

A Regular meeting of the Oxford City Council was called to order by Mayor Kevin McKeehan on Tuesday, July 7, 2015 at 7:15 p.m. Those members present were Bob Blackburn, Richard Keebler, Kate Rousmaniere, Mike Smith and Edna Southard. Steve Snyder was excused.

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

PLEDGE OF ALLEGIANCE

Mayor McKeehan requested the Pledge of Allegiance.

ADJOURN TO EXECUTIVE SESSION

Mr. Blackburn moved to adjourn to Executive Session immediately in accordance with Ohio Revised Code Section 121.22 (G) (1) and (3) for the purpose of discussing appointments to Boards and Commissions and pending litigation. Mr. Smith seconded. The motion passed by the following roll call:

AYE: Mr. Keebler, Ms. Rousmaniere, Mr. Smith, Ms. Southard, Mr. Blackburn
Mayor McKeehan (6)

NAY: None (0)

ABS: None (0)

RETURN FROM EXECUTIVE SESSION

Mr. Blackburn moved to return from Executive Session at 7:38 p.m. Ms. Southard seconded. The motion passed 6-0-0.

APPROVAL OF AGENDA

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

PROCLAMATION **'RELAY FOR LIFE'**

Mayor McKeehan read the Proclamation and presented it to Ms. Lisa Sheard.

Ms. Lisa Sheard, thanked Mayor McKeehan, Council and the City of Oxford for recognizing how important Relay for Life was for the Oxford community. Ms. Sheard noted Oxford had 18 Relay teams this year and they were well on their way to reaching their monetary goal. Ms. Sheard advised over \$30,000 had been raised so far and many on-site fund raisers were planned for the event on Saturday, July 11th. Ms. Sheard noted her hope to see everyone there.

Mayor McKeehan noted it was impressive to see that the Oxford Relay for Life had raised almost one million dollars since its inception and thanked Ms. Sheard for her efforts.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Keebler moved to nominate Kelsey Sturgill and Amanda Cramer to the Historic and Architectural Preservation Commission for terms ending in 2019 and Alan Oak and Dr. John Harlan to the McCullough-Hyde Memorial Hospital Board of Trustees for terms ending in 2020. Mr. Blackburn seconded. The motion passed 6-0-0.

PUBLIC COMMENTS

Mr. Mark Morris, 1625 Oak Valley Ct., Fairfield, advised he taught Political Science at Miami University and brought with him this evening the Class of 2015 Summer Scholars. Mr. Morris noted these were rising juniors and seniors in high school from Pennsylvania, Illinois, Kentucky, Wisconsin and Ohio and their course was entitled 'Inside State and Local Government'. Mr. Morris advised the students would be with him for two weeks and they were here this evening to learn about Ohio government.

Mayor McKeehan welcomed everyone to the Council Meeting.

CONSENT AGENDA

MINUTES

Minutes of the June 16, 2015 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORTS

Report regarding the June 9, 2015 Planning Commission Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the June 18, 2015 Civil Service Commission Meeting. (Donna Heck, Human Resources Director)

Ms. Rousmaniere moved to approve consent agenda. Mr. Blackburn seconded. The motion passed 6-0-0.

ORDINANCES
FIRST READING

ORDINANCE
ZONING MAP AMENDMENT

An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment To Establish A Neighborhood Conservation Overlay District In A R-1B (Single Family Medium Density Residential) District For 84 Parcels Located On Dana Drive, Ryan Drive, Josie Lane, Randall Drive And Oxford Reily Road In The City Of Oxford, Ohio. (Jung-Han Chen, Community Development Director)

Mayor McKeehan recused himself.

Mr. Chen advised the area for the proposed overlay district encompassed 84 parcels and the petitioners obtained 72 signatures which was over 83% of the residents. Mr. Chen noted the petition was presented to Council on April 7, 2015 and Council forwarded it to the Planning Commission for recommendations. Mr. Chen advised the Planning Commission reviewed the petition and determined it met the boundary requirements and the 2/3 signatory requirement. Mr. Chen noted the overlay district limited non-related occupants to two persons. Mr. Chen advised existing rental permit holders could continue to operate if they desired so. Mr. Chen noted this was the 10th request to establish a Neighborhood Conservation Overlay District.

