee and postage made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, 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 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).**

For Staff Use Only

Fee Paid Date *

Receipt Number *

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/>

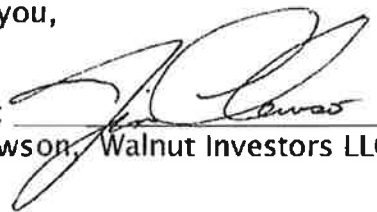
Walnut Street Investors, LLC
125 West Spring Street
Oxford, Ohio 45056
513-524-9500

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's Planning Commission & City Council regarding required conditional uses for a new mixed-use building at 22 South Beech Street.

Thank you,

Signed: 
Jim Clawson, Walnut Investors LLC

4/26/2021
Date:

Sam Perry
Community Development Director
City of Oxford
Municipal Building
15 South College Avenue
Oxford, Ohio 45056



SCOTT
WEBB

ARCHITECT

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

www.scottwebbarchitect.com

Re: Application for Conditional Use
Proposed Hotel Use & Alternate Parking Arrangement
22 South Beech Street
Parcel H4100004000156

April 23, 2021

Sam,

Please accept this letter as a formal request to restart our Conditional Use process for the previously approved Proposed Hotel Use in the Uptown (UP) District. As before, we would like consideration of a slight increase in commercial space causing the max. permitted gross floor area to exceed the 3:1 ratio.

In accordance with the submission requirements and documentation required by the Conditional Use Application we offer the following:

- A. *The application fee has been submitted with this application*
- B. *Description of Use and Site.*
 - 1. *The name, address, and telephone number of the applicant and property owner.*

Property Owners:

Walnut Street Investors LLC
125 South College Avenue
Oxford, Ohio 45056

Architect:

Scott Webb, Architect
103 West Walnut Street
Oxford, Ohio 45056

Civil Engineer:

Bayer Becker, Engineers & Surveyors.
318 South College Avenue
Oxford, Ohio 45056

- 2. *If the Applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf.*

A Letter of Agency is included in this application

- 3. *A legal description of the site, including all separate lots.*

A survey has been provided with the Building Permit Application.

4. *A description of the current uses of the site*

The site has been vacant but was previously occupied by Mesler Auto Body, a family run business that has occupied the site for decades.

5. *The Zoning District in which the site is located.*

The site is in the UP, Uptown Zoning District

6. *A description of the proposed use.*

a. *A description of operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery & service vehicles*

The proposed Mixed-Use Building is designed in accordance with the development regulations of the UP Zoning District. The Floor Area Ratio (F.A.R.) provides for a min. commercial use and maximum residential use of each site based on the land area of the property.

The new Mixed-Use building is designed to provide a lobby for the Extended Stay Hotel Suites on the ground floor and elevator access to a 3,033 s.f. rooftop restaurant to meet the requirements of the commercial use. The 2nd, 3rd, and a portion of the 4th floor will provide a variety of dwelling units.

The ground floor will provide (12) individual extended stay hotel suites. These suites will be managed as an annex to the Elms Hotel a block from the site.

Based on the size of the lot and limitations/requirements of the F.A.R., the building may contain as many as (35) residents in apartments.

b. *Hours of operation*

The proposed hours of operation for the rooftop restaurant would be typical for businesses of this type, potentially offering breakfast, lunch, dinner, and nightlife. The hotel suites and apartments are typical for their use.

7. *A narrative statement that evaluates the compatibility of the proposed use with the general vicinity and adjacent properties;*

a. *How is the use similar to or different from existing area uses and if there will be any interaction between the proposed and existing uses*

The Uptown Area provides a variety of uses as encouraged by the Comprehensive Plan with Mixed-Use buildings, featuring restaurants, retail and entertainment with residential units on the upper floors.

b. *How any existing structures, proposed structures, and the site design relate to adjacent structures and sites*

The property has been an auto body and repair shop for decades, and includes a paint booth, garage areas, and an apartment. The existing structures are not appropriate in their use, design or scale, and would be demolished to facilitate redevelopment of the site.

The proposed building will be designed in accordance with the F.A.R. of the Zoning District and the guidelines of the Historic District.

c. *If the use will involve any operations that create potential nuisances, such as excessive noise, lighting, odor, fumes, vibration, or emissions.*

The proposed building is similar in uses to the uptown district and is not expected to produce nuisance odors, fumes, vibrations, or emissions.

d. *How any potential negative effects on adjacent land will be mitigated.*

The design of the building aligns with the goals of the uptown district, with no particular need for mitigation.

8. *A statement about why the location proposed is more appropriate for use than other locations;*

Extended Stay Hotel rooms are an underserved market in the City. Hotel development typically requires 75-80 suites on 10 acres of property, forcing them to the perimeter of the City and increasing traffic and parking problems into the Uptown entertainment area.

With the independent Elms Hotel in the Uptown District, a unique opportunity to expand the hotel use with additional suites as an annex to the primary hotel is presented here. Combining the reservations, service, laundry, etc. typically required for a stand-alone hotel into the existing one, requiring less property and duplication of services.

The slope of the site allows a unique opportunity to allow the ground floor hotel suites to be set above the street level to the south, above headlights and pedestrian traffic.

9. *A statement of the necessity or desirability of the proposed use to the neighborhood or community.*

Extended Stay Hotel rooms are an underserved market in the City and in the Uptown area in particular as described above.

The Uptown area is becoming saturated with ground floor restaurants. A ground floor hotel use adds consumers and pedestrians to the uptown district. Providing a rooftop restaurant would be a unique and distinguishing, providing some variety in the uptown

10. *Separate detailed statements that individually address each of the items listed as potential concerns for the proposed use.*

Based on the potential concerns of Motels itemized in 1147.03(b)(27) we offer the following;

A. *Potential Concerns:*

1. *Proximity to Residential*

The Uptown District is intended as a mix-use area with residential and a variety of commercial uses, generally in the same building.

2. *Screening from Residential*

Screening from residential is not required in this urban setting.

3. *Appropriate Street Access*

Street access is provided for pedestrians along South Beech Street.

An alternate parking concept is included in this application with direct, angled parking from the street.

11. *A list of the names and mailing addresses of all landowners within 200 feet of the site.*

Provided under a separate cover

12. *Such other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by Planning Commission*

Planning Commission had previously approved each conditional use. The project was postponed through the worldwide pandemic, and approvals lapsed.

- C. *Site Plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand*

Site plans and 3D Concept illustrations are provided

Planning Commission Review

Decision Standards

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

- A. *The proposed use is in fact a Conditional Use in the Zoning District in which it is proposed;*

Hotels & Motels are considered a Conditional Use in the UP Uptown Zoning District. In the proposed Mixed-Use Building, the Hotel use occupies the ground floor as the required commercial use.

- B. *The use and site will satisfy the general intent of the Zoning Code;*

The Zoning Code for the Uptown District encourages Mixed-Use Buildings through the Floor Area Ratio (F.A.R.). The building as proposed exceeds the overall building limits by an increase in commercial area and includes covered patios for the hotel guests. This may be approved by conditional use, as the residential is less than allowed.

- C. *The use and site will be compatible with general intent of the Comprehensive Plan;*

The **Character Area Map** and **Character Area Matrix** refers to this area as the "Core", reflecting its place as the center of the Mile Square and primary business district emphasizing walkability and describing the area as a center for entertainment uses.

The **Conservation and Development Map** and the **Concept Area Matrix** refer to this area as a "Neighborhood Enhancement Area", recommending the stabilization of the Mile Square neighborhoods and commercial features to enhance the Uptown

Land Use Objective 3 proposes that we "Continue to Enhance Uptown", encouraging higher density new construction where appropriate to provide new space for business. It further suggests that we support new Mixed-Use developments that combine ground floor retail with upper story office and housing.

The **Economic Development Section** directs us to retain and expand existing businesses. The proposed unique expansion of the Uptown's only hotel is in line with this objective.

- D. *The size and shape of the site are sufficient for the proposed use.*

Building sizes and shapes are prescribed by the development standards of the Uptown District. The building as proposed meets these guidelines, respecting the goals for redevelopment of underused site in the district.

- E. *The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.*

The proposed use will not be disturbing to neighbors, providing compatible transient and rental residences with a unique upper level restaurant.

- F. *The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.*

The Hotel Use is compatible with other uses in the district.

- G. *The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.*

No Accessory uses are proposed.

- H. *The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal or adequate provisions will be made to provide the same services privately.*

All utilities are available at the proposed location. No special provisions are required.

- I. *Development of the site and operation of the use will not require substantial public expenditure for infrastructure or services.*

No public expense is anticipated by this project.

- J. *The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district*

In addition to the building envelope limitations provided by the Zoning Code, the building was previously approved by the Architectural Preservation Commission insuring that the design is appropriate and compatible and will not change the essential character of the neighborhood

- K. *The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.*

Traffic will be eliminated from the site.

Per 1149.03(j)(1) & (2), all residential and non-residential uses in the UP district are exempt from parking requirements.

Private parking is provided for each hotel suite in a private garage under the building.

- L. *Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

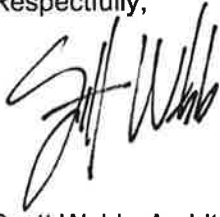
The proposal contained herein is designed to replace an auto body shop and not a natural, or historic feature of major importance.

- M. *All Necessary permits and licenses for the Conditional Use and its operation have been obtained or can be obtained for the use at the proposed location.*

A professional review of the building code has been performed, and all necessary permits and licenses can be obtained for this use in this location.

