



Agenda

Oxford City Council

Court House

TUESDAY, AUGUST 16, 2022

EXECUTIVE SESSION

None.

TUESDAY, AUGUST 16, 2022

1. Roll Call. William Snavelly, Mayor Chantel Raghu, Vice-Mayor Amber Franklin
Jason Bracken Alex French Glenn Ellerbe David Prytherch

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

7:30 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. Proclamation – “Women’s Equality Day” pg 5



Proclamation- "Women’s Equality Day"

B. 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.

4. Consent Agenda.

A. Minutes of the August 2, 2022 City Council Meeting (Heather Barbour, Clerk of Council) pg 6



Action Minutes August 2, 2022

B. Report regarding the August 3, 2022 Environmental Commission Meeting (Mike Dreisbach, Service Director) pg 11



Environmental Commission Report

5. Resolutions – None.

6. Ordinances.

A. First Reading.

1. An Ordinance to regulate the rates and charges to be charged and collected and the services to be rendered by Glenwood Energy of Oxford, Inc., its successors and assigns, for gas and gas service furnished to all of its customers within the corporate limits of the City of Oxford during the period ending October 31, 2025, and repealing and superseding Ordinance No. 3483, which, together, previously regulated such rates, charges, and services. (Doug Elliott, City Manager) pg 13



Ordinance Glenwood Energy of Oxford, Inc.

B. Second Reading

1. An Ordinance approving a six month extension of the approved final subdivision plat for South Forest Edge Section 1. (Sam Perry, Community Development Director) pg 23



Ordinance Approving 6 six month extension for South Forest Edge Sec. 1

2. An Ordinance approving a six month extension of the approved final subdivision plat for South Forest Edge Section 2. (Sam Perry, Community Development Director) pg 28



Ordinance Approving a six month extension for South Forest Edge Sec. 2

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.

THUR – Aug 18 Climate Action Steering Committee Meeting 8:30 a.m. Municipal Building

THUR – Aug 18 Police Community Relations & Review Commission Meeting 7:00 p.m.

TUES – Aug 23 CANCELED - Board of Zoning Appeals Meeting 6:30 p.m.

MON-Sept. 5 HOLIDAY - City Offices Closed

TUES – Sept. 6 City Council Meeting 7:30 p.m.

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

THUR – Sept. 8 Civil Rights Commission Meeting 4:00 p.m. Municipal Building

MON – Sept. 12 Parking & Transportation Advisory Board Meeting 9:30 a.m. Municipal Building

MON – Sept. 12 City Council Capital Improvement Budget Planning Work Session 7:30 p.m.

WED – Sept. 14 Historic & Architectural Preservation Commission Meeting 6:15 p.m.

THUR – Sept. 15 Climate Action Steering Committee Meeting 8:30 a.m. Municipal Building

MON – Sept. 19 Housing Advisory Commission Meeting 3:30 p.m. LCNB Community Room

TUES – Sept. 20 City Council Meeting 7:30 p.m.

8. Adjourn.

Office of the Mayor

Proclamation

Whereas:

on August 26, 1920, the Nineteenth Amendment was certified as part of the Constitution, assuring that "the right of citizens of the United States to vote shall not be denied or abridged by the United States or by any State on account of sex"; and

WHEREAS, the struggle for women's suffrage was the first step toward full and equal participation of women in our nation's life, leading in recent years to eliminating discrimination through our laws and in opening new pathways to equal economic opportunity for women; and

WHEREAS, we recognize that people's attitudes cannot be changed by laws alone, that prejudices still exist and stand in the way of progress for women, we therefore, must do all that we can to overcome the barriers against what is fair and right by providing an equal opportunity for all; and

WHEREAS, we celebrate today the One Hundred Second Anniversary of the ratification of the Nineteenth Amendment as well as the One Hundred Second Anniversary of the founding of the League of Women Voters of the United States; and

WHEREAS, we celebrate the Sixty-Ninth Anniversary of the founding of the League of Women Voters of Oxford, Ohio.

NOW, THEREFORE, I, William B. Snavely, Mayor of the City of Oxford, Ohio, do hereby proclaim Friday, August 26, 2022:

"Women's Equality Day"

and urge all citizens to join in celebrating our nation's progress of providing "Equal Opportunities for all".

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Oxford to be affixed this 26th day of August, 2022.

WILLIAM B. SNAVELY, MAYOR





OXFORD CITY COUNCIL Meeting Minutes

Tuesday, August 2, 2022
[Link for website video here](#)
Full Transcript available upon request.

Roll Call [TIME 00:02](#)

William Snavelly Mayor	Chantel Raghu Vice Mayor
Jason Bracken	Amber Franklin
Alex French	Glenn Ellerbe
David Prytherch	

A regular meeting of the Oxford City Council was called to order by Mayor Snavelly on Tuesday, August 2, 2022 at 7:30 p.m. Members in attendance were Amber Franklin, Glenn Ellerbe, Alex French, David Prytherch, and Chantel Raghu. Jason Bracken was excused.

Staff Members in Attendance

Mr. Doug Elliott, City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. Mike Dreisbach, Service Director; Mr. Sam Perry, Community Development Director; Mr. Chris Conard, Law Director; Mr. Joe Newlin, Finance Director; Mr. John Jones, Police Chief; Mr. John Detherage, Fire Chief; Mr. Casey Wooddell, Parks and Recreation Director, and Ms. Heather Barbour, Clerk of Council.

Pledge of Allegiance [TIME 00:16](#)

Approval of the Agenda [TIME 00:37](#)

Motion – To Adopt

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE #6

NAY #0

ABS #0

Public Participation [TIME 00:51](#)

A. Public Comments.

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.

Resident Name Address Resident Comment / Request

Consent Agenda [TIME 01:12](#)

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

- A. Minutes of the July 19, 2022 City Council Work Session (Heather Barbour, Clerk of Council) **Page 4 of the Agenda Packet**
- B. Minutes of the July 19, 2022 City Council Meeting (Heather Barbour, Clerk of Council) **Page 7 of the Agenda Packet**

Motion – To Adopt

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE #6

NAY #0

ABS #0

Resolutions

Resolution No. 7424 [TIME 01:38](#)

Page 14 of the Agenda Packet

A Resolution authorizing a bloodborne pathogen prevention program in the City of Oxford. (Doug Elliott, City Manager)

Comments from the Public – None

Motion – To Adopt Resolution No. 7424

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE #6

NAY #0

ABS #0

Ordinances

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

First Reading [TIME 03:58](#)

Page 17 of the Agenda Packet

1. An Ordinance approving a six month extension of the approved final subdivision plat for South Forest Edge Section 1. (Sam Perry, Community Development Director)

Comments from the Public – None

Page 22 of the Agenda Packet

2. An Ordinance approving a six month extension of the approved final subdivision plat for South Forest Edge Section 2. (Sam Perry, Community Development Director)

Comments from the Public – None

Second Reading

Ordinance No. 3686 [TIME 05:48](#)

Page 27 of the Agenda Packet

1. An Ordinance amending Ordinance No. 3654 Supplemental Budget Ordinance Number 6 to make supplemental appropriations for fiscal year 2022. (Joe Newlin, Finance Director)

Motion – To Adopt Resolution No. 3686

(Roll Call Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE #6

Ms. Franklin, Ms. French, Mr. Prytherch, Ms. Raghu, Mr. Ellerbe, and Mayor Snavelly

NAY #0

Names Here

ABS #0

Names Here

Announcements & Communications

Remarks from City Council and City Staff [TIME 08:05](#)

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.