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

Vice Mayor Rousmaniere advised a Neighborhood Conservation Overlay District was intended to be a grass roots effort which only altered one aspect of the permitted land uses (residential occupancy) and the base zoning district regulations were retained. Vice Mayor Rousmaniere noted without the overlay, a single dwelling unit could house up to four unrelated persons. Vice Mayor Rousmaniere advised with the overlay, a single dwelling unit may still be rental property, but was limited to no more than two unrelated persons. Vice Mayor Rousmaniere noted existing dwellings with more than two unrelated persons would be allowed to continue as legal conforming. Vice Mayor Rousmaniere advised citizens created the petitions and moved them through the community to obtain the required signatures.

Mayor McKeehan returned to the dais noting he recused himself as the proposed district was in his neighborhood and he could not take part in the discussion.

ORDINANCE
ZONING MAP AMENDMENT

An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment To Establish A Neighborhood Conservation Overlay District In A R-1B (Single Family Medium Density Residential) District for 49 Parcels Located On Autumn Drive, Harvest Court, and Brookville Road In The City Of Oxford, Ohio. (Jung-Han Chen, Community Development Director)

Mr. Chen advised a map of the proposed district was shown on page 61 of the agenda and noted it included 49 parcels. Mr. Chen advised 36 signatures were obtained which met the 2/3 requirement. Mr. Chen noted Council forwarded the petition to the Planning Commission in April and the Planning Commission found it met all of the requirements.

Mayor McKeehan inquired if there were any comments from the petitioners or from the public and there were none.

Mayor McKeehan noted this was the 11th request to establish a Neighborhood Conservation Overlay District.

ORDINANCE **CONDITIONAL USE**

An Ordinance Approving A Conditional Use Permit To Permit A Mini Warehouse Facility At 50 W. Central Avenue Oxford, Ohio With Conditions. (Jung-Han Chen, Community Development Director)

Mr. Chen advised the subject property was recently rezoned from residential to commercial to facilitate the redevelopment of the site. Mr. Chen noted the applicant was proposing to construct a mini-warehouse facility on the vacant lots, approximately 0.365 acres in size. Mr. Chen advised the property was located on the east side of the railroad tracks facing W. Central Avenue. Mr. Chen noted the Planning Commission held a lengthy review of the proposal and discussed concerns with set-backs, operating hours, hazardous material storage and fire protection. Mr. Chen advised in the end the Planning Commission felt it was a good redevelopment project for the parcels in question and recommended approval with 5 conditions as listed on page 72 of the agenda. Mr. Chen noted the applicant would provide a PowerPoint presentation with renderings of the proposed project.

Mr. Scott Webb, Applicant, Agent, displayed a rendering of an approved project for the redevelopment of the former Capital Dry Cleaning site and the proposed project for a mini-warehouse facility at 50 W. Central Avenue. Mr. Webb noted when he presented the redevelopment of the former Capital Dry Cleaning site he was representing the Pulley family and since that time the Pulley family sold the project to the Brower family and he was representing them tonight. Mr. Webb advised the project being considered this evening was a very small parcel to the north of Central Avenue, east of the railroad tracks. Mr. Webb noted due to an EPA clean-up many years ago the site was prohibited from any type of residential use. Mr. Webb advised the zoning was changed back to GB correcting an error made in 2003 when a major zoning map amendment was adopted.

Mr. Webb noted this was a very small GB parcel in the middle of residential districts and he and his clients saw this as an opportunity to combine the use with the main parcel on Beech Street. Mr. Webb noted the idea was to construct free standing storage units on the small undeveloped GB site. Mr. Webb advised the statistics showed the expectation of 3 vehicles per day entering the sites and he felt it was a low impact General Business use as it did not require parking or create any noise or hazard to the neighbors. Mr. Webb noted the Planning Commission discussed set-backs at length and recommended eliminating them. Mr. Webb advised the 8-9 foot high buildings would be built along the property line.