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". The signature is stylized with a large, sweeping "S" and a cursive "Webb".

Scott Webb, Architect

A second handwritten signature in black ink, identical to the one above, appearing to read "Scott Webb".



Conditional Use Application Proposed Hotel Annex as Ground Floor Commercial New Mixed-Use Building 22 South Beech Street (Former Mesler Auto Body)

Walnut Street Investors LLC
125 West Spring Street
Oxford, Ohio



SCOTT
WEBB
ARCHITECT

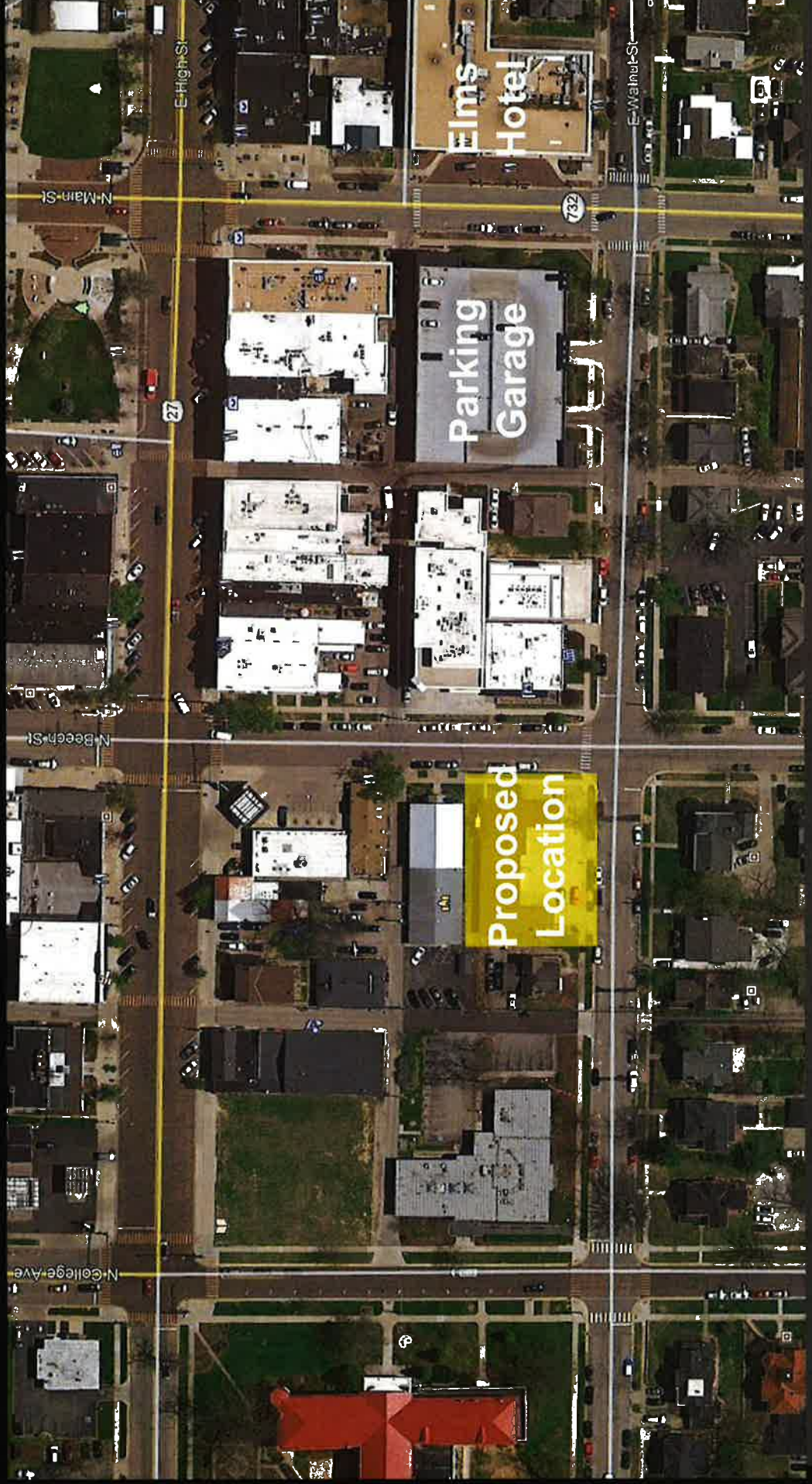
103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Location & Context

Zoned UP, the existing property is occupied by a non-conforming use

Proximity & ownership allows this property to be considered for an annex to the Elms Hotel



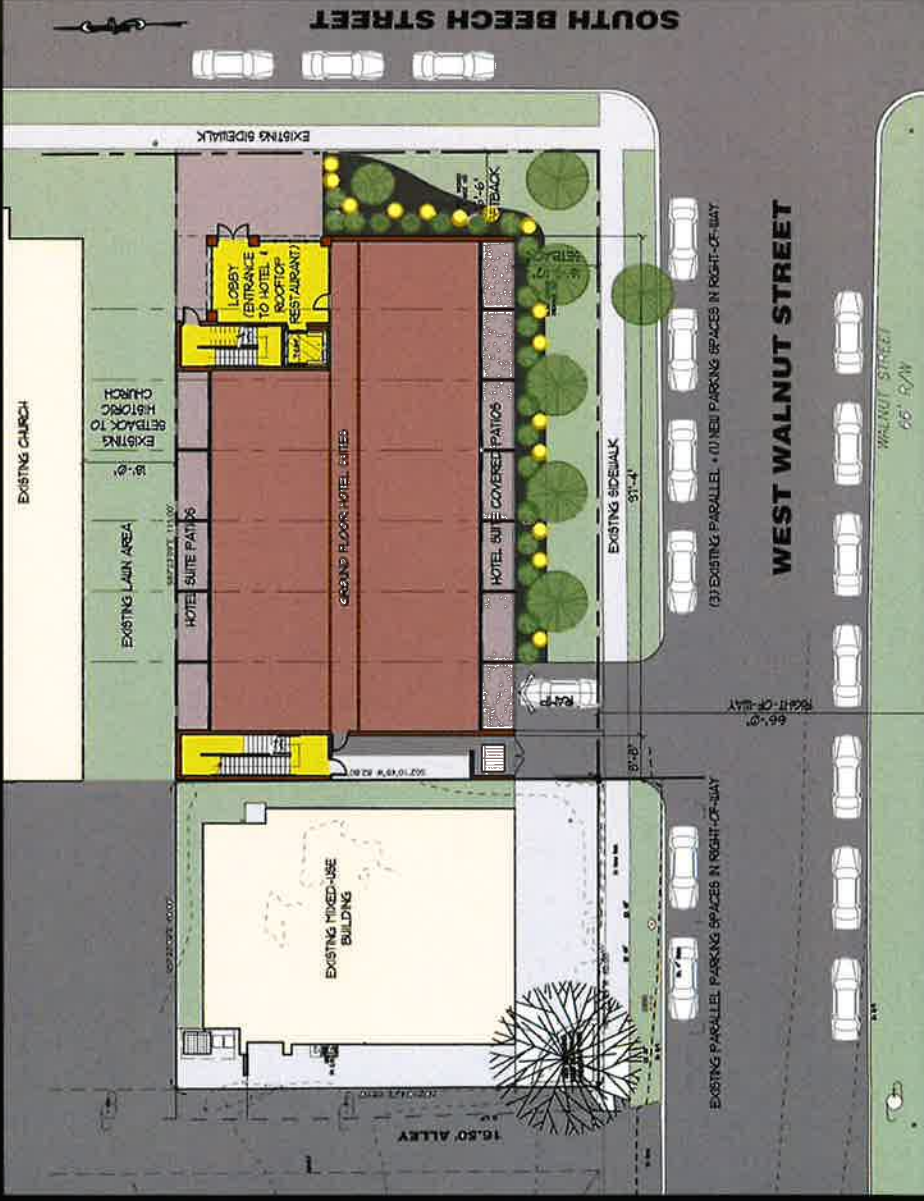
Preliminary Site Plan

The proposed Mixed-Use Building is designed in general accordance with the development regulations of the **UP Zoning District**. The Uptown Area provides a variety of uses as encouraged by the Comprehensive Plan with Mixed-Use buildings, featuring restaurants, retail and entertainment with residential units on the upper floors

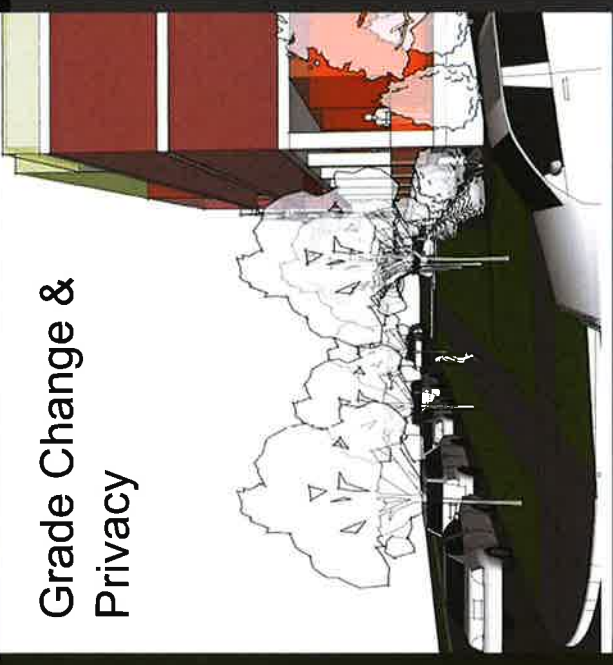
Use Specific Concerns

- Proximity to residential.
- Screening from residential.
- Appropriate street access