Adjournment

Motion to Adjourn Meeting at 7:50 p.m. [TIME 21:06](#)

(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE #6

NAY #0

ABS #0



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

STAFF REPORT

ORIGINATING DEPARTMENT:	Service Department
PREPARED BY:	David Treleaven, Environmental Specialist
DATE PREPARED:	August 4, 2022
COUNCIL MEETING DATE:	August 16, 2022
AGENDA TITLE:	August 3, 2022 Environmental Commission Meeting Summary
BUDGETED AMOUNT:	N/A
ACCOUNT CODE:	N/A
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	<i>DRE</i> 8.4.22 MBD 8/4/2022

Environmental Commission members in attendance at the Wednesday, August 3, 2022 meeting were: Vice-Chair and City Council Representative, Ms. Chantel Raghu; Mr. Justin Fain, and Mr. Steve Elliott. A quorum was not present. Two Commissioners had previously notified the Commission that they would be out of town during the monthly meeting, and two Commissioners had contacted Staff on Wednesday indicating that they were ill. Also in attendance were City of Oxford (Oxford) residents Ms. Suzanne Zazycki, Oxford Climate and Sustainability Intern, Ms. Reena Murphy, and Mr. Abdul-Mujib Mumuni, a Miami University Graduate Student who is to assist Oxford with its community-scale greenhouse gas inventory.

Discussion:

Ms. Zazycki, Associate Director of Miami University's (MU's) Institute for the Environment and Sustainability (IES), was in attendance to decide upon the design of a professional service project (PSP) during the upcoming academic year by IES students. The Commission is requesting the PSP investigate options for increasing recycling volume and/or establishing recycling programs for local multi-family housing. The proposed PSP will tentatively consist of two sub-groups of investigation. One will survey the current availability of recycling at multi-family housing, with potential interviews of property managers to assess how their programs operate. The other sub-group will research case studies of other communities to determine existing/past efforts for multi-family unit recycling across the



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nation to try and determine what did or did not work, what is needed to have the recycling program succeed, and finding successful programs in communities similar to Oxford.

Staff informed Commissioners that Mr. Ralinovsky had contacted Mr. Steve Sullivan regarding the Managed Natural Lawn Area (MNLA) ordinance or resolution. Mr. Sullivan indicated that he was willing and able to make a presentation to City Council regarding the MNLA. Mr. Sullivan indicated that he will coordinate the scheduling of the Council presentation with Ms. Raghu and Mr. Jason Bracken.

Staff informed Commissioners that Ms. Peggy Branstrator had indicated there was a tentative meeting of relevant people associated with establishing up to three pollinator gardens at the Oxford Community Park scheduled for late August.

Staff updated the Commission on the monthly emission monitoring event of the landfill's 23 passive gas vents for July. The total estimated carbon dioxide equivalent (CO₂e) for the entire landfill during the month was 196 metric tons (MT). This was above the 22-month average monthly estimate of 152 MT CO₂e per month. This value is still some 60% lower than the USEPA's model estimate for the closed landfill emissions (392 MT) that was used in previous calculations of the inventory of Oxford's greenhouse gas emissions.

Staff provided a summary of the on-going residential food scraps drop-off program. Through the end of June (173 weeks since April 2019), the total weight of collected food scraps was approximately 129,550 pounds (64.75 tons), averaging 749 pounds per week. For the year 2022, a total of approximately 24,000 pounds (12 tons) had been collected in 30 weeks, averaging 801 pounds per week.

Commissioners concluded discussions at 7:30 p.m. The next regularly scheduled monthly Environmental Commission meeting is scheduled for 7:00 p.m. on September 7, 2022, in the Municipal Building's first floor conference room.



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STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Doug Elliott
DATE PREPARED:	8/9/2022
COUNCIL MEETING DATE:	8/16/2022
AGENDA TITLE:	An Ordinance updating applicable natural gas rate tariffs.
BUDGETED AMOUNT:	NA
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	<i>DRE</i> 8.9.22

DISCUSSION:

On December 17, 2021, Glenwood Energy of Oxford, Inc. submitted an application to update Ordinance 3483 and the applicable natural gas rate tariffs. The City engaged Bricker and Eckler, LLP and a utility rate consultant, Mr. Edward Hess, to review the application.

The City of Oxford sets the rates for Glenwood Energy's Oxford customers utilizing the ratemaking principles of the Public Utilities Commission of Ohio (PUCO). If an agreement is not reached, Glenwood Energy may apply to the PUCO.

The main revenue components of Glenwood Energy's rate structure are a Gas Cost Recovery (GCR) rate, a fixed meter charge, and a General Service Rate (GSR). The GCR rate is based on the price which Glenwood must pay to purchase gas. It varies depending on the market and is passed directly on to the consumer. It is not part of the ratemaking process nor is Glenwood entitled to earn a profit on it. The



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GCR rate varies and was \$9.2257 per MCF for the last month and \$10.6447 per MCF for the previous month. It comprises approximately 60 to 70% of the customer's monthly bill. Glenwood is entitled to collect on several other riders, fees, and charges which remain the same or are eliminated with the proposed ordinance discussed below.

Glenwood's application contained a proposed modification to customers' fixed monthly customer meter charge and variable General Service Rate (GSR) for a three year period. Glenwood proposed two options. The primary proposal increases the GSR from \$3.46 per MCF to \$4.07 per MCF with no increase to the monthly fixed charge. The alternative proposal increases the monthly customer meter charge and the GSR from \$3.46 per MCF to \$3.65 per MCF. Mr. Hess reviewed the application, supporting documentation, and requested further information from Glenwood. The rates proposed in the application were generally reasonable and in accordance with established Public Utilities Commission of Ohio (PUCO) ratemaking principles with the exception that certain items required adjustment. These adjustments were discussed with the City Manager and Service Director. The focus was on the alternative proposal as it was more consistent with the established natural gas rate case precedent of the PUCO.

Our legal and utility rate consultants met with Glenwood Energy and have reached an agreement on the proposed rate adjustments. The proposed ordinance would increase the monthly residential meter charge in year one from \$10 to \$12 per meter. In year two and three, the residential meter charge would increase from \$12 to \$14 per meter. The monthly commercial/industrial meter charge would increase from \$12 to \$16 per meter in year one. In years two and three, the monthly commercial/industrial meter charge would increase from \$16-\$20 per meter. The GSR would remain at the current rate of \$3.46 per MCF for both residential and commercial/industrial customers. The settlement proposal results in a \$0.19 per MCF reduction in the proposed GSR from Glenwood's alternative proposal.

The Service Director and I are recommending approval of this Ordinance. If adopted by Council, the new rates would take effect November 1, 2022.

ORDINANCE NO.

AN ORDINANCE TO REGULATE THE RATES AND CHARGES TO BE CHARGED AND COLLECTED AND THE SERVICES TO BE RENDERED BY GLENWOOD ENERGY OF OXFORD, INC., ITS SUCCESSORS AND ASSIGNS, FOR GAS AND GAS SERVICE FURNISHED TO ALL OF ITS CUSTOMERS WITHIN THE CORPORATE LIMITS OF THE CITY OF OXFORD DURING THE PERIOD ENDING OCTOBER 31, 2025, AND REPEALING AND SUPERSEDING ORDINANCE NO. 3483, WHICH, TOGETHER, PREVIOUSLY REGULATED SUCH RATES, CHARGES, AND SERVICES.

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

SECTION 1: Rates, Charges, Rules, and Regulations. The rates and charges to be charged and collected and the rules and regulations governing services to be rendered by Glenwood Energy of Oxford, Inc., its successors and assigns, for gas and gas service furnished to all of its customers within the limits of the City of Oxford during the period ending October 31, 2025 shall be as set forth in this ordinance, which is hereby adopted pursuant to Article XVIII, Section 4 of the Ohio Constitution and Section 4909.34 of the Ohio Revised Code.

1. Definitions. The following definitions shall apply in the interpretation and enforcement of this ordinance unless the context clearly shows a different meaning is intended.

“City” means City of Oxford, Ohio.

“City Manager” means the city manager of the City of Oxford, Ohio.