Mr. Webb noted since set-backs were eliminated the Planning Commission requested that decorative concrete block be used for the construction of the buildings, hours of operation be limited to 7 a.m. to 9:00 p.m. and that absolutely no hazardous materials be stored in the units. Mr. Webb advised in addition a fire hydrant would be located along Central Avenue in coordination with the Oxford Fire Department. Mr. Webb noted the site presented a very narrow entrance with minimal impact to the street and landscaping would be placed where possible. Mr. Webb advised the property would be gated and operated with a key card and he expected the use to be very quiet.

Mayor McKeehan inquired if traffic had been considered during student move-in/move-out periods. Mr. Webb advised Central Avenue was not a collector of any type, it was an internal street and he did not expect traffic to be an issue.

Mr. Keebler noted this was an unusual lot and in most places it would be considered more of an industrial lot as opposed to a General Business lot. Mr. Keebler advised when the Planning Commission reviewed the project and talked about landscaping, set-backs, etc., they predominately felt a set-back would create a trash collector. Mr. Keebler noted a convenience store could be built on the lot without having to go to Council as long as it didn't have gas pumps and the Planning Commission tried to think of the neighbor's viewpoint and what they would rather have built on the lot. Mr. Keebler advised eliminating the set-back to make the project work seemed to most members of the Planning Commission to be an ideal use for the lot. Mr. Keebler referred to condition d. on page 72 of the agenda 'The proposed building shall be constructed with decorative concrete block similar to the rendering presented to the Planning Commission on June 9, 2015.' Mr. Keebler advised the intent was broader than just the decorative block and asked staff to expand that language before the second reading of the proposed Ordinance.

ORDINANCE **SPEED LIMIT AUTHORIZATION**

An Ordinance Authorizing A Speed Limit Of Thirty Five (35) Miles Per Hour On Bonham Road From Shadowy Hills Drive To The Eastern Lot Boundary Of The Beta Theta Pi Foundation Property. (Mike Dreisbach, Service Director)

Mr. Elliott advised as Council knew, the City of Oxford annexed parcels adjacent to Bonham Road from Shadowy Hills Drive to the eastern lot line of the Beta Theta Pi Foundation in anticipation of the construction of a new bridge over Four Mile Creek by the Butler County Engineer's Office (BCEO). Mr. Elliott noted the BCEO has requested the City to authorize a speed limit of 35 mph for this segment of the roadway to improve safety for those using the bridge as well as reduce costs for the construction of the new bridge. Mr. Elliott advised the Ohio Revised Code allowed local authorities to set speed limits by Ordinance on local roadways (not state routes). Mr. Elliott noted staff reviewed the BCEO's request and concurred with their recommendation that the speed limit for this segment be reduced to 35 mph. Mr. Elliott advised staff recommended City Council authorize a speed limit of 35 mph on this segment of Bonham Road and upon approval by Council, staff would install appropriate signage noting the speed limit of 35 as well as 'reduced speed ahead' signs approaching the new corporate limits of the City.

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

Mr. Keebler noted 45 mph was more appropriate for the segment of Bonham Road in question but everyone would drive 60 mph. Mr. Keebler advised he felt authorizing a speed limit of 35 mph was the right thing to do to keep speeds at a reasonable pace.