Written for "Motels", these concerns are not as applicable to more urban, mixed-Use buildings



Grade Change & Privacy



Deliveries for the proposed restaurant will occur from Beech Street during designated hours

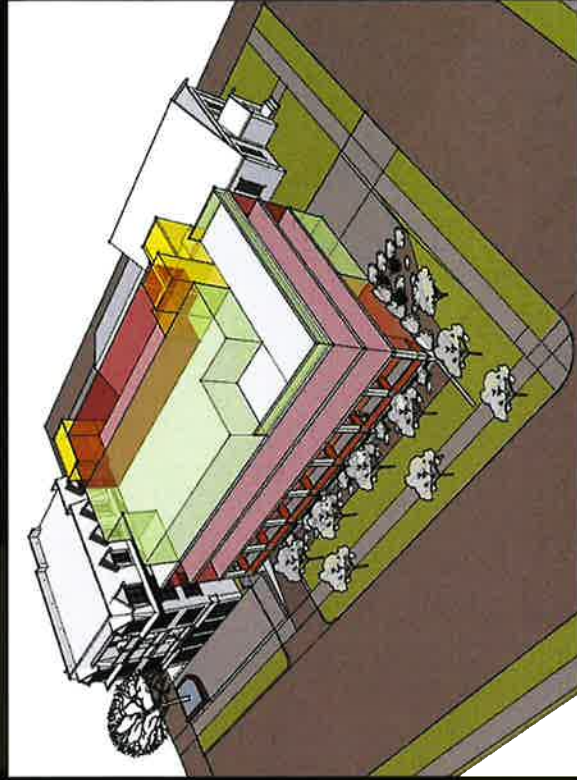
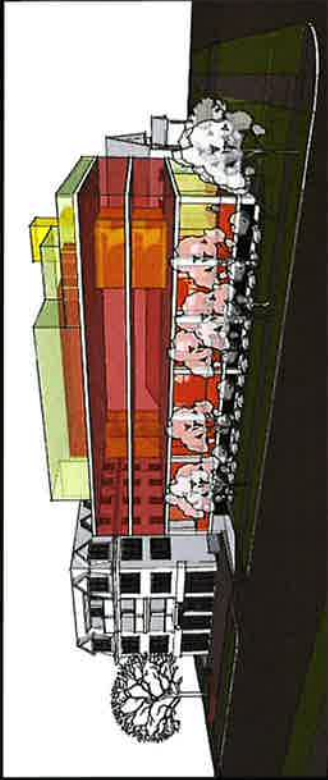
Development Regulations & Additional Commercial Area

Development Regulations

All Dimensional & Occupancy Regulations are based on the Lot Area as follows:

Total Lot Area	10,128 s.f.
Less Vacated Right-of-Way	3,112 s.f.
Calculable Area for F.A.R.	7,016 s.f.

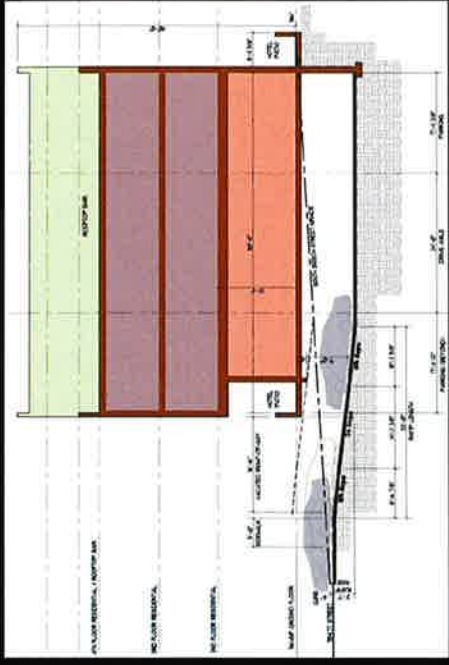
Gross Floor Areas		Commercial	Residential
Ground Floor		5548 s.f.	
Hotel Patios	Covered	620 s.f.	
	Uncovered	407 s.f.	
Second Floor			6,143 s.f.
Third Floor			6,143 s.f.
Fourth Floor		3,033 s.f.	991 s.f.
Shared circulation Space		333 s.f.	333 s.f.
Roof Deck			
TOTALS		9,941 s.f.	13,610 s.f.
Totals		9,941 s.f.	13,610 s.f.
Regulation:		4,911 s.f. Min (0.7 x Calculable Area)	14,032 s.f. Max. 2x Lot Area
Total Building Envelope			23,551 s.f.
Regulation:			21,048 s.f. Max.
Max. Building Envelope per Floor Area Ratio (F.A.R.) (3 x Calculable Area)			Conditional Use for 11.9% increase in max. envelope
Occupancy		35.08 Residents	
(1) Occupant per 200 s.f. calculable area			



The proposed Mixed-Use Building as designed provides more Commercial Area than is typical for the Floor Area Ratio (F.A.R.) of the UP Zoning District resulting in 11.9% excess in overall building envelope (half of which is private hotel patios or balconies)

The Additional area is for the Commercial Area of the project and is allowed through the Conditional Use process

Parking – Below Grade



Staff has requested space #1 to be eliminated & a gate installed to restrict access to the parking.

- Space #1 is no different than any other space
- No gate is necessary as this will not be confused with public parking



While no parking is required for Commercial Uses in the UP District, Planning Commission requested (12) spaces for the hotel use that were provided below the building. This plan also increases the (3) existing on-street spaces to (4)

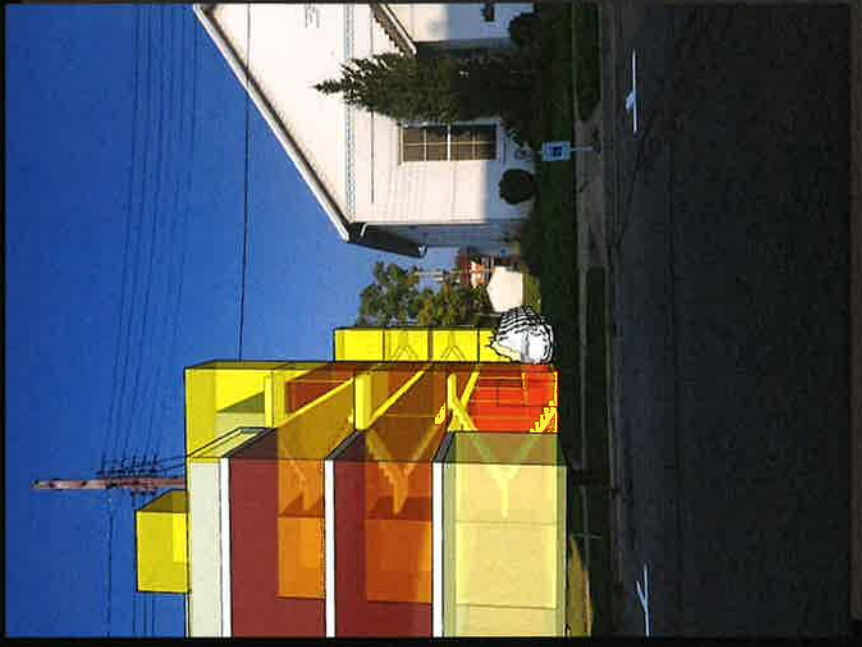
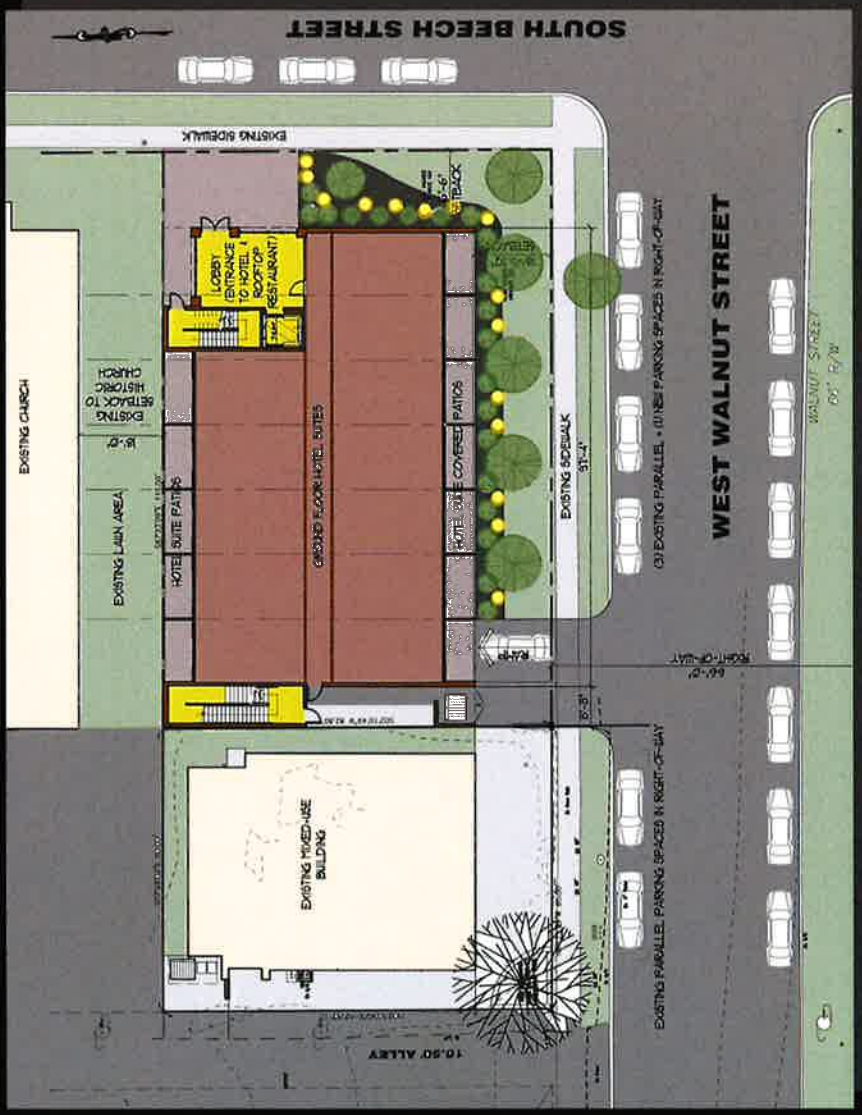
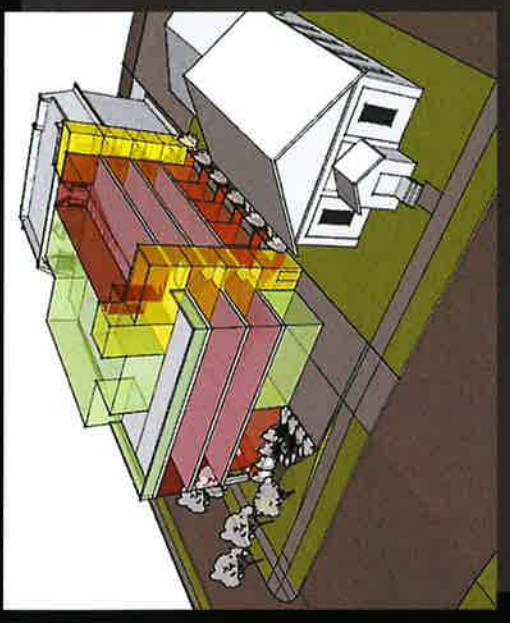
The entrance to the private garage is located as far as possible from the intersection
A trash area has been provided adjacent to the ramp