“Company” means Glenwood Energy of Oxford, Inc., its successors and assigns.

“Council” means City Council of the City of Oxford, Ohio.

“Gas,” “gas costs,” and “cost of gas” have the same meanings as defined in Chapter 4901:1-14, OAC.

“GCR” means “gas cost recovery rate” as defined in Chapter 4901:1-14, OAC.

“Mcf” means one thousand cubic feet.

“OAC” means the Ohio Administrative Code.

“ORC” means the Ohio Revised Code.

“PIPP” means the “percent of income payment plan plus” as set forth in Chapter 4901:1-18, OAC.

“PUCO” means the Public Utilities Commission of Ohio.

“Self-Help Arrangement” has the same meaning as defined in Chapter 4901:1-14, OAC.

2. Authorized Gas Distribution Rates and Charges. Effective with bills rendered on or after November 1, 2022 through the bills for the monthly service period ending October 31, 2025, the Company shall charge the following rates and charges for delivering gas to its customers within the City limits:
 - a. Monthly Customer Charge. The Company shall charge a fixed monthly customer charge per meter per month to each customer regardless of the amount of gas if, any, consumed during the month; provided, however, that the customer charge shall not be imposed in any month in which there is no consumption as a result of a voluntary request by the customer for the shutoff of the meter.

For bills rendered to residential customers on or after November 1, 2022 through the bills for the monthly service period ending October 31, 2023, the customer charge shall be \$12.00 per meter per month.

For bills rendered to residential customers on or after November 1, 2023 through the bills for the monthly service period ending October 31, 2025, the customer charge shall be \$14.00 per meter per month.

For bills rendered to commercial customers on or after November 1, 2022 through the bills for the monthly service period ending October 31, 2023, the customer charge shall be \$16.00 per meter per month.

For bills rendered to commercial customers on or after November 31, 2023 through the bills for the monthly service period ending October, 31, 2025, the customer charge shall be \$20.00 per meter per month.
 - b. General Service Rate. In addition to the Monthly Customer Charge, the Company shall charge a base distribution rate of \$3.46 per Mcf of gas delivered to residential customers and a base distribution rate of \$3.46 per Mcf of gas delivered to commercial customers.
3. Gas Cost Recovery Rate. In addition to the rates and charges for gas distribution service set forth in Section 1.2 above, the Company shall be entitled to recover the cost of obtaining the gas it sells to its customers through a GCR rate, which shall be subject to the jurisdiction of, and regulated by, the PUCO. As provided in past ordinances, and following the PUCO’s September 19, 2007 Opinion and Order in

its Case Nos. 06-350-GA-CMR and 06-521-GA-GCR, the Company shall be authorized to include as an expected gas cost eligible for recovery through the GCR rate under Rule 4901:1-14-05, OAC, the amount of the actual, invoiced fixed charges imposed by Duke Energy Ohio in connection with the Company's use of the Duke Energy Ohio's transportation pipeline to transport gas from the Millville Station to the Company's Oxford city gate, up to a maximum of \$200,000 per year. Any such Duke Energy Ohio charges in excess of \$200,000 annually shall not be included by the Company as a cost of gas and shall not be proposed for recovery through the GCR rate. If the arrangement under which the Company transports gas from the Millville Station to the Company's city gate changes during the term of this ordinance, the Company may continue to include the amount of any actual, invoiced fixed charges or, if applicable, capital costs associated with this pipeline as an expected gas cost eligible for recovery through the GCR rate; provided, however that the amount proposed for recovery through the GCR rate shall be limited as necessary to fairly allocate the total charges or costs between the Company's GCR customers and other customers served through the pipeline on a relative throughput basis. The Company shall provide the City Manager with documentation supporting such charges or costs and the allocation methodology prior to including the cost as an expected gas cost in its GCR filings with the PUCO. The Company shall be subject to PUCO financial and management/performance audits relating to its GCR calculations and its gas procurement practices as provided in Rule 4901:1-14-07, OAC.

4. Mcf Tax Rider. In addition to all other rates and charges set forth in this section, all gas consumed shall be subject to an Mcf tax rider to provide for the recovery of the Company's excise tax liability under Section 5727.811, ORC.
5. Gross Receipts Tax Rider. In addition to all other rates and charges set forth in this section, amounts billed by the Company shall be subject to a rider at the Company's effective gross receipts tax rate to provide for the recovery of the Company's gross receipts tax liability under Section 5727.25, ORC.
6. PIPP Cost-Recovery Rider. In addition to all other rates and charges set forth in this section, the Company shall be entitled to recover the costs associated with the PIPP program through a PIPP cost-recovery rider, which shall be subject to the jurisdiction of, and regulated by, the PUCO.
7. Uncollectible Expense Rider: In addition to all other rates and charges set forth in this section, the Company shall be entitled to recover its uncollectible expense through an uncollectible expense rider, which shall be subject to the jurisdiction of, and regulated by, the PUCO.
8. Tax Change Adjustments. If, during the term of this ordinance, a governmental authority imposes a new tax, removes an existing tax, or increases or reduces the rate of an existing tax, the effect of which is to increase or reduce the annual tax

liability of the Company, the Company shall be entitled to adjust the rates authorized in this section by implementing a new rider or, if applicable, eliminating or adjusting an existing rider, calculated so as to produce the pro forma annual revenues that will reflect the increase or decrease in the Company's annual tax liability. This provision does not apply to changes in the property tax rates or liability. A rider implemented or adjusted pursuant to this provision may be rounded to nearest one-quarter (\$0.0025) cent per Mcf. The Company shall provide written notice to the City Manager of its intent to implement any such new rider or adjust or eliminate an existing rider, and of the proposed effective date of such rate change, said notice to be provided no later than thirty (30) days prior to the proposed effective date of the rate change. The written notice shall include all documentation, information, and calculations relied on by the Company to support the proposed rate change. The City shall, upon notice to the Company, be entitled to inspect any Company books or records as may be necessary to verify the accuracy of the proposed change. No rate change as described herein shall become effective until the City Manager advises the Company that the City finds the proposed rate change to be a tax-related change of the type contemplated by this provision and that the proposed rate has been properly calculated; provided, however, if the City Manager does not so inform the Company within fourteen (14) days of receipt of the written notice, the rate change shall take effect automatically as of the proposed effective date.

9. Miscellaneous Charges. In addition to all other rates and charges set forth in this section, the Company shall be entitled to impose the following charges:
 - a. Late Payment Charge. If a bill payment is not received in the Company's offices or by the Company's authorized agent within twenty-five (25) days of date of the invoice, an additional amount of one and one-half percent (1.5%) of the unpaid balance will be assessed on the customer's subsequent bill. This charge is not applicable to the unpaid account balances of a customer enrolled in PIPP or a payment plan pursuant to Rule 4901:1-18-045, OAC.
 - b. Returned Check Charge. Where the customer's financial institution returns a customer's check for insufficient funds, the Company shall assess a returned check charge of \$25.00; provided, however, that this charge will not be assessed if the customer establishes that the cause of the dishonored check was bank error.
 - c. Credit Check Processing Charge. The Company may impose a charge of \$15.00 for a credit check on an applicant for service.
 - d. Field Collection Fee. Where a Company employee is dispatched to a customer's premises to disconnect service for nonpayment, the customer may avoid disconnection by paying the full amount owed; provided, however, that the Company may assess a \$20.00 field collection charge

for accepting such payment. This charge may be assessed either at the time the delinquent amount is collected or on a subsequent bill.