Ms. Southard inquired if the speed limit on the bridge would remain 25 mph and Mr. Elliott advised no, the entire segment would be 35 mph. Mr. Elliott noted the approach to the new bridge would be different and further into town the speed limit was 25 mph. Ms. Southard noted the speed limit on the bridge was actually being raised not lowered at that was confusing and confusing to the public. Ms. Southard noted she felt it was dangerous to raise the speed limit on the bridge. Mr. Elliott advised lowering the speed limit on the full segment would save money on the cost of the new bridge. Mr. Elliott noted the 25 mph speed limit sign on the current bridge may not be authorized by state statute and he would discuss the matter with the Butler County Engineer tomorrow and report back to Council. Ms. Southard reiterated 35 mph on the bridge would be dangerous and dangerous for pedestrians until the new bridge and sidewalk was constructed. Mr. Keebler noted signage may be needed showing the curve and 15 mph on both sides of the bridge until such time as the new bridge was constructed. Mr. Keebler advised those would be warning signs as opposed to enforceable speed limit signs.

SECOND READING
ORDINANCE
CODE UPDATE

An Ordinance No. 3317 To Approve Current Replacement Pages To The Oxford Codified Ordinances. (Mary Ann Eaton, Clerk of Council)

Ms. Eaton noted this was the annual Code Update and nothing had changed since the first reading of the proposed Ordinance.

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

Mr. Blackburn moved to adopt Ordinance No. 3317. Ms. Rousmaniere seconded. The Ordinance was adopted by the following roll call:

AYE: Ms. Southard, Mr. Blackburn, Mr. Keebler, Ms. Rousmaniere, Mr. Smith,
Mayor McKeehan (6)

NAY: None (0)

ABS: None (0)

ANNOUNCEMENTS

Mr. Elliott noted the Regional Income Tax Agency (RITA) collected income tax for the City of Oxford as well as numerous other communities throughout Ohio. Mr. Elliott advised each year they reported how much it cost to collect the City's income tax (8.8 million last year) and the cost was 1.49% for administration fees. Mr. Elliott noted RITA provided very good service for the City.

Mr. Elliott advised the renovation project on High Street between Poplar and Campus finished ahead of schedule and the street opened today. Mr. Elliott noted the contractor was now working on the intersection of High Street and Tallawanda Road and he hoped that project would finish ahead of schedule as well.

Ms. Rousmaniere referred to the U.S. 27 South improvement project and asked Mr. Elliott to clarify when the intersection of 27 and Chestnut would close. Mr. Elliott advised the contractor needed to close the intersection of U.S. 27 and Chestnut Street and he was sure it would not happen until after students moved in. Mr. Elliott noted it was important to reopen High Street so people could travel east and west on Spring Street or High Street. Ms. Rousmaniere noted people from Miami University Student Affairs office believed it would be closed during move-in. Mr. Elliott advised he would get an update and report back to Council. Mr. Keebler advised citizens asked him daily about the 27 South project and they felt the progress was very slow. Mr. Keebler noted the closing of 27 and Chestnut Street had been in Mr. Dreisbach's Friday Report for three months and his report was very much out of date. Mr. Keebler advised the contractor for the 27 South project did not appear to be pursuing the work with the right amount of people. Mr. Keebler noted Council was told in the spring that the project would be substantially complete by winter and he wasn't sure the traffic would even transfer to the east lane by winter. Mr. Elliott advised rain had caused a lot of delays and he would get an update from the City Engineer and report back to Council. Ms. Southard noted citizens had so many questions about this project and it would be nice to have easily accessible updated information on the City's website. Mr. Keebler noted Miami University had alternate routes posted on Stillwell Beckett Road and on SR 732 and he hoped they were sending that information to people traveling to Oxford.

Mr. Kyger noted Deb Clark spoke to Council at the last meeting about the Amtrak initiative and advised he invited her to the Amtrak Committee meeting as they wanted information regarding the fund raising efforts she had done. Mr. Kyger noted the initiative was moving forward. Mr. Kyger advised Mr. Dreisbach and Miami University officials were in Washington D.C. working on the Tiger Grant initiative and they also visited the Amtrak office.

Mr. Kyger noted the Community Improvement Corporation met today and recommended a Revolving Loan Fund loan be awarded to Root Yoga. Mr. Kyger advised Council would see legislation for that on the next meeting agenda.