Adjacent Property

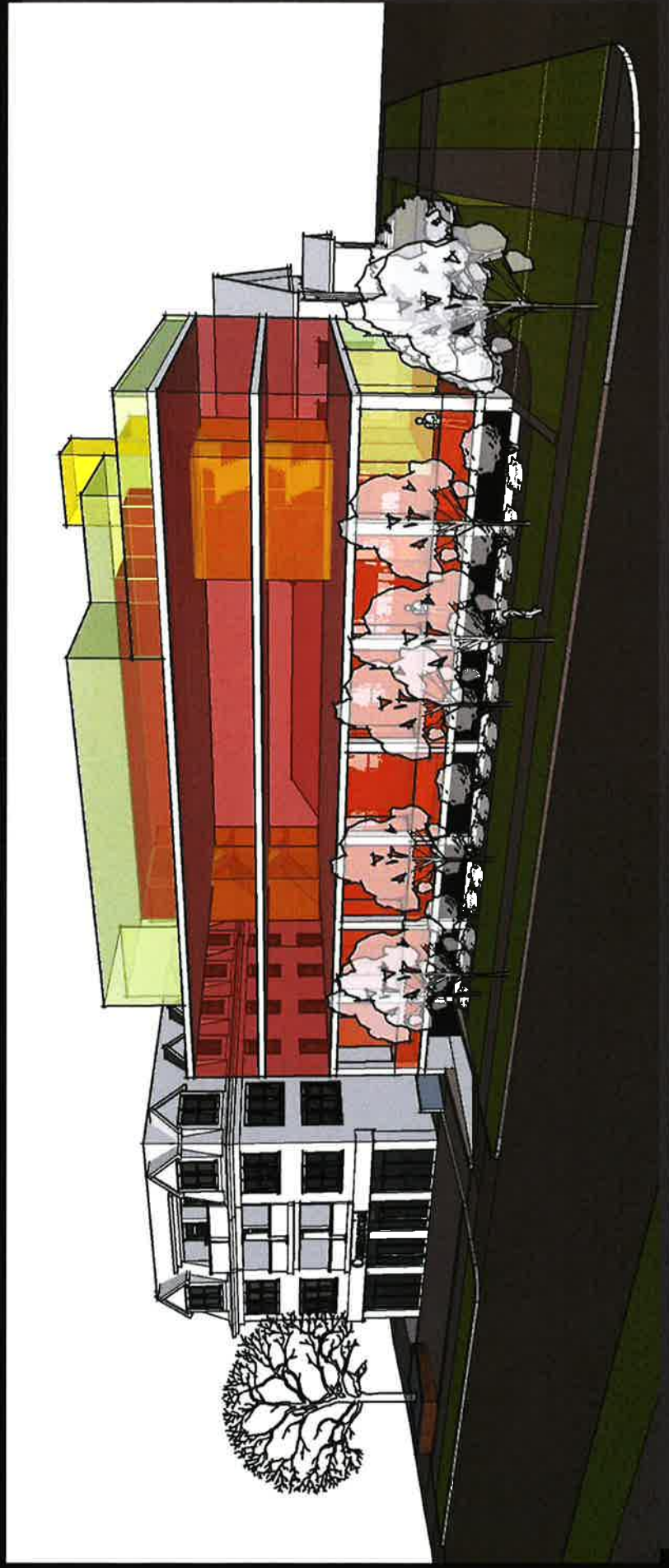
On the North side of the building the Suite Patios face the *Historically protected Bethel A.M.E. Church*

Upper Stories of the Building are set back to allow windows to the upper floor residential units

The Developer will work with the Church to further improve the landscaping of this area to the benefit of both



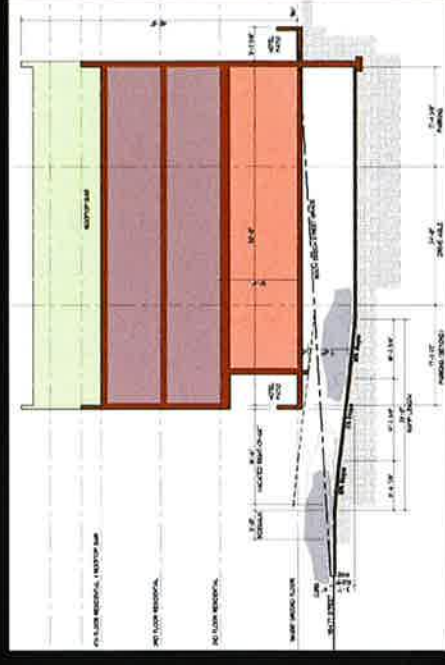
Building Height



The Max. building height is proposed at 48' from the ground floor level

Building Height: The vertical distance from the average elevation of the finished grade along the *front of the building* to the highest point of the coping of a flat roof, or to the deck line of a mansard roof

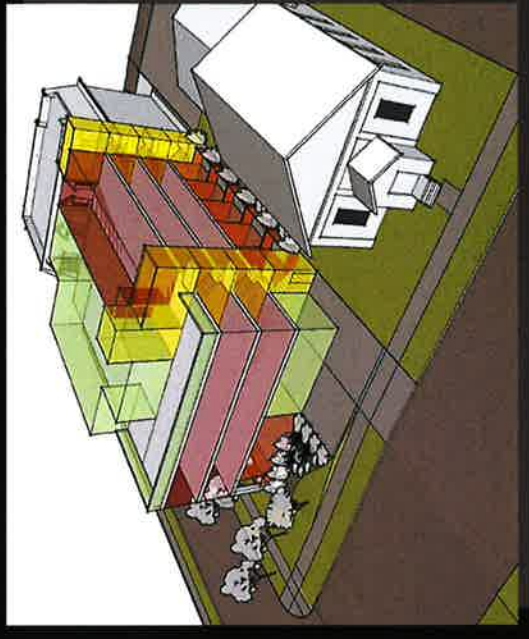
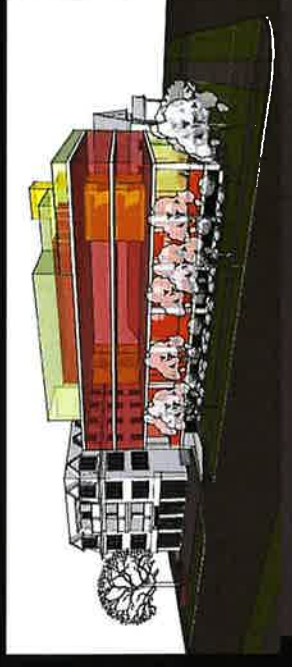
The average height along the *front of the building* along Beech Street is less than 48'



Decision Standards

The Proposed Mixed-Use building with a Hotel and Restaurant meets the Decisions Standards as follows:

- Is allowed in the Zoning District
- **Meets the intent of the Zoning Code** as a Mixed-Use Building
- Is compatible with the goals of the **Comprehensive Plan**, developing an underused site and improving the Uptown Core
- The **size and shape of the lot** supports the proposed use
- **Will not be hazardous or disturbing** to neighbors or involve activities that produce excess noise, smoke, fumes, or traffic
- All uses are independent in a mixed-use building with **no accessory uses**
- The site is designed to be **harmonious to the general character of the neighborhood** and the building will be presented to the **HAPC**
- **Traffic and parking** are designed to minimize the effect on the neighborhood with assigned spaces for hotel guests
- Does not result in a loss of an historic or scenic feature
- All permits can be obtained for the individual uses.