- e. Reconnection Charge. Where service to a premises has been disconnected by the Company by shutting off the meter, the Company may charge and collect a reconnection charge of \$50.00 as a condition of restoring service to the premises. The reconnection charge shall apply without regard to the length of time the service was disconnected, whether the disconnection was voluntary or involuntary, or whether the customer requesting reconnection is the same customer as the customer at the time service to the premises was disconnected. Upon a request by a customer for a voluntary disconnection of service to a premises, the Company shall advise the customer that the \$50.00 reconnection charge will apply if service is subsequently restored. If service was disconnected as a result of unauthorized or fraudulent use by the customer, the Company may impose, in addition to the \$50.00 reconnection charge, a charge to recover any actual expense incurred by the Company as a result of such unauthorized or fraudulent use, including an estimate of the cost of gas improperly used, prior to reconnecting service.
- f. New Service Tap Charge. Applicants applying for a new tap on the Company's system shall be assessed a new service tap charge of \$950.00 for single-family residences and \$1,350.00 for multi-family and commercial premises, or the actual cost of installing the new tap, whichever is less. The Company shall provide documentation to an applicant for a new service tap showing the actual cost of installing the new tap in as a part of, on in conjunction with, the bill on which the charge is assessed.
- g. Meter Test Fee. Upon request by a customer, the Company shall test the accuracy of the meter by removing the meter and engaging a independent outside vendor to perform the test. The Company shall assess a fee of \$75.00 for the meter test; provided, however, that this fee will not be assessed if the meter is not found to be operating within accepted tolerances (plus or minus the 3%), nor shall it be assessed for the first meter test performed in any 36-month period.
- h. Stop Payment Fee – Return of Security Deposit. Upon notification by a customer entitled to the return of all or part of a security deposit held by the Company pursuant to Rules 4901:1-17-04 through 4901:1-17-07, OAC, that the refund check has been lost or has not been received, the Company shall promptly notify its bank to stop payment on the check. If the check was lost by the customer, or was not received by the customer due to the customer's failure to notify the Company of a change in the customer's mailing address, the Company shall be entitled to assess a fee of \$34.50 for stopping payment on the refund check. The fee shall be

deducted from the amount of the security deposit to be returned to the customer though the replacement check. No stop payment fee shall be assessed if the check was not received by the customer due to the Company's error.

- i. Pressure Test Fee. The Company shall offer to perform the pressure test required by Rule 4901:1-13-05(A)(3)(c), OAC, as a condition of reestablishing service in instances where service has been disconnected for thirty (30) days or longer. The Company may charge and collect a fee of \$80.00 for performing such pressure test, such fee to be in addition to the \$50.00 reconnection fee authorized in Section .e of this Section. If the piping fails the pressure test, the owner of the premises shall be responsible for all necessary repairs. Upon a request by a customer for a voluntary disconnection of service to a premises, the Company shall advise the customer of the pressure test requirement that must be satisfied prior to reestablishing service and that, if the Company performs the pressure test, the \$80.00 pressure test fee will apply.
10. Self-Help Arrangements. Nothing contained in this ordinance shall prevent the Company from entering into self-help arrangements with customers to provide for the transportation of gas owned by the customer to the customer's premises; provided, however, that all such special contracts must be filed with and approved by the PUCO pursuant to Section 4905.31, ORC.
11. Rules and Regulations. The Company shall be subject to the PUCO's Minimum Gas Service Standards set forth in Chapter 4901:1-13, OAC. The Company's rules and regulations governing the terms and conditions of service to customers within the corporate limits of the City shall be identical to the rules and regulations set forth in the Company's tariff filed with and approved by the PUCO, and any subsequent PUCO-approved amendments thereto; provided, however, that in the event of any conflict between the Company's PUCO-approved tariff and this ordinance (including, but not limited to, conflicts in the specified rates, charges, and fees), the terms of the ordinance shall apply.
12. Notice of PUCO Filings: The Company shall serve a copy of all filings made with the PUCO upon the City Manager on the date the filing is made, including, without limitation, applications for approval of special contracts, all GCR-related filings, applications to adjust the PIPP cost-recovery rider, applications to adjust the uncollectible expense rider, applications to amend its PUCO tariff, and its annual reports to the PUCO. The Company shall provide a copy of any notice it receives from the PUCO initiating a financial and/or management/performance audit pursuant to Rule 4901:1-14-07, OAC, within three (3) business days after the notice is received.
13. Company Office and Information to be Made Available to Customers. The Company shall, by notice to the City Manager, designate a place or places within

the City where customers may play bills, submit complaints, and inspect copies of documents relating to the service provided by the Company. The place or places so designated may be changed at any time by written notice to the City Manager. The Company shall maintain copies of this ordinance, its PUCO-approved tariff, and all ORC statutes and OAC rules cited herein. Such documents shall be made available for inspection upon customer request.

14. City Access to Company Financial Information. The Company shall provide a copy of its annual financial statements to the City Manager within seven (7) days of availability. The financial statements shall include, without limitation, a balance sheet and statements of income, retained earnings, and cash flow.
15. Rates and Charges Upon Expiration of Ordinance. In the event that the City has not enacted a new ordinance to replace and supersede this ordinance upon the expiration of its term, the Company shall continue to render service to customers within the corporate limits of the City pursuant to the terms of this ordinance until a new ordinance takes effect as provided by law or until such time as the PUCO establishes rates, charges, rules and regulations pursuant to Section 4909.18, ORC, or Section 4909.39, ORC. If the Company proposes to increase in its rates and charges following the expiration of this ordinance, the Company shall so advise the City Manager in writing, and shall provide documentation supporting any such proposed increase sufficiently in advance of the expiration of this ordinance to permit the City and the Company to attempt to negotiate a mutually acceptable ordinance prior to the Company filing a 4909.18, ORC, rate increase application with the PUCO.
16. Customer Notice. The Company shall provide written notice to its customers, by bill insert or separate mailing, of the increase in rates and charges authorized by this ordinance. The Company shall submit a copy of this notice to the City Manager or the City Manager's designee for review and approval prior to distributing the notice to its customers.

SECTION 2. Repeal of Prior Ordinances. Ordinance Nos. 3483, adopted, respectively, on September 4, 2018, are hereby repealed and superseded by this ordinance.

SECTION 3. Company Acceptance of Ordinance. If the Company accepts this ordinance, the Company shall file a written acceptance of this ordinance with the Clerk of the City within thirty (30) days after its passage by Council and this ordinance shall constitute a contract between the City and the Company. If the Company does not accept this ordinance, the Company shall file a complaint and appeal from this ordinance with the PUCO pursuant to Section 4909.34, ORC, within (30) days after its passage. If the Company does not file a written acceptance of this ordinance with the Clerk of the City within thirty (30) days after its passage and does not file a complaint and appeal from this ordinance with the PUCO within (30) days after its passage by Council, the Company

shall be deemed to have accepted this ordinance and shall be bound by its terms as if it

had filed a written acceptance.

SECTION 4: Effective Date. This ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY : WILLIAM SNAVELY

PREPARED BY: LAW



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

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	July 27, 2022
COUNCIL MEETING DATE:	August 2, 2022
AGENDA TITLE:	South Forest Edge Section One , extension of Final Plat approval
CITY MANAGER/DEPT HEAD APPROVAL:	 DRC 7.27.22

Summary:

Section 1 of the South Forest Edge Subdivision was approved in September 2021. This Final Plat contains 36 “landominium” sites, to be located on the north side of Lake Forest Drive, near the intersection of U.S. 27 South (Millville Oxford Road). A landominium is a type of land parcel where the owner of the portion of the building also owns the land under it. The owner, 4 Leaf Development LLC, is working to develop a financing plan to provide sanitary sewer access to the Subdivision. Oxford Subdivision Code Section 1101.205 allows for up to two, 6-month extensions of the previous approval. Etta Reed of Bayer Becker Engineers has requested one year, which staff have determined will require an additional request in the future.

Oxford Code Section 1101.205 reads:

“A subdivider may request in writing that City Council grant an extension of six (6) months, for the approval to the Preliminary Plat, Construction Drawings or Final Plat, provided they can show reasonable cause for inability to complete said improvements within the required timeframe. A maximum of two (2) extensions may be granted.

