

A Work Session of the Oxford City Council was called to order by Vice Mayor, Steve Dana on Tuesday, June 17, 2018 at 7:00 p.m. Council members present were Glenn Ellerbe, David Prytherch, Chantel Raghu, Mike Smith and Edna Southard. Mayor Rousmaniere was excused.

Staff members present: Doug Elliott, City Manager; Mike Dreisbach, Service Director; Joe Newlin, Finance Director; John Jones, Police Chief; John Detherage, Fire Chief; Candi Fyffe, Human Resources Director; Casey Wooddell, Parks and Recreation Director; Sam Perry, Planner/Interim Director; Steve McHugh, Law Director and Mary Ann Eaton, Clerk of Council.

Mindy Muller of Community Development Professionals and Diane Ruther-Vierling from the Family Resource Center were also in attendance.

APPROVAL OF AGENDA

Ms. Southard moved to approve the agenda. Mr. Ellerbe seconded. The motion carried 6-0-0.

PURPOSE

The purpose of the Work Session was for Council to discuss the "Oxford Cottage Community" concept.

BACKGROUND

Mr. Elliott noted he, Mayor Rousmaniere and Mr. Kyger met with Leah Flynn with the Oxford Community Foundation, Diane Ruther-Vierling of the Family Resource Center, and Mindy Muller of Community Development Professionals on Tuesday, June 19, 2018 to discuss an Oxford Cottage Community proposal. Mr. Elliott advised the proposal includes construction of 12 cottages on a ½ to 1 acre parcel in the City. Mr. Elliott noted the Cottage Community would target a mixed population of persons needing affordable housing including displaced families and low income senior citizens. Mr. Elliott advised the cottages are self contained housing units of 392 square feet that can sleep up to six people. Mr. Elliott noted several sites were discussed and advised the ideal site would be donated by the City and located on the BCRTA bus route. Mr. Elliott advised they came up with a .84 acre parcel owned by the City on US 27 S. and he was proposing that the City lease the property to the Family Resource Center for this project for one dollar per year for 20 years. Mr. Elliott suggested a Special Meeting could take place next week for Council to vote on this matter since the grant application deadline was August 1, 2018.

PRESENTATION

Ms. Mindy Muller, Community Development Professionals, advised her company focused on community problem areas including the lack of affordable housing. Ms. Muller noted they had worked with Serve City in Hamilton, Ohio on several affordable housing initiatives.

Ms. Muller advised the proposed project would be a pilot project and would consist of a Planned Development of 12 cottages built on foundations and each cottage would be 392 square feet. Ms. Muller noted the cottages would pass HUD standards and all utilities would be included. Ms. Muller advised the Family Resource Center would manage the project. Ms. Muller noted the estimated cost to build the project was \$681,750 and discussed the various funding methods as outlined on page 1 of the Work Session agenda packet noting it needed to be 100% debt free. Ms. Muller advised the requested in-kind contributions from the City included the donated property and fee waivers for taps/permitting/zoning, etc. Ms. Muller noted to file the grant application by August 1, 2018 she needed to demonstrate that she had a lease and site control.

Ms. Diane Ruther-Vierling, Family Resource Center, advised the Family Resource Center assisted 76 families last year with housing needs and they would exceed that number this year.

Ms. Southard inquired how the Family Resource Center would determine which families/persons would be given the opportunity to live there. Ms. Ruther-Vierling advised there would be a stringent application process which would include background checks and drug testing.

Mr. Prytherch noted concern with the density on the parcel and noted the parcel on US 27 S was not close in proximity to where some of the needed services were located such as the Food Pantry and the Family Resource Center. Mr. Elliott noted staff had also discussed the possibility of using a portion of the Merry Day Park on College Corner Pike. Mr. Prytherch advised there was a process which had to be followed for any development and suggested a Memo of Understanding might be in order.

Mr. Ellerbe noted he liked the idea but did not want to set a precedent or create unintended consequences.

Ms. Muller advised she needed a Resolution of Council or a signed lease to proceed with the grant application.

The consensus of Council was to hold a Special Meeting on Tuesday, July 24, 2018 to consider enabling legislation for the project.

ADJOURN

Ms. Southard moved to adjourn at 7:30 p.m. Mr. Smith seconded. The motion carried 6-0-0.