Conclusion

Proposed Conditional Use achieves the following goals:

Encourages Economic Development of the Uptown District, bringing in more visitors to support businesses in the Uptown Core

Visitors directly support *the Visitor's Bureau through additional Hotel Bed Tax funding*

Improves the neighborhood through infill development of an underused site

Provides a unique business opportunity through a rooftop restaurant, not found elsewhere in the City





The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Finance
PREPARED BY:	Joe Newlin
DATE PREPARED:	6/9/2021
COUNCIL MEETING DATE:	6/15/2021 & 7/6/2021
AGENDA TITLE:	Year 2022 Tax Budget Submitted to the County
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 7-11-21  6/19/21

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.



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

This tax budget provides our first glimpse at 2022's General Fund budget. We have prepared this budget with an approximately 0% change from the 2021 amended Budget except for a few items. See "Exhibit B" for the General Fund and "Exhibit C" for all other Funds.

ORDINANCE NO.

ORDINANCE AUTHORIZING THE TAX BUDGET FOR THE YEAR 2022 AND
DIRECTING THAT THE SAME BE TRANSMITTED TO THE BUTLER COUNTY
AUDITOR.

WHEREAS, the annual Tax Budget for the coming year shall be submitted to the Butler
County Auditor pursuant to the Ohio Revised Code Section 5705.30; and

WHEREAS, approval by the legislative body of each political subdivision is required
by July 15th of each year and it is due to the county by July 20th of each year.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: The year 2022 tax budget, attached hereto as Exhibit "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: MICHAEL SMITH

PREPARED BY: LAW (STAFF)

General Fund Budget Analysis

	2021 <u>Estimate</u>	2022 <u>Budget</u>	<u>Delta</u>
Total Revenue	14,481,634.00	12,514,704.00	(1,966,930.00)
Recreation Program Fees (Charges for Services)	685,130.00	621,450.00	(63,680.00)
Return of Advance from Parking Fund	100,000.00	-	(100,000.00)
Return of Advance from Capital Improvement Fund	103,250.00	-	(103,250.00)
Return of Advance from Oxford Area Trails	550,000.00	-	(550,000.00)
Return of Advance from High St Pedestrian Fund	1,000,000.00	-	(1,000,000.00)
Return of Advance from Special Assessment Fund	150,000.00	-	(150,000.00)
Total Revenue Delta			(1,966,930.00)
Total Expenditures	14,552,172.00	12,514,704.00	(2,037,468.00)
<u>Security of Persons and Property</u>			
Law Enforcement	5,878,516.00	5,857,882.00	(20,634.00)
Total Security of Persons and Property			(20,634.00)
<u>Leisure Time Activities</u>			
Recreation Programs	1,109,737.00	1,050,565.00	(59,172.00)
Total Leisure Time Activities			(59,172.00)
<u>Community Environment</u>			
Planning	513,679.00	509,329.00	(4,350.00)
Inspections	485,497.00	462,569.00	(22,928.00)
Urban Forestry	33,610.00	32,500.00	(1,110.00)
Total Community Environment			(28,388.00)
<u>General Government</u>			
Human Resources-Communications-Assistant City Manager	241,771.00	233,013.00	(8,758.00)
Municipal Building	142,157.00	138,920.00	(3,237.00)
City Garage	143,424.00	142,815.00	(609.00)
Court House	44,338.00	41,398.00	(2,940.00)
Engineering	197,655.00	174,770.00	(22,885.00)
Total General Government			(38,429.00)

Exhibit "B"

	<u>2021</u> <u>Estimate</u>	<u>2022</u> <u>Budget</u>	<u>Delta</u>
<u>Other Uses of Funds</u>			
Transfer to Capital Improvement Fund	199,203.00	198,671.00	(532.00)
Transfer to Aquatic Center Debt Service Fund	292,313.00	305,250.00	12,937.00
Advance to Parking Fund	100,000.00	-	(100,000.00)
Advance to Capital Improvement Fund	103,250.00	-	(103,250.00)
Advance to Oxford Area Trails Fund	550,000.00	-	(550,000.00)
Advance to High St Pedestrian Fund	1,000,000.00	-	(1,000,000.00)
Advance to Special Assessment Fund	150,000.00	-	(150,000.00)
Total Other Uses of Funds			<u>(1,890,845.00)</u>
Total Expenditure Delta			<u>(2,037,468.00)</u>

Exhibit “C”

All Other Funds

Street: No capital purchases in 2022

State Highway Improvement: No changes from 2021

Community Development Block Grant: No changes from 2021

Community Development Block Loan: No changes from 2021

Parking Meter: No changes from 2021

Life Squad: No changes from 2021

Affordable Housing Trust: No changes from 2021

Law Enforcement Trust: No changes from 2021

Enforcement & Education: No changes from 2021

Fire/EMS: No changes from 2021

OVI Task Force: No changes from 2021

South Pointe TIF District 1: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018

South Pointe TIF District 2: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018

South Pointe TIF District 3: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018

South Pointe TIF District 4: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018

South Pointe TIF District 5: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018

OAT Property Tax Fund: No changes from 2021

Fire Loss Claims: No revenue or expenditures budgeted

Small Business Loan Fund: No revenue or expenditures budgeted

Local Coronavirus Relief Fund: No revenue or expenditures budgeted

Aquatic Center Debt Service Fund: Budgeted revenue and expenditures to match 2022 debt service payments

Southpoint TIF Debt Service Fund: Budgeted revenue and expenditures to match 2022 debt service payments

Capital Equipment: Expenditures changed to match transfer from the General Fund

Capital Improvement: Expenditures changed to match transfer from the General Fund

Parking Lot Improvement: Expenditures changed to match transfer from the Parking Fund

Municipal Facilities Capital Improvement: No activity in 2022

Oxford Area Trails Capital Improvement Fund: Expenditures changed to match transfer from the OAT Property Tax Fund

Special Assessment: Expenditures changed to match revenues

Water Capital Equipment: Matched expenditures to transfer from Water Fund

Water Operating: No changes from 2021

Water Improvement: Matched expenditures to transfer from Water Fund

Water Capacity Benefit NE: No changes from 2021

Exhibit "C" continued

Water Capacity Benefit NW: No changes from 2021

Water Capacity Benefit SE: No changes from 2021

Water Capacity Benefit SW: No changes from 2021

Wastewater Capital Equipment: Matched expenditures to transfer from Wastewater Fund

Wastewater Operating: No changes from 2021

Wastewater Improvement: Matched expenditures to transfer from Wastewater Fund

Wastewater Capacity Benefit NE: No changes from 2021

Wastewater Capacity Benefit NW: No changes from 2021

Wastewater Capacity Benefit SE: No changes from 2021

Wastewater Capacity Benefit SW: No transfer to Wastewater Improvement Fund

Solid Waste: No changes from 2021

Storm Water Utility: No changes from 2021

Landfill Post-Closure: No changes from 2021

Internal Service: No changes from 2021

Employee Benefits: No changes from 2021

Board of Building Standards: No changes from 2021

Hotel Tax Agency: No changes from 2021

City or
Village ofOxfordButler

County, Ohio

(Date)

July 62021

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. 5705.30 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.**

To the auditor of said County:

The following Budget year beginning January 1, 2022, 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	1,200,000				
SPECIAL REVENUE FUNDS	1,378,128				
DEBT SERVICE FUNDS					
CAPITAL PROJECTS FUNDS					
PROPRIETARY FUNDS					
FIDUCIARY FUNDS					
AGENCY FUNDS					
TOTAL OF ALL FUNDS	2,578,128	0	0	0	0

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

[illegible]

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

EXHIBIT I - A

DESCRIPTION (1)	For 2019 Actual (2)	For 2020 Actual (3)	Current Year Estimated for 2021 (4)	Budget Year Estimated for 2022 (5)
REVENUES				
Local Taxes				
General Property Tax - Real Estate	1,114,410.00	1,105,536.00	1,110,000.00	1,110,000.00
10% Rollback & Homestead	89,139.00	88,671.00	90,000.00	90,000.00
Tangible Personal Property Tax	-	-	-	-
Municipal Income Tax	9,351,198.00	8,612,160.00	8,630,000.00	8,630,000.00
Other Local Taxes	268,954.00	121,811.00	135,400.00	135,400.00
Total Local Taxes	10,823,701.00	9,928,178.00	9,965,400.00	9,965,400.00
Intergovernmental Revenues				
State Shared Taxes and Permits	-	-	-	-
Local Government	389,213.00	433,557.00	410,000.00	410,000.00
Estate Tax	-	-	-	-
Cigarette Tax	688.00	590.00	800.00	800.00
License Tax	-	-	-	-
Liquor and Beer Permits	38,300.00	11,196.00	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	428,201.00	445,343.00	448,800.00	448,800.00
Federal Grants or Aid	-	9,589.00	-	-
State Grants or Aid	17,137.00	6,841.00	13,387.00	13,387.00
Other Grants or Aid	100,820.00	88,427.00	146,150.00	146,150.00
Total Intergovernmental Revenues	546,158.00	550,200.00	608,337.00	608,337.00
Special Assessments	-	-	-	-
Charges for Services	677,965.00	385,228.00	685,130.00	621,450.00
Fines, Licenses, and Permits	693,932.00	601,272.00	683,000.00	683,000.00
Miscellaneous	510,387.00	702,112.00	269,863.00	269,863.00
Other Financing Sources:				
Proceeds from Sale of Debt	-	-	-	-
Transfers	138,149.00	360,517.00	136,654.00	136,654.00
Advances	2,921,431.00	4,071,764.00	2,133,250.00	230,000.00
Other Sources				
TOTAL REVENUES	16,311,723.00	16,599,271.00	14,481,634.00	12,514,704.00