The subdivider is solely responsible for knowing the expiration dates and meeting or extending them in accordance with these Regulations. The City shall have no duty, obligation or responsibility to remind or notify subdividers of approaching expiration dates.”

Staff recommend approval of the 6-month extension request as allowed by Code.

ORDINANCE NO.

AN ORDINANCE APPROVING A SIX MONTH EXTENSION OF THE APPROVED FINAL SUBDIVISION PLAT FOR SOUTH FOREST EDGE SECTION 1.

WHEREAS, Ordinance No. 3638 was adopted on September 21, 2021 approving, with conditions, the final subdivision application and plat for South Forest Edge Section 1 consisting of 36 lots on 11.663 acres; and

WHEREAS, the applicant requests an extension to allow additional time to develop a plan for the sanitary sewer extension to serve Section 1; and

WHEREAS, Oxford Code Section 1101.205 allows for a final plat time extension; and

WHEREAS, the time extension makes no changes to the Ordinance No. 3638 conditions of approval; and

WHEREAS, the City Manager and the Community Development Director recommend Council approve the six month extension request of the Final Subdivision Plat attached hereto as Exhibit "A" for South Forest Edge Section 1.

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

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and further approves the six month extension request for the Final Subdivision Plat of South Forest Edge Section 1.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVLEY

PREPARED BY: LAW (STAFF)

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	10°03'05"	1100.00'	192.97'	N05°30'03"E 192.73'
C-2	26°28'23"	527.50'	243.73'	S02°42'36"E 241.57'
C-3	16°25'18"	472.50'	135.42'	S07°44'09"E 134.96'
C-4	55°47'35"	1172.50'	1141.75'	S28°22'18"W 1097.17'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-5	10°43'44"	158.75'	28.73'	N04°14'46"W 29.88'
C-6	24°07'52"	1147.50'	53.58'	N07°40'24"W 53.58'
C-7	14°52'24"	158.75'	41.23'	S07°53'19"W 41.12'
C-8	14°56'21"	158.75'	41.39'	S06°45'18"W 41.28'
C-9	13°18'07"	158.75'	36.86'	S39°01'28"W 36.77'
C-10	13°02'24"	181.25'	41.15'	S38°52'37"W 41.06'
C-11	11°57'51"	158.75'	32.81'	N03°17'57"E 32.77'
C-12	16°59'11"	181.25'	53.75'	S07°00'27"W 53.54'
C-13	24°07'52"	158.75'	41.23'	S07°53'19"W 41.12'
C-14	19°52'53"	131.75'	37.07'	S07°01'17"W 36.90'
C-15	16°37'58"	205.70'	59.73'	N04°43'58"E 59.52'
C-16	14°19'08"	108.25'	32.11'	N02°15'58"E 32.11'
C-17	30°17'51"	133.75'	70.73'	S37°43'07"W 69.86'
C-18	18°47'54"	133.75'	36.86'	S10°27'32"W 36.76'
C-19	17°01'57"	318.75'	8.29'	S01°43'48"W 8.29'
C-20	12°03'57"	318.75'	67.12'	S06°45'07"W 66.99'
C-21	7°28'27"	318.75'	41.60'	S16°30'12"E 41.57'
C-22	8°07'48"	318.75'	45.33'	N03°00'57"W 45.19'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-23	8°16'56"	461.75'	56.31'	S01°14'17"E 56.26'
C-24	4°09'17"	1147.50'	83.32'	N06°17'08"E 83.16'
C-25	4°14'23"	401.75'	32.88'	S47°07'25"E 32.80'
C-26	4°30'15"	318.75'	25.06'	N41°10'00"W 25.00'
C-27	12°40'01"	251.25'	56.20'	N39°52'36"W 56.20'
C-28	8°46'46"	5.00'	7.40'	N09°44'17"E 6.74'
C-29	33°56'31"	268.75'	36.77'	N05°05'25"E 36.76'
C-30	4°16'41"	627.75'	46.87'	S05°10'07"W 46.86'
C-31	4°43'01"	568.75'	45.17'	S44°46'42"E 45.12'
C-32	4°30'27"	627.75'	53.07'	S44°04'46"E 53.05'
C-33	4°43'09"	568.75'	46.16'	N03°00'16"E 46.14'
C-34	1°03'10"	1147.50'	21.11'	S34°42'32"E 21.11'
C-35	2°50'58"	627.75'	31.98'	S39°58'54"E 31.98'
C-36	4°16'17"	568.75'	41.96'	S10°27'32"E 41.97'
C-37	0°17'11"	1080.75'	3.85'	N12°12'22"E 3.85'
C-38	2°26'51"	1146.75'	9.94'	S32°07'00"E 9.94'
C-39	2°27'08"	1080.75'	44.88'	N02°07'32"E 44.87'
C-40	23°57'27"	1146.75'	47.98'	S29°23'37"E 47.98'

PEDESTRIAN ACCESS NOTE:

ANY "PEDESTRIAN ACCESS EASEMENT" AS SHOWN ON THIS PLAN IS GRANTED IN FAVOR OF THE CITY OF OXFORD. THE EASEMENT GRANTS THE CITY OF OXFORD, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SIDEWALKS AND STAIRS, TO ALLOW GRADING, REPAIR, REALIGNMENT, WIDENING FOR SIDEWALK AND STAIR CONSTRUCTION AND FOR PROVIDING INGRESS AND EGRESS OVER AND ACROSS THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED FOR PEDESTRIAN USE FOREVER.

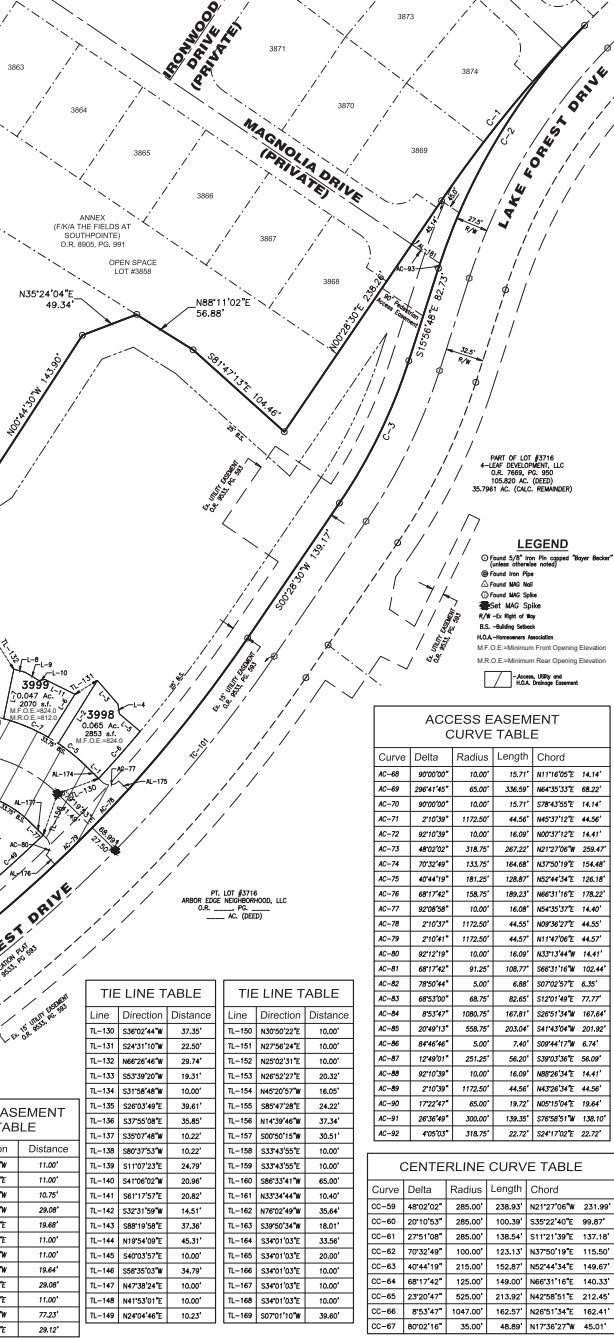
LOT LINE TABLE		
Line	Direction	Dist.
L-1	N07°19'33"W	16.00'
L-2	N07°19'33"W	63.98'
L-3	S74°42'31"E	26.78'
L-4	S45°02'37"E	8.40'
L-5	N07°30'52"E	23.19'
L-6	S01°15'17"E	43.12'
L-7	N02°09'30"W	43.00'
L-8	N07°25'10"E	10.23'
L-9	N07°25'10"E	13.42'
L-10	N07°19'33"W	5.26'
L-11	N02°39'32"E	38.52'
L-12	S32°52'39"E	4.98'
L-13	S07°09'52"E	60.32'
L-14	N02°02'32"E	67.36'
L-15	N05°11'04"E	49.50'
L-16	N01°10'02"E	14.44'
L-17	S05°10'02"E	36.24'
L-18	S42°31'12"E	34.23'
L-19	S32°22'25"E	8.62'
L-20	N07°33'39"E	64.88'
L-21	N07°02'39"E	65.87'
L-22	S07°32'39"E	63.59'
L-23	S32°22'25"E	51.20'
L-24	N07°33'39"E	64.24'
L-25	N01°10'02"E	51.20'
L-26	S32°22'25"E	12.00'