Mr. Kyger noted the property at 108-110 E. High Street sold recently, Graeters Ice Cream opened and a variance would be before the Board of Zoning Appeals for the Princess Theater.

Mr. Smith noted the Oxford Parks and Recreation Department and the Fire Department did a great job with the 3rd of July festivities and there was a good turn out despite some rain.

Ms. Rousmaniere complimented the Oxford Parks and Recreation Department for the July 3rd and 4th festivities.

Ms. Rousmaniere noted she attended an all day event at the Marcum Center today hosted by the Franklin County Sheriff's Office regarding high risk drug use. Ms. Rousmaniere advised the Franklin County Sheriff's Office took this event on the road nationally at no charge. Ms. Rousmaniere noted the Oxford Police Department and the Miami University Police Department were well represented along with Miami University health educators, the Student Affairs Office, the Dean of Students, the Family Resource Center, members of the Coalition for a Healthy Community and local health counselors. Ms. Rousmaniere provided some statistics as follows: one of every 5 high school students had abused pain killers nationally, from 2000 to 2012 the deaths due to drug poisoning across the country increased 366% and between 2000 and 2011 prescription drugs surpassed heroin and cocaine usage in the State of Ohio. Ms. Rousmaniere noted prescription drug use was one of the worst things communities were dealing with and the OPD confirmed it was happening in Oxford as well. Ms. Rousmaniere advised in Ohio an average of 5 people died each day from a drug overdose. Ms. Rousmaniere noted most of the event was about prescription drugs, heroin and other opiates on the street and in people's homes. Ms. Rousmaniere advised it was a fascinating day and everyone learned a lot. Ms. Rousmaniere noted the Coalition for a Healthy Community under the direction of Amy Macechko was doing a lot of work on this issue locally.

Mr. Keebler thanked Ms. Brahier for bringing the Independence Day Parade back Uptown. Mr. Keebler noted the community appreciated having it Uptown and it worked well to have it associated with the Thursday night Music Festival.

Ms. Southard noted she recently received compliments from business owners regarding the Oxford Planning Department and specifically Sam Perry and Jung-Han Chen. Ms. Southard advised she was told they were easy to work with and very accommodating.

Ms. Southard noted Council had discussed citizens being concerned with roads, parking and transportation issues and inquired when the Parking and Transportation Board would appear on the City's website along with the other Boards and Commissions. Ms. Southard inquired how often the Parking and Transportation Board was supposed to meet. Ms. Southard inquired when the regulations and rules for parking would be easily accessible on the City's website. Mr. Elliott noted the board met approximately 9 months ago and some people felt it was not necessary for them to continue meeting.

Mr. Elliott advised the board did present some proposals in past years that came to Council. Mr. Elliott noted Ms. Southard served on that board and could activate it if she wished. Mr. Elliott advised he felt the parking regulations and rules were easily accessible on the City's website and he would see if improvements could be made. Mr. Elliott noted there were problems with members of the Parking and Transportation Board not attending meetings and there was a need for better leadership concerning that board. Mr. Keebler advised there was an Alternative Transportation Sub-Committee of the Planning Commission and perhaps there was not a need for another transportation board.

Mr. Elliott advised if the majority of Council felt the Parking and Transportation Board should be re-activated the City would provide staff support. Ms. Rousmaniere noted her hope the matter would be revisited. Mr. Elliott advised it would be discussed further.

Mr. Blackburn thanked Ms. Brahier for the Uptown Parade noting he had never seen so many people Uptown and next year it would again coincide with the Thursday night Music Festival.

Mr. Blackburn referred to the Bonham Road Resolution and reiterated for the public that lowering the speed limit would significantly reduce the cost of a new bridge on Bonham Road.

Mayor McKeehan echoed comments made regarding the 4th of July festivities and thanked Ms. Brahier and her staff for their efforts.

ADJOURN

Mr. Keebler moved to adjourn at 8:35 p.m. Ms. Rousmaniere seconded. The motion passed 6-0-0.