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

EXHIBIT I - B

DESCRIPTION (1)	For 2019 Actual (2)	For 2020 Actual (3)	Current Year Estimated for 2021 (4)	Budget Year Estimated for 2022 (5)
EXPENDITURES				
Security of Persons and Property				
Personal Services	4,335,806.00	4,146,816.00	4,818,616.00	4,811,116.00
Travel Transportation	-	-	-	-
Contractual Services	911,184.00	895,990.00	1,059,900.00	1,046,766.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Security of Persons and Property	5,246,990.00	5,042,806.00	5,878,516.00	5,857,882.00
Public Health Services				
Personal Services	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	128,356.00	216,233.00	135,574.00	135,574.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Public Health Services	128,356.00	216,233.00	135,574.00	135,574.00
Leisure Time Activities				
Personal Services	1,106,877.00	1,059,105.00	1,299,566.00	1,299,566.00
Travel Transportation	-	-	-	-
Contractual Services	462,343.00	390,888.00	562,861.00	503,689.00
Supplies and Materials	-	-	-	-
Capital Outlay	50.00	-	-	-
Total Leisure Time Activities	1,569,270.00	1,449,993.00	1,862,427.00	1,803,255.00
Community Environment				
Personal Services	581,560.00	552,062.00	707,520.00	658,592.00
Travel Transportation	-	-	-	-
Contractual Services	374,281.00	346,368.00	509,548.00	530,088.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	2,822.00	-	-
Total Community Environment	955,841.00	901,252.00	1,217,068.00	1,188,680.00
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 2019 Actual (2)	For 2020 Actual (3)	Current Year Estimated for 2021 (4)	Budget Year Estimated for 2022 (5)
EXPENDITURES				
Transportation				
Personal Services	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	-	-	-	-
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Transportation	-	-	-	-
General Government				
Personal Services	883,280.00	985,344.00	931,510.00	915,252.00
Travel Transportation	-	-	-	-
Contractual Services	999,629.00	934,135.00	1,157,196.00	1,135,025.00
Supplies and Materials	-	-	-	-
Capital Outlay	6,393.00	-	-	-
Total General Government	1,889,302.00	1,919,479.00	2,088,706.00	2,050,277.00
Debt Service				
Redemption of Principal	-	-	-	-
Interest	-	-	-	-
Other Debt Service	-	-	-	-
Total Debt Service	-	-	-	-
Other Uses of Funds				
Transfers	2,873,401.00	2,689,027.00	1,196,631.00	1,209,036.00
Advances	2,921,431.00	4,071,764.00	2,133,250.00	230,000.00
Contingencies	-	-	40,000.00	40,000.00
Other Uses of Funds	-	-	-	-
Total Other Uses of Funds	5,794,832.00	6,760,791.00	3,369,881.00	1,479,036.00
TOTAL EXPENDITURES	15,584,591.00	16,290,554.00	14,552,172.00	12,514,704.00
Revenues over/(under) Expenditures	727,132.00	308,717.00	(70,538.00)	-
Beginning Cash Balance	5,823,938.00	6,551,070.00	6,859,787.00	6,789,247.30
Ending Cash Fund Balance	6,551,070.00	6,859,787.00	6,789,249.00	6,789,247.30
Rounding	(0.80)	(0.68)	(1.70)	-
Outstanding Advances to be repaid	-	-	-	-
Estimated Encumbrances (outstanding at year end)	91,478.17	55,766.44	-	-
Estimated Ending Unencumbered Fund Balance	6,459,591.03	6,804,019.88	6,789,247.30	6,789,247.30

EXHIBIT II -A

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2022	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2022
GOVERNMENTAL: SPECIAL SERVICE:							
Street	586,078.43	1,004,344.00	1,590,422.43	794,827.00	209,517.00	1,004,344.00	586,078.43
State Highway Improvement	67,766.95	36,328.00	104,094.95		20,200.00	20,200.00	83,894.95
Community Development Block Grant	149,999.60	221,450.00	371,449.60		221,450.00	221,450.00	149,999.60
Community Development Block Loan	420,315.83	31,560.00	451,875.83		160,000.00	160,000.00	291,875.83
Parking Meter	250,057.34	772,873.00	1,022,930.34	455,868.00	282,187.00	738,055.00	284,875.34
Life Squad	23,848.21	176.00	24,024.21			0.00	24,024.21
Affordable Housing Trust	6.93		6.93			0.00	6.93
Law Enforcement Trust	47,633.65	11,720.00	59,353.65		22,460.00	22,460.00	36,893.65
Enforcement & Education	126,186.73	1,609.00	127,795.73		16,000.00	16,000.00	111,795.73
FEMA	0.00		0.00			0.00	0.00
Fire/EMS	1,839,018.17	2,407,235.00	4,246,253.17	1,834,804.00	619,477.00	2,454,281.00	1,791,972.17
OVI Task Force	(277,352.05)	450,000.00	172,647.95	59,355.00	390,645.00	450,000.00	(277,352.05)
South Pointe TIF District 1	178,030.71	289,922.00	467,952.71		268,230.00	268,230.00	199,722.71
South Pointe TIF District 2	4,521.55	7,366.00	11,887.55		6,815.00	6,815.00	5,072.55
South Pointe TIF District 3	6,784.59	11,054.00	17,838.59		10,227.00	10,227.00	7,611.59
South Pointe TIF District 4	6,769.35	11,028.00	17,797.35		10,203.00	10,203.00	7,594.35
South Pointe TIF District 5	6,732.45	10,971.00	17,703.45		10,150.00	10,150.00	7,553.45
OAT Property Tax Fund	45,268.17	1,050,555.00	1,095,823.17		1,050,000.00	1,050,000.00	45,823.17
Fire Loss Claims	0.00		0.00			0.00	0.00
Small Business Loan Fund	0.00		0.00			0.00	0.00
Local Coronavirus Relief	106,707.72	0.00	106,707.72		0.00	0.00	106,707.72
TOTAL SPECIAL REVENUE FUNDS	3,588,374.33	6,318,191.00	9,906,565.33	3,144,854.00	3,297,561.00	6,442,415.00	3,464,150.33

EXHIBIT II - B

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2022	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2022
DEBT SERVICE FUNDS							
Aquatic Center Debt Service Fund	0.00	305,250.00	305,250.00		305,250.00	305,250.00	0.00
Southpointe TIF Debt Service	0.00	305,625.00	305,625.00		305,625.00	305,625.00	0.00
TOTAL DEBIT SERVICE FUNDS	0.00	610,875.00	610,875.00		610,875.00	610,875.00	0.00
CAPITAL PROJECT FUNDS							
Capital Equipment	765,534.08	187,450.00	952,984.08		187,450.00	187,450.00	765,534.08
Capital Improvement	1,521,610.92	199,203.00	1,720,813.92		199,203.00	199,203.00	1,521,610.92
Parking Lot Improvement	9,520.43	10,000.00	19,520.43		10,000.00	10,000.00	9,520.43
Municipal Facilities Capital Improvement	272,048.03		272,048.03			0.00	272,048.03
Oxford Area Trails Capital Improvement Fund	1,014,042.63	1,036,000.00	2,050,042.63	31,214.00	1,004,786.00	1,036,000.00	1,014,042.63
TOTAL CAPITAL PROJECTS	3,582,756.09	1,432,653.00	5,015,409.09		1,401,439.00	1,432,653.00	3,582,756.09
Special Assessment	40,775.77	109,302.00	150,077.77		109,302.00	109,302.00	40,775.77
TOTAL SPECIAL ASSESSMENT	40,775.77	109,302.00	150,077.77	0.00	109,302.00	109,302.00	40,775.77