LOT LINE TABLE		
Line	Direction	Dist.
L-27	N47°02'21"W	72.00'
L-28	N32°22'25"E	14.83'
L-29	S05°02'42"E	72.00'
L-30	S45°02'37"E	8.40'
L-31	N07°30'52"E	23.19'
L-32	N07°25'10"E	32.32'
L-33	S21°11'59"E	72.00'
L-34	N07°25'10"E	72.03'
L-35	S34°54'42"E	49.30'
L-36	N07°30'52"E	24.80'
L-37	N44°27'31"E	28.48'
L-38	N47°02'21"W	96.90'
L-39	S07°09'52"E	59.31'
L-40	S07°09'38"W	65.00'
L-41	N04°13'12"E	47.10'
L-42	N41°00'02"E	25.50'
L-43	N09°59'46"E	56.47'
L-44	S70°04'31"E	50.73'
L-45	N06°45'18"W	79.26'
L-46	N07°04'34"E	61.24'
L-47	S77°02'39"E	60.38'
L-48	N16°30'13"E	44.81'
L-49	N09°59'46"E	83.01'
L-50	S05°07'45"E	83.00'
L-51	S47°28'12"E	18.96'
L-52	S47°30'53"E	83.01'

LOT LINE TABLE		
Line	Direction	Dist.
L-53	N47°02'21"W	25.41'
L-54	N05°28'57"W	8.45'
L-55	S47°21'36"E	69.00'
L-56	N47°21'36"E	69.00'
L-57	S49°04'30"E	69.00'
L-58	N06°06'50"E	69.00'
L-59	S03°52'30"E	67.96'
L-60	N03°52'30"E	68.83'
L-61	S09°09'38"W	65.00'
L-62	N09°09'38"W	65.00'
L-63	S07°03'36"E	65.00'
L-64	N02°03'36"E	65.00'
L-65	S07°03'36"E	65.00'
L-66	N07°03'36"E	65.00'
L-67	S04°57'29"E	65.11'
L-68	N73°40'57"E	68.10'
L-69	S07°33'39"E	75.14'
L-70	S09°02'30"E	31.71'
L-71	N07°33'39"E	43.31'
L-72	N07°45'39"E	42.50'
L-73	N02°22'25"E	34.97'
L-74	S07°24'31"E	76.50'
L-75	S07°10'32"E	35.48'
L-76	N01°24'31"E	96.47'
L-77	S79°19'53"E	15.98'
L-78	N06°10'05"E	32.69'

LOT LINE TABLE		
Line	Direction	Dist.
L-79	N37°43'50"E	52.23'
L-80	N06°14'00"E	50.00'
L-81	S37°43'50"E	52.10'
L-82	S09°10'20"E	50.00'
L-83	N37°43'50"E	45.00'
L-84	N06°14'00"E	50.00'
L-85	S37°43'50"E	45.00'
L-86	S06°16'05"E	50.00'
L-87	N37°43'50"E	52.61'
L-88	N07°17'17"E	27.07'
L-89	N02°36'49"E	26.59'
L-90	S37°43'50"E	45.00'
L-91	N09°10'20"E	60.00'
L-92	S47°08'16"E	24.59'
L-93	S22°28'08"E	31.26'
L-94	S37°43'50"E	18.27'
L-95	S06°16'05"E	47.17'
L-96	S47°32'39"E	63.05'
L-97	N06°33'39"E	32.88'
L-98	N02°17'16"E	29.77'
L-99	N09°10'20"E	45.00'
L-100	S06°16'05"E	66.24'
L-101	S14°03'34"E	43.48'
L-102	S09°09'38"E	32.27'
L-103	N06°45'34"E	54.34'
L-104	N47°43'38"E	20.83'

LOT LINE TABLE		
Line	Direction	Dist.
L-105	S48°28'30"E	20.23'
L-106	S48°28'30"E	55.26'
L-107	S09°10'20"E	15.61'
L-108	N09°10'20"E	53.40'
L-109	N40°10'30"E	4.81'
L-110	N09°10'20"E	35.73'
L-111	N09°10'20"E	20.69'
L-112	S06°16'05"E	47.43'
L-113	N40°10'30"E	70.00'
L-114	N06°16'05"E	58.48'
L-115	S33°43'50"E	31.45'
L-116	S37°43'50"E	45.00'
L-117	N40°10'30"E	45.12'
L-118	N06°16'05"E	66.76'
L-119	S37°43'50"E	45.00'
L-120	S06°16'05"E	66.56'
L-121	N40°10'30"E	45.00'
L-122	S06°16'05"E	66.51'
L-123	S33°43'50"E	45.00'
L-124	S06°16'05"E	66.29'
L-125	N40°10'30"E	45.00'
L-126	N06°16'05"E	66.24'
L-127	S33°43'50"E	45.00'
L-128	N40°10'30"E	65.99'
L-129	N40°10'30"E	45.00'



City of Oxford, Ohio

Scale: 1" = 50'

Revised: 03/23/2021

Drawn by: J. B. B. B.

Checked by: J. B. B. B.

Issue Date: 07/16/21

South Edge Section 16

Part of Lot 43716

Congress Lands West of the Miami River

Section 36, Town 5, Range 1

City of Oxford, Butler County, Ohio

Record Plat

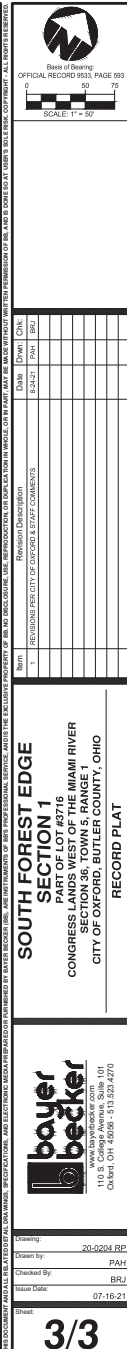
20-0204 RP

PAH

BRJ

07/16/21

EASEMENT LINE TABLE		
Line	Direction	Distance
E-239	N6750°10'E	10.00'
E-240	N2209°50'W	107.00'
E-241	N41°14°10'E	115.08'
E-242	N05°42°40'E	41.47'
E-243	N45°08°59'E	29.84'
E-244	N87°03°14'E	26.83'
E-245	S53°35°35'E	36.50'
E-246	N67°24°43'E	12.81'
E-247	S25°42°45'E	216.23'
E-248	S57°32°30'E	36.50'
E-249	N26°21°31'E	11.61'
E-250	N31°51°34'E	85.93'
E-251	N50°08°17'E	174.24'
E-252	N59°29°39'W	36.50'
E-253	N64°30°35'E	11.55'
E-254	N7°13°19'E	82.64'
E-255	N41°62°39'E	106.73'
E-256	N5°20°34'E	36.50'
E-257	S81°45°55'E	13.72'