EXHIBIT II - C

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2022	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2022
PROPRIETARY: ENTERPRISE FUNDS							
Water Capital Equipment	199,864.02	86,000.00	285,864.02		86,000.00	86,000.00	199,864.02
Water Operating	3,837,448.45	2,719,679.00	6,557,127.45	1,463,210.00	1,256,469.00	2,719,679.00	3,837,448.45
Water Improvement	2,198,778.31	419,348.00	2,618,126.31		419,348.00	419,348.00	2,198,778.31
Water Capacity Benefit Fund NE	565,115.35	4,397.00	569,512.35			0.00	569,512.35
Water Capacity Benefit Fund NW	180,063.64	1,377.00	181,440.64			0.00	181,440.64
Water Capacity Benefit Fund SE	322,571.46	2,525.00	325,096.46			0.00	325,096.46
Water Capacity Benefit Fund SW	187,016.32	1,464.00	188,480.32			0.00	188,480.32
Sewer Capital Equipment	185,165.53	12,600.00	197,765.53		12,600.00	12,600.00	185,165.53
Sewer Operating	2,087,680.66	2,981,051.00	5,068,731.66	1,738,662.00	1,242,389.00	2,981,051.00	2,087,680.66
Sewer Improvement	1,491,640.29	310,655.00	1,802,295.29		310,655.00	310,655.00	1,491,640.29
Sewer Capacity Benefit Fund NE	453,145.85	3,534.00	456,679.85			0.00	456,679.85
Sewer Capacity Benefit Fund NW	176,295.52	1,347.00	177,642.52			0.00	177,642.52
Sewer Capacity Benefit Fund SE	482,163.07	3,500.00	485,663.07			0.00	485,663.07
Sewer Capacity Benefit Fund SW	59,452.13	1,053.00	60,505.13			0.00	60,505.13
Solid Waste	1,456,394.31	1,774,527.00	3,230,921.31	227,466.00	1,658,061.00	1,885,527.00	1,345,394.31
Stormwater Utility	48,833.75	777.00	49,610.75		30,000.00	30,000.00	19,610.75
Landfill Post-Closure	1,218,627.98	10,822.00	1,229,449.98		1,200.00	1,200.00	1,228,249.98
TOTAL ENTERPRISE FUNDS	15,150,256.64	8,334,656.00	23,484,912.64	3,429,338.00	5,016,722.00	8,446,060.00	15,038,852.64

EXHIBIT II - D

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2022	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2022
INTERNAL SERVICE FUNDS							
Internal Service Fund	56,802.35	260,251.00	317,053.35		256,729.00	256,729.00	60,324.35
Employee Benefits Fund	458,640.10	2,193,296.00	2,651,936.10		2,370,792.00	2,370,792.00	281,144.10
TOTAL INTERNAL SERVICE FUNDS	515,442.45	2,453,547.00	2,968,989.45	0.00	2,627,521.00	2,627,521.00	341,468.45
FIDUCIARY:							
TRUST AND AGENCY FUNDS							
Board of Building Standards Fund	0.00	6,900.00	6,900.00		6,900.00	6,900.00	0.00
Hotel Tax Agency Fund	0.00	135,400.00	135,400.00		135,400.00	135,400.00	0.00
TOTAL TRUST AND AGENCY FUNDS	0.00	142,300.00	142,300.00	0.00	142,300.00	142,300.00	0.00
TOTAL FOR MEMORANDUM ONLY	22,877,605.28	19,401,524.00	42,279,129.28	6,574,192.00	13,205,720.00	19,811,126.00	22,468,003.28

EXHIBIT III

PURPOSE OF BONDS AND NOTES	Authority for Levy Outside 10 Mill Limit*	Date of Issue	Date Due	Ordinance or Resolution	Serial or Term	Rate of Interest	Amount of Bonds and Notes Outstanding at Beginning of Budgeted Year 1/1/2022	BUDGET YEAR	
								Amount Required for Principal and Interest 1/1/2022 to 12/31/2022	Amount Receivable from Other Sources to Meet Debt Payments 1/1/2022 to 12/31/2022
Payable from Bond Retirement Funds: INSIDE 10 MILL LIMIT: Aquatic Center BAN Refunding Bonds Southpointe TIF Road Project Bonds									
	N/A	4/11/2019	12/1/2042	Ordinance	Serial/Term	2.50 - 4.00%	4,340,000.00	305,250.00	0.00
	N/A	4/11/2019	12/1/2028	Ordinance	Serial	2.50 - 4.00%	1,875,000.00		305,625.00
TOTAL							6,215,000.00	305,250.00	305,625.00
OUTSIDE 10 MILL LIMIT:									
TOTAL									

FUND NAME: GENERAL FUND

FLUID TYPE/CL ASSIFC

REVENUES PG 1 OF 1

DESCRIPTION

REVENUES		For 2019	For 2020	Budget Year	Estimate for	Change over
		Actual	Actual	2021	Budget 2022	prior year budget
Local Taxes						
General Property Tax - Real Estate	1,114,410	1,105,536	1,110,000	1,110,000	0.00%	0.00%
10% Rollback & Homestead, Tractor	89,139	88,671	90,000	90,000	0.00%	0.00%
Tangible Personal Property Tax					0.00%	0.00%
Municipal Income Tax	9,351,198	8,612,160	8,630,000	8,630,000	0.00%	0.00%
Other Local Taxes (Hotel tax)	268,954	121,811	135,400	135,400	0.00%	0.00%
Total Local Taxes	10,823,701	9,928,178	9,965,400	9,965,400	0.00%	0
Intergovernmental Revenues						
State Shared Taxes and Permits					100.00%	0
Local Government	389,213	433,557	410,000	410,000	0.00%	0.00%
Estate Tax					0.00%	0.00%
Cigarette Tax	688	590	800	800	0.00%	0.00%
License Tax					0.00%	0.00%
Liquor and Beer Permits	38,300	11,196	38,000	38,000	0.00%	0.00%
Gasoline Tax					0.00%	0.00%
Library and Local Government Support Fund					0.00%	0.00%
Property Tax Allocation					0.00%	0.00%
Other State Shared Taxes and Permits	428,201	445,343	448,800	448,800	0.00%	0.00%
Total State Shared Taxes and Permits					0	0
Federal Grants or Aid					0.00%	0.00%
State Grants or Aid	17,137	9,589	13,387	13,387	0.00%	0.00%
Other Grants or Aid	100,820	88,427	146,150	146,150	0.00%	0.00%
Total Intergovernmental Revenues	117,957	104,857	159,537	159,537	0	0
Special Assessments						
Charges for Services	677,965	385,228	685,130	621,450	-9.29%	(63,680)
Fines, Licenses, and Permits	693,932	601,272	683,000	683,000	0.00%	0
Miscellaneous	510,387	702,112	269,863	269,863	0.00%	0
Other Financing Sources:						
Proceeds from Sale of Debt					0.00%	0
Transfers	138,149	360,517	136,654	136,654	0.00%	0
Advances	2,921,431	4,071,764	2,133,250	230,000	-89.22%	(1,903,250)
Other Sources						
TOTAL REVENUE	16,311,723	16,599,271	14,481,634	12,514,704	-13.58%	(1,966,930)
TOTAL EXPENSES						
Security of Persons & Property	5,878,516	5,857,882	5,878,516	5,857,882	0.00%	0
Public Health & Welfare	135,574	135,574	135,574	135,574	0.00%	0
Leisure Time Activities	1,862,427	1,803,255	1,862,427	1,803,255	0.00%	0
Community Environment	1,217,068	1,188,680	1,217,068	1,188,680	0.00%	0
General Government	2,088,706	2,050,277	2,088,706	2,050,277	0.00%	0
Transfers	1,196,631	1,209,036	1,196,631	1,209,036	0.00%	0
Advances	2,133,250	2,133,250	2,133,250	230,000	0.00%	0
Contingency	40,000	40,000	40,000	40,000	0.00%	0
NET GAIN/(LOSS)	14,552,172	14,552,172	(70,538)	12,514,704	0	0