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

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	July 27, 2022
COUNCIL MEETING DATE:	August 2, 2022
AGENDA TITLE:	South Forest Edge Section Two , extension of Final Plat approval
CITY MANAGER/DEPT HEAD APPROVAL:	  7.27.22

Summary:

Section 2 of the South Forest Edge Subdivision was approved in March 2022. This Final Plat contains 21 single-family lots, to be located on the south side of Lake Forest Drive, near the intersection of U.S. 27 South (Millville Oxford Road). The owner, 4 Leaf Development LLC, is working to develop a financing plan to provide sanitary sewer access to the Subdivision. Oxford Subdivision Code Section 1101.205 allows for up to two, 6-month extensions of the previous approval. Etta Reed of Bayer Becker Engineers has requested one year, which staff have determined will require an additional request in the future.

Oxford Code Section 1101.205 reads:

“A subdivider may request in writing that City Council grant an extension of six (6) months, for the approval to the Preliminary Plat, Construction Drawings or Final Plat, provided they can show reasonable cause for inability to complete said improvements within the required timeframe. A maximum of two (2) extensions may be granted.

The subdivider is solely responsible for knowing the expiration dates and meeting or extending them in accordance with these Regulations. The City shall have no duty, obligation or responsibility to remind or notify subdividers of approaching expiration dates.”

Staff recommend approval of the 6-month extension request as allowed by Code.

ORDINANCE NO.

AN ORDINANCE APPROVING A SIX MONTH EXTENSION OF THE APPROVED FINAL SUBDIVISION PLAT FOR SOUTH FOREST EDGE SECTION 2.

WHEREAS, Ordinance No. 3672 was adopted on March 15, 2022 approving, with conditions, the final subdivision application and plat for South Forest Edge Section 2 consisting of 21 lots on 17.870 acres; and

WHEREAS, the applicant requests an extension to allow additional time to develop a plan for the sanitary sewer extension to serve Section 2; and

WHEREAS, Oxford Code Section 1101.205 allows for a final plat time extension; and

WHEREAS, the time extension makes no changes to the Ordinance No. 3672 conditions of approval; and

WHEREAS, the City Manager and the Community Development Director recommend Council approve the six month extension request of the Final Subdivision Plat attached hereto as Exhibit "A" for South Forest Edge Section 2.

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

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and further approves the six month extension request for the Final Subdivision Plat of South Forest Edge Section 2.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVLEY

PREPARED BY: LAW (STAFF)

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNERS OF PART OF LOT #3716 OF THE CITY OF OXFORD AS RECORDED IN OFFICIAL RECORD _____, PAGE _____ OF THE BUTLER COUNTY, OHIO RECORDER'S OFFICE AND BEING LOCATED IN THE CONGRESS LANDS WEST OF THE MIAMI RIVER, SECTION 36, TOWN 5, RANGE 1, IN THE CITY OF OXFORD, BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS SOUTH FOREST EDGE, SECTION 2 AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD _____, PAGE _____

OWNER: ARBOR EDGE NEIGHBORHOOD, LLC

SIGNATURE: _____

PRINTED NAME & TITLE: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ARBOR EDGE NEIGHBORHOOD, LLC, AS REPRESENTED BY _____ ITS _____

WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS; AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, CINCINNATI BELL, FRONTIER COMMUNICATIONS, CHARTER COMMUNICATIONS, AND THE CITY OF OXFORD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

DUKE GRANT OF UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER, WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

CITY OF OXFORD:

IT IS UNDERSTOOD THAT THE CITY OF OXFORD WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID BUILDING SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF AND ARE PERPETUALLY DEDICATED TO THE CITY OF OXFORD.

THE CITY ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

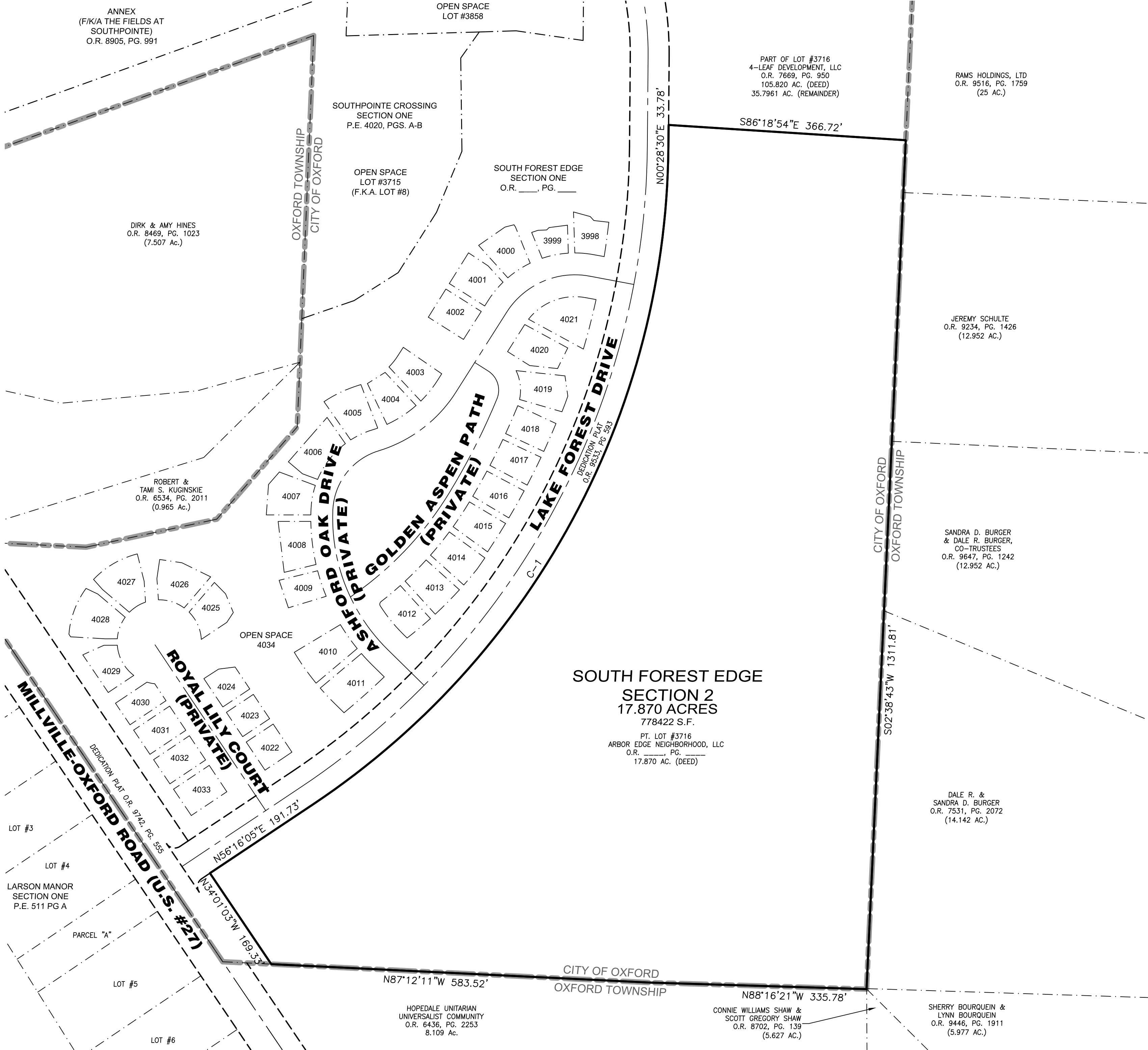
ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED AS TO PROVIDE GRAVITY FLOW TO THE SANITARY SEWER MAIN.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO ENSURE THE BASEMENT STAYS DRY.