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

EXPENDITURES

Increase over PRIOR YR: 0.00% 0.000

revision to the % increase

		2019 Actual			2020 Actual			2021 Estimate			2022 Tax Budget		
Dept	Personal Services	Operating	Capital Outlay	total	Personal Services	Operating	Capital Outlay	total	Personal Services	Operating	Capital Outlay	total	
Security of Persons & Property													
110	4,300,380	786,467	0	5,086,847	4,112,719	775,451	0	4,888,170	4,775,003	921,259	0	5,696,262	
120	35,426	36,849	0	72,275	34,097	29,441	0	63,538	43,613	44,750	0	88,363	
130	0	0	0	0	0	0	0	0	0	0	0	0	
140	0	0	0	0	0	0	0	0	0	0	0	0	
170	0	87,868	0	87,868	0	91,098	5,042,806	91,098	4,818,616	93,891	5,878,516	93,891	
Total	4,335,806	911,184	0	5,246,990	4,146,816	895,990	0	5,042,806	4,818,616	1,059,900	0	5,878,516	
Public Health & Welfare													
210	0	11,420	0	11,420	0	11,625	0	11,625	0	15,000	0	15,000	
220	0	6,472	0	6,472	0	6,484	0	6,484	0	6,600	0	6,600	
221	0	110,464	0	110,464	0	198,124	216,233	198,124	0	113,974	135,574	113,974	
Total	0	128,356	0	128,356	0	216,233	0	216,233	0	135,574	0	135,574	
Leisure Time Activities													
290	6,326	18,102	0	24,428	11	15,276	0	15,287	0	22,500	0	22,500	
310	116,157	79,644	50	195,851	95,786	47,184	0	142,970	187,048	78,050	0	265,098	
320	691,362	246,237	0	937,599	622,593	226,391	0	848,984	782,696	327,041	0	1,109,737	
630	293,032	118,360	0	411,392	340,715	102,037	0	442,752	329,822	135,270	0	465,092	
680	0	0	0	0	1,569,270	0	0	1,449,993	0	0	0	1,862,427	
Total	1,106,877	462,343	50	1,569,270	1,055,105	390,888	0	1,449,993	1,299,566	562,861	0	1,862,427	
Community Environment													
310	370,697	19,656	0	390,353	385,696	32,197	0	417,893	413,474	100,205	0	513,679	
320	87,580	322,535	0	410,115	77,005	252,665	2,822	332,492	128,697	356,800	0	485,497	
335	0	8,000	0	8,000	0	8,000	0	8,000	0	8,600	0	8,600	
345	0	19,837	0	19,837	0	43,021	0	43,021	0	33,610	0	33,610	
360	123,283	4,253	0	127,536	89,361	10,485	0	99,846	165,349	10,333	0	175,682	
Total	581,560	374,281	0	955,841	552,062	346,368	2,822	901,252	707,520	509,548	0	1,217,068	
General Government													
408	0	113,659	0	113,659	0	115,633	0	115,633	0	141,156	0	141,156	
410	229,759	7,361	0	237,120	286,823	21,605	0	308,428	149,362	9,732	0	159,094	
420	177,435	115,488	0	292,923	183,141	101,191	0	284,332	184,053	116,048	0	300,101	
421	0	390,723	0	390,723	0	403,226	0	403,226	0	360,400	0	360,400	
430	1,402	170,265	0	171,667	0	135,617	0	135,617	0	181,403	0	181,403	
450	80,694	26,231	0	106,925	85,926	30,863	0	116,789	167,111	74,660	0	241,771	
465	84,725	8,934	0	93,659	87,201	2,041	0	89,242	90,070	13,350	0	103,420	
470	23,791	8,296	0	32,087	27,247	11,958	0	39,205	27,210	46,577	0	73,787	
480	79,188	55,652	0	134,840	95,023	52,033	0	147,056	77,798	64,359	0	142,157	
481	100,074	24,256	0	124,330	98,836	21,054	0	119,890	108,982	34,442	0	143,424	
483	0	30,198	6,393	36,591	0	18,729	0	18,729	0	44,338	0	44,338	
490	106,212	48,566	0	154,778	121,147	20,185	0	141,332	126,924	70,731	0	197,655	
500	0	0	0	0	0	0	0	0	0	0	0	0	
Total	883,280	999,629	6,393	1,889,302	985,344	934,135	0	1,919,479	931,510	1,157,196	0	2,088,706	
Transfers													
	2,873,401	0	0	2,873,401	2,689,027	0	0	2,689,027	1,196,631	0	0	1,196,631	
Advances													
	2,921,431	0	0	2,921,431	0	4,071,764	0	4,071,764	2,133,250	0	0	2,133,250	
Contingency													
	0	0	0	0	0	0	0	0	40,000	0	0	40,000	
Totals													
	6,907,523	8,670,625	6,443	15,584,591	6,743,327	9,544,405	2,822	16,290,554	7,757,212	6,794,960	0	14,552,172	
Totals													
	4,767,503	908,125	0	5,675,628	4,775,003	921,259	0	5,696,262	4,818,616	93,891	5,878,516	5,891,427	
	43,613	44,750	0	88,363	43,613	44,750	0	88,363	43,613	44,750	0	88,363	
	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	
	4,811,116	1,046,766	0	5,857,882	4,818,616	1,059,900	0	5,878,516	4,818,616	1,059,900	0	5,878,516	
	0	93,891	0	93,891	0	93,891	0	93,891	0	93,891	0	93,891	
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FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL
TRANSFERS/ADVANCES PG 1 OF 1

DESCRIPTION

	For 2019 Actual	For 2020 Actual	Adjusted Budget Year 2021	Estimate for Budget 2022
REVENUES TRANSFERS-IN				
From Hotel Tax Fund	30,120	33,364	33,302	33,302
From Parking Fund	-	-	-	-
From Oxford Natural Gas Fund	39,343	46,852	37,784	37,784
From Water Fund	39,343	46,852	37,784	37,784
From Sewer Fund	-	-	-	-
From Capital Improvement Fund	-	-	-	-
From FEMA Fund	-	-	-	-
From Storm Water Fund	-	-	-	-
From Refuse Fund	29,343	36,852	27,784	27,784
From Small Business Loan Fund	-	196,597	-	-
Total Transfers In	138,149	360,517	136,654	136,654
REVENUES ADVANCES-IN				
Return of Advance from Parking Fund	-	-	100,000	-
Return of Advance from Capital Equipment Fund	-	-	-	-
Return of Advance from Capital Improvement Fund	265,650	785,050	103,250	-
Return of Advance from Oxford Area Trails	2,125,781	1,800,000	550,000	-
Return of Advance from Southpointe TIF Fund	200,000	-	-	-
Return of Advance from High St Pedestrian Fund	-	1,000,000	1,000,000	-
Return of Advance from Employee Benefit Fund	5,000	5,000	5,000	5,000
Return of Advance from Special Assessment Fund	100,000	150,000	150,000	-
Return of Advance from OVI Task Force Fund	225,000	225,000	225,000	225,000
Return of Advance from OVI Task Force Fund	-	106,714	-	-
Total Advances In	2,921,431	4,071,764	2,133,250	230,000
EXPENDITURES TRANSFERS-OUT				
To FEMA Fund	-	-	-	-
To Street Fund	578,085	452,425	447,665	447,665
To Capital Equipment Fund	626,308	489,004	187,450	187,450
To Capital Improvement Fund	1,164,003	1,409,448	199,203	198,671
To Municipal Facilities Fund	-	-	-	-
To Oxford Area Trail Fund	-	-	-	-
To Aquatic Center Debt Service Fund	95,605	-	-	305,250
To Park Debt Service Fund	311,250	-	292,313	-
To Storm Water Fund	40,000	30,000	-	-
To Special Assessment Fund	40,000	90,000	50,000	50,000
To Fire/EMS Fund	18,150	18,150	20,000	20,000
To Small Business Loan Fund	-	200,000	-	-
Total Transfers Out	2,873,401	2,689,027	1,196,631	1,209,036
EXPENDITURES ADVANCES-OUT				
To Parking Fund	-	-	100,000	-
To Capital Equipment Fund	-	-	-	-
To Capital Improvement Fund	265,650	785,050	103,250	-
To Oxford Area Trails Fund	2,125,781	1,800,000	550,000	-
To Southpointe TIF Fund	200,000	-	-	-
Return of Advance from High St Pedestrian Fund	-	1,000,000	1,000,000	-
To Employee Benefit Fund	5,000	5,000	5,000	5,000
To Special Assessment Fund	100,000	150,000	150,000	-
To OVI Task Force Grant Fund	225,000	225,000	225,000	225,000
To Local Coronavirus Relief Fund	-	106,714	-	-
Total Advances Out	2,921,431	4,071,764	2,133,250	230,000

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

DESCRIPTION

	For 2019 Actual	For 2020 Actual	Adjusted Budget Year 2021	Estimate for Budget 2022
REVENUES TRANSFERS-IN				
From Hotel Tax Fund	30,120	33,364	33,302	33,302
From Parking Fund	-	-	-	-
From Oxford Natural Gas Fund	39,343	46,852	37,784	37,784
From Water Fund	39,343	46,852	37,784	37,784
From Sewer Fund	-	-	-	-
From Capital Improvement Fund	-	-	-	-
From FEMA Fund	-	-	-	-
From Storm Water Fund	-	-	-	-
From Refuse Fund	29,343	36,852	27,784	27,784
From Small Business Loan Fund	-	196,597	-	-
Total Transfers In	138,149	360,517	136,654	136,654
REVENUES ADVANCES-IN				
Return of Advance from Parking Fund	-	-	100,000	-
Return of Advance from Capital Equipment Fund	-	-	-	-
Return of Advance from Capital Improvement Fund	265,650	785,050	103,250	-
Return of Advance from Oxford Area Trails	2,125,781	1,800,000	550,000	-
Return of Advance from Southpointe TIF Fund	200,000	-	-	-
Return of Advance from High St Pedestrian Fund	-	1,000,000	1,000,000	-
Return of Advance from Employee Benefit Fund	5,000	5,000	5,000	5,000
Return of Advance from Special Assessment Fund	100,000	150,000	150,000	-
Return of Advance from OVI Task Force Fund	225,000	225,000	225,000	225,000
Return of Advance from OVI Task Force Fund	-	106,714	-	-
Total Advances In	2,921,431	4,071,764	2,133,250	230,000
EXPENDITURES TRANSFERS-OUT				
To FEMA Fund	-	-	-	-
To Street Fund	578,085	452,425	447,665	447,665
To Capital Equipment Fund	626,308	489,004	187,450	187,450
To Capital Improvement Fund	1,164,003	1,409,448	199,203	198,671
To Municipal Facilities Fund	-	-	-	-
To Oxford Area Trail Fund	-	-	-	-
To Aquatic Center Debt Service Fund	95,605	-	292,313	305,250
To Park Debt Service Fund	311,250	-	-	-
To Storm Water Fund	40,000	30,000	-	-
To Special Assessment Fund	40,000	90,000	50,000	50,000
To Fire/EMS Fund	18,150	18,150	20,000	20,000
To Small Business Loan Fund	-	200,000	-	-
Total Transfers Out	2,873,401	2,689,027	1,196,631	1,209,036
EXPENDITURES ADVANCES-OUT				
To Parking Fund	-	-	100,000	-
To Capital Equipment Fund	-	-	-	-
To Capital Improvement Fund	265,650	785,050	103,250	-
To Oxford Area Trails Fund	2,125,781	1,800,000	550,000	-
To Southpointe TIF Fund	200,000	-	-	-
To High St Pedestrian Fund	-	1,000,000	1,000,000	-
To Employee Benefit Fund	5,000	5,000	5,000	5,000
To Special Assessment Fund	100,000	150,000	150,000	-
To OVI Task Force Grant Fund	225,000	225,000	225,000	225,000
To Local Coronavirus Relief Fund	-	106,714	-	-
Total Advances Out	2,921,431	4,071,764	2,133,250	230,000