SOUTH FOREST EDGE
SECTION 2

PART OF LOT #3716
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 36, TOWN 5, RANGE 1
CITY OF OXFORD, BUTLER COUNTY, OHIO



PARCEL NUMBER H

DEED REFERENCE: OFFICIAL RECORD _____, PAGE _____

ORIGINAL ACRES (PT. LOT #3716): 17.870 ACRES

SOUTH FOREST EDGE, SECTION 2: 17.870 ACRES
REMAINING ACRES: 0.000 ACRES

MINIMUM OPENING ELEVATIONS

ON ANY LOTS WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE MAY BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S). IF THE BASEMENT FLOOR IS BELOW THE NOTED ELEVATION, IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE A SUMP WELL AND SUMP PUMP, WHICH SHALL DISCHARGE ON THE LOT AT OR ABOVE THE NOTED ELEVATION.

PLAT ALTERATIONS:

ANY CHANGE TO OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE PLANNING COMMISSION APPROVAL AS A REPLAT.

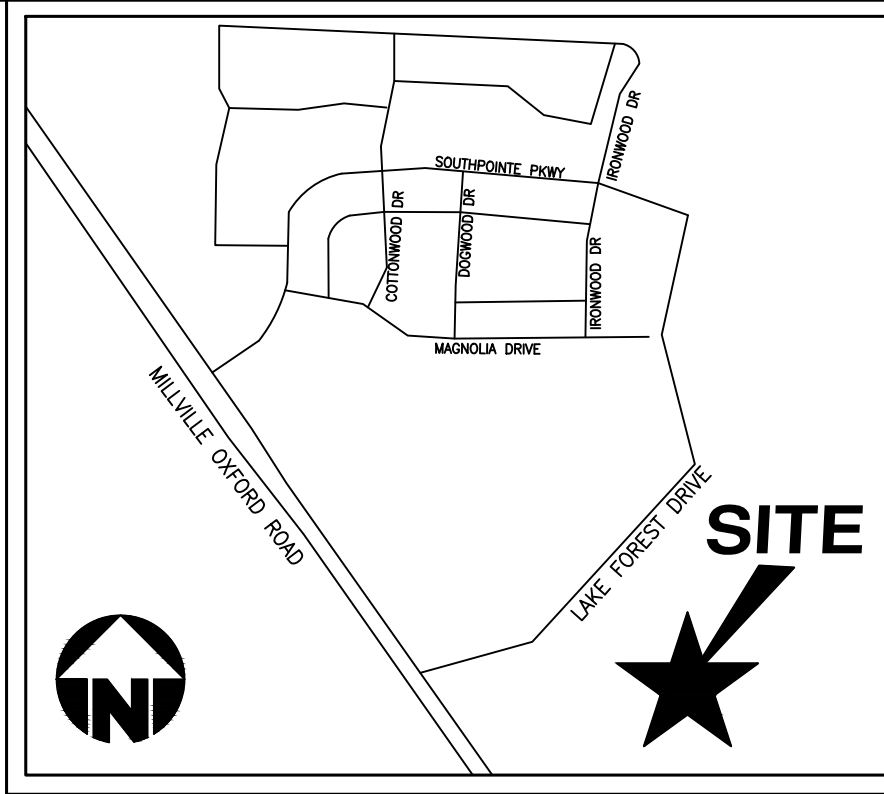
CITY OF OXFORD NOTES:

THE CITY OF OXFORD DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE CITY ENGINEER, WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW. THE MAINTENANCE OF THE DETENTION AREAS IS THE RESPONSIBILITY OF THE OWNER OF THE LAND ON WHICH THEY ARE LOCATED.

THE CITY OF OXFORD ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC. AS A RESULT OF GRADE CHANGES. THE GRANTOR SHALL BE RESPONSIBLE FOR THE PROPER ADJUSTMENT OF MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC. TO THE SATISFACTION OF THE CITY OF OXFORD, DUE TO GRADE CHANGES, PAVING, REPAVING, ETC. INITIATED BY THE GRANTOR.

ALL EASEMENTS SHALL BE KEPT CLEAR OF DECKS, POOLS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES. EAVES MAY ENCRoACH NO MORE THAN 18" INTO ANY EASEMENT.

ALL STREETS IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY ENGINEER, STREET NAME SIGNS ERECTED, AND DRAINAGE STRUCTURES CONSTRUCTED AS PER APPROVED PLANS ON FILE IN THE CITY ENGINEER'S OFFICE. ALL STREETS SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE CITY COUNCIL, AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED AND ACCEPTED BY THE CITY ENGINEER.



VICINITY MAP
(NOT TO SCALE)

OWNER
ARBOR EDGE NEIGHBORHOOD, LLC
OXFORD, OH 45056

ENGINEER / SURVEYOR
BAYER BECKER
110 SOUTH COLLEGE AVENUE, SUITE 101
OXFORD, OH 45056
(513) 523-4270

BENCHMARK
FOUND MAG NAIL AT THE
INTERSECTION OF LAKE FOREST
DRIVE AND MILLVILLE-OXFORD ROAD
ELEVATION = _____

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	55°47'35"	1232.50'	1200.17'	N28°22'18"E 1153.31'

CITY OF OXFORD

CLERK OF COUNCIL _____ DATE _____

MAYOR _____ DATE _____

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 2022.

TRANSFERRED _____ A.D., 2022.

AUDITOR, BUTLER COUNTY, OHIO _____ BY: _____
DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____

RECORDED _____ PAGES _____

OFFICIAL RECORD _____ PAGES _____

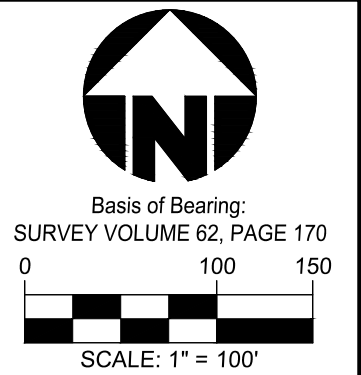
RECORDER, BUTLER COUNTY, OHIO _____ BY: _____
DEPUTY

FILE _____ FEE _____

SURVEYORS CERTIFICATION

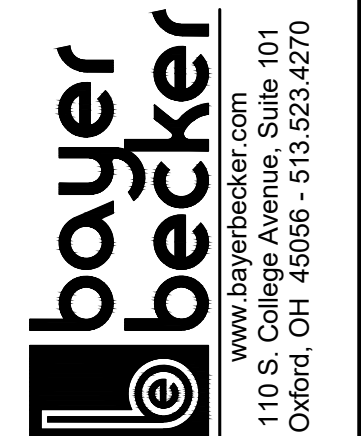
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "SOUTH FOREST EDGE, SECTION 2, CONGRESS LANDS WEST OF THE MIAMI RIVER, SECTION 36, TOWN 5, RANGE 1, CITY OF OXFORD, BUTLER COUNTY, OHIO". I HAVE REVIEWED THE PLAT AND THAT THE CITY OF OXFORD SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

JEFFREY O. LAMBERT _____ DATE _____
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO



Item	Revision	Description	Date	Chk:	Dwn:
1		REVISIONS PER STAFF & CITY COMMENTS	01-24-22	PAH	

**SOUTH FOREST EDGE
SECTION 2**
PART OF LOT #3716
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 36, TOWN 5, RANGE 1
CITY OF OXFORD, BUTLER COUNTY, OHIO
RECORD PLAT



Drawing: 20-0204 RP SF TITLE
Drawn by: PAH
Checked by: JOL
Issue Date: 08-20-21
Sheet:

