

A Regular meeting of the Oxford City Council was called to order by Mayor Kevin McKeehan on Tuesday, September 2, 2014 at 7:00 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. Mike Dreisbach, Service Director; Mr. Bob Holzworth, Police Chief; Mr. Joe Newlin, Finance Director; Mr. Jung-Han Chen, Community Development Director; Mr. Alan Kyger, Economic Development Director; Mr. John Detherage, Fire Chief; Mr. Steve McHugh, Law Director and Ms. Kim Newton, Assistant to the City Manager.

### **ADJOURN TO EXECUTIVE SESSION**

Ms. Rousmaniere moved to adjourn to Executive Session immediately in accordance with Ohio Revised Code Section 121.22 (G) 2 for the purpose of discussing the sale of property. Mr. Blackburn 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 adjourn from Executive Session at 7:37 p.m. Ms. Rousmaniere seconded. The motion passed 6-0-0.

### **PLEDGE OF ALLEGIANCE**

Mayor McKeehan requested the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

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

### **PUBLIC PARTICIPATION**

### **PROCLAMATION** **'HISPANIC HERITAGE MONTH'**

Mayor McKeehan read the Proclamation and presented it to Ms. Jacque Velarde.

**Ms. Jacque Velarde**, advised it was her pleasure to receive this Proclamation on behalf of Miami University every year. Ms. Velarde encouraged everyone to attend the Latin Festival in the Uptown Parks on September 12 noting it was a great community event.

## **PUBLIC COMMENTS**

There were no public comments.

## **CONSENT AGENDA**

## **MINUTES**

Minutes of the August 19, 2014 City Council Work Session. (Mary Ann Eaton, Clerk of Council)

Minutes of the August 19, 2014 City Council Meeting (Mary Ann Eaton, Clerk of Council)

## **REPORTS**

Report regarding the August 12, 2014 Planning Commission Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the August 20, 2014 Board of Zoning Appeals Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the August 27, 2014 Civil Service Commission Meeting. (Donna Heck, Human Resources Director)

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

## **RESOLUTIONS**

### **RESOLUTION**

### **OVERLAY PETITION**

A Resolution No. 4850 of Council accepting the petition as required by Oxford Codified Ordinance Section 1146.03 to establish a Neighborhood Conservation Overlay District for that area of Christopher Drive between Kelly Drive and Jeffrey Circle as set forth on Exhibit "A" attached hereto and referring the petition to the Oxford Planning Commission for recommendations to City Council. (Jung-Han Chen, Community Development Director)

Mr. Chen advised this was a petition to create an overlay district on Christopher Drive between Kelly Drive and Jeffrey Circle and it included 17 parcels. Mr. Chen noted the residents obtained 12 signatures which was about 70% which met the 2/3 requirement. Mr. Chen advised the petition satisfied the general boundary criteria set forth in the Codified Ordinance. Mr. Chen noted this was the first step of the process and the petition would go to the Planning Commission for recommendations before coming back to Council for legislative action.

Ms. Carolyn Haynes, advised she and her partner had been residents at 38 Christopher Drive for 17 years. Ms. Haynes noted it was one block that the residents were asking for the overlay to be applied to. Ms. Haynes advised the majority of the homes on this street were single family homes and some residents had lived there for over 20 years. Ms. Haynes noted the residents enjoyed living on Christopher Drive because there were so many long time residents who were committed to each other, the neighborhood and to Oxford. Ms. Haynes advised the residents were enthused about this opportunity because it would allow them to continue the commitment to one another, the neighborhood and the community. Ms. Haynes noted she appreciated Council's careful consideration of the petition.

Ms. Rousmaniere inquired what the rationale was behind this process whereby the petition comes before Council, then the Planning Commission and then back to Council.

Mr. Chen advised the petition process allowed this to be a grass roots effort and all affected residents needed to be contacted and understand what was being asked for.

Ms. Rousmaniere moved to adopt Resolution No. 4850. Ms. Southard seconded. The motion passed 6-0-0.

#### **RESOLUTION** **ANNEXATION PETITION**

A Resolution No. 4851 accepting the annexation of 137.622 more or less acres of land located along Bonham Road to the City of Oxford, Ohio of certain territory proposed to be annexed to the City of Oxford, Ohio pursuant to a petition filed with the Board of County Commissioners of Butler County , Ohio by Douglas R. Elliott, Jr., Agent for the petitioners, as provided by Ohio Revised Code Section 709.023. (Doug Elliott, City Manager)

Mr. Elliott advised this Resolution and the next two dealt with the Bonham Road annexation petition. Mr. Elliott noted the Butler County Engineer planned to replace the Bonham Road bridge in 2016 and he approached the City in 2012 to see if the City would annex certain properties so the speed limit could be lowered from 45 to 35 mph. Mr. Elliott advised by lowering the speed limit the construction costs for the replacement bridge would be considerably lower. Mr. Elliott noted plans for the new bridge included a sidewalk on the west side of the bridge. Mr. Elliott advised the City was utilizing the Type II process for this annexation which required signatures from all affected property owners. Mr. Elliott noted the Beta Theta Pi Foundation land was included in the petition since the organization signed an agreement with the City in 1994 for water service with the condition that they would annex their property into the City when requested by the City. Mr. Elliott advised this Resolution and the next two were required by statute and he recommended passage of all three.

Mayor McKeehan advised Council had discussed this annexation several times over the last two years.

Mr. Blackburn moved to adopt Resolution No. 4851. Mr. Smith seconded. The motion passed 6-0-0.

**RESOLUTION**  
**STATEMENT OF**  
**SERVICES**

A Resolution No. 4852 adopting a statement indicating the services the City of Oxford, Ohio will provide to the territory comprising 137.622 more or less acres of land along Bonham Road, proposed to be annexed to the City of Oxford, Ohio pursuant to a petition filed with the Board of County Commissioners of Butler County, Ohio by Douglas R. Elliott, Jr., Agent for the petitioners, as provided by Ohio Revised Code Section 709.023. (Doug Elliott, City Manager)

Mr. Elliott advised he had nothing to add and reiterated that the three Resolutions were required by state statute.

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

Mr. Keebler moved to adopt Resolution No. 4852. Mr. Blackburn seconded. The motion passed 6-0-0.

**RESOLUTION**  
**ZONING BUFFERS**

A Resolution No. 4853 regarding zoning buffers in a proposed annexation of property containing 137.622 more or less acres of land along Bonham Road from Oxford Township, Butler County, Ohio to the City of Oxford, Butler County, Ohio pursuant to the requirement of Section 709.023 C of the Ohio Revised Code. (Doug Elliott, City Manager)

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

Mr. Keebler moved to adopt Resolution No. 4853. Mr. Blackburn seconded. The motion passed 6-0-0.

**RESOLUTION**  
**TAX LEVIES**

A Resolution No. 4854 accepting the amounts and rates as determined by the Budget Commission of Butler County, Ohio and authorizing the necessary tax levies and certifying them to the County Auditor. (Joe Newlin, Finance Director)

Mr. Newlin advised this was an annual Resolution of Council approving the City's 3.65 inside millage rate to the County Auditors Office so all taxes next year would be at that rate.

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

Mr. Keebler moved to adopt Resolution No. 4854. Mr. Blackburn seconded. The motion passed 6-0-0.

**RESOLUTION**  
**INVESTMENT CONTRACT**

A Resolution No. 4855 by City Council consenting to the assignment of Oxford's investment advisor contract from Baird Public Investment Advisors ("BPIA") to Redtree Investment Group. (Joe Newlin, Finance Director)

Mr. Newlin advised in March of 2013 Council approved a 5 year contract with Baird Public Investment Advisors (BPIA) and BPIA decided to get out of the public investment advisory business. Mr. Newlin noted a group spun off into their own LLC and all the investments changed over to the new group. Mr. Newlin noted the City's custodial bank (U.S. Bank) would remain the same, the management team would remain the same and the traders would remain the same. Mr. Newlin advised the proposed Resolution would give Mr. Elliott permission to do the assignment to the new group.

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

Ms. Rousmaniere moved to adopt Resolution No. 4855. Mr. Blackburn seconded. The motion passed 6-0-0.

**ORDINANCES**  
**FIRST READING**

**ORDINANCE**  
**OVERLAY DISTRICT**

An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment To Establish A Neighborhood Conservation Overlay District In A R-1A Single Family Low Density Residential District, For 17 Parcels Located In The Vicinity Of Cedar Drive In The City Of Oxford, Ohio. (Jung-Han Chen, Community Development Director)

Mr. Chen advised the Planning Commission held a public hearing on this Zoning Text Amendment to create an overlay district for the Cedar Drive neighborhood on August 12, 2014 and went through a lengthy discussion. Mr. Chen noted the Planning Commission heard from proponents and opponents regarding the matter and in the end they made a recommendation to Council to approve this overlay district as submitted by a vote of 6-1-0. Mr. Chen advised this was the final step of this process and the proposed Ordinance would have two readings.

Mr. Allan Winkler, 925 Cedar Drive, advised he was in attendance as one representative of the Cedar Drive neighborhood to plead with Council to approve the overlay petition. Mr. Winkler noted the neighbors were here on June 3<sup>rd</sup> at which time Council endorsed the petition and moved it forward to the Planning Commission. Mr. Winkler advised the neighbors came before the Planning Commission on August 12<sup>th</sup> and the Planning Commission recommended approval of the petition by a vote of 6-1. Mr. Winkler asked for Council's continued support to finally approve the petition.

Mr. Winkler advised the overlay district legislation was passed by Council two years ago and it was worth revisiting the goals and procedures it laid out as follows: to protect residential privacy, to minimize noise and congestion, to preserve the owner occupied character of a neighborhood and to minimize traffic and parking problems in that neighborhood. Mr. Winkler noted the overlay petition legislation laid out several clearly defined processes to be followed, it had to include a minimum of 10 adjacent parcels, it had to be clearly bounded in a geographically logical way and it had to have the signatures of 2/3 of the parcel owners. Mr. Winkler advised Council created clear and explicit decision standards to guide the process to be followed. Mr. Winkler noted the overlay district had to meet boundary criteria, it had to preserve and enhance the character of the neighborhood, it was intended to preserve public health, safety and general welfare, it should promote and implement the intent of the Comprehensive Plan and satisfy a legitimate need. Mr. Winkler advised the Cedar Drive neighborhood argued vigorously that they had met all of those requirements. Mr. Winkler asked Council to approve the petition without changing the boundaries which were clear and crisp and allowing absentee owners to voluntarily remove themselves from the district would undermine the very purpose of the district. Mr. Winkler noted this City and our nation operated on the basis of democratic theory and the majority in this case, the necessary 2/3 majority had spoken and according to the democratically passed laws of this City that was important. Mr. Winkler advised 4 other neighborhoods had petitions underway and asked Council to affirm for them and for Cedar Drive residents that the democratic processes of this City really worked.

**Ms. Pat Willeke**, 1007 Cedar Drive, advised she wanted to tell Council about the neighborhood she lived in and noted before she married Gene he invited her to lunch with 2 neighbors to make sure she would fit into the neighborhood. Ms. Willeke advised the 4 houses on the south side of the rectangle owned part of the ravine which made neighbors feel like they lived in a peaceful woods. Ms. Willeke noted several neighbors walked daily and talked with other neighbors and there were birders who walked and identified the many birds in the neighborhood. Ms. Willeke advised there were small children she could hear outside playing and talking to their neighbors Allan and Sara in their connecting yard. Ms. Willeke noted a widow with two teenagers enlarged her home so she could stay in the neighborhood. Ms. Willeke spoke of the block parties the neighborhood had each year. Ms. Willeke told several stories about how the neighbors helped each other during a crisis or emergency situation. Ms. Willeke asked Council to grant the overlay for the requested rectangle as it was a logical way for them to be a neighborhood and noted the overlay was specifically designed to protect neighborhoods like Cedar Drive.

**Ms. Sara Penhale**, 925 Cedar Drive, noted her remarks this evening related to two of the decision standards which were regarding filling a legitimate need and regarding the Comprehensive Plan. Ms. Penhale advised she met with Andrew Wilson, Technical Assistant for the City of Oxford who used the City's GIS program to illustrate something she was curious about. Ms. Penhale noted she asked Mr. Wilson to prepare a map showing a circle around the university and encompassing Cedar Drive. Ms. Penhale advised dark blue dots on the map represented units with rental permits and light blue dots represented units without rental permits. Ms. Penhale noted 1,594 dwellings were rental units as of June 30th and 78 dwellings were occupied by single families and the percentage of rentals in that area was 95% compared to the City wide percentage of 70% student rentals. Ms. Penhale referred to the map and noted this was an attractive area of the City for students, faculty, other adults and families which was almost exclusively rentals except for Cedar Drive and Silvoor Lane.

Ms. Penhale advised if the City did nothing to curb the shift of housing in the Cedar Drive neighborhood from single-family dwellings to rental properties there would be even less diversity in the types of desirable housing available in the 'Mile Circle' and possibly a decline in the condition of housing similar to what we had seen in the Mile Square. Ms. Penhale noted those factors were important because they showed how the Cedar Drive overlay met the decision standard to promote and implement the intent of the Comprehensive Plan which related to the need for Oxford to become a livable community that provided attractive and affordable housing options. Ms. Penhale advised the Comprehensive Plan continued by saying the conversion of single-family homes limited ownership opportunities and housing conditions had deteriorated in the presence of large rental housing. Ms. Penhale noted 95% of the homes in the vicinity of the university being student rentals indicated that there was a legitimate need for faculty housing in that area not student housing.

**Mr. Gene Willeke**, 1007 Cedar Drive, noted he was speaking in favor of the overlay. Mr. Willeke advised this neighborhood had already been damaged by the rental of one property in the area covered by the overlay in the form of reduced property values for the remaining single-family dwellings whose properties had been improved in recent years by a variety of improvements.

**Mr. Tom Brinkman**, 5720 Old Pfeiffer, advised he was representing the property at 331 E. Chestnut Street and he wanted to be very specific about that. Mr. Brinkman advised he purchased the property in 2010, he was a Miami graduate and he would love to see his kids and grandkids go to school here. Mr. Brinkman noted what he bought was a 6 acre lot and he did not see the inside of the house when he purchased it. Mr. Brinkman advised he and his wife wanted the flexibility to move here one day and bring their aging parents, send their kids to school here and turn the house over to the next generation. Mr. Brinkman noted there was no overlay when they purchased the house and they could only purchase what they knew and what they saw which was a property sitting next to a cemetery, a property that was already being rented and it sat next to another rental house. Mr. Brinkman advised he did this for his family and for a long time purpose and for his love of Miami. Mr. Brinkman noted the house did not belong to a known neighborhood and when he purchased it nobody told him he had Home Owner Association fees. Mr. Brinkman advised when the overlay process started they were not notified. Mr. Brinkman noted his parcel, the parcel next to him, and two others did not want to be in the boundary of the overlay district. Mr. Brinkman reiterated that he purchased the house for flexibility and no one asked him if he wanted to be part of the overlay which showed up without any due process. Mr. Brinkman inquired if there was a process for them to ask to have their property excluded from the overlay. Mr. Brinkman noted he felt there was no process for the owners of the 4 parcels to keep the flexibility they purchased. Mr. Brinkman advised there had been no dialog between the parties to come to a amicable solution that allowed each property owner to choose what they want to do with their property. Mr. Brinkman noted he was not opposed to Cedar Drive residents creating an overlay but he did not believe properties should be unwillingly included in that overlay. Mr. Brinkman respectfully requested Council to reach a middle ground, let the residents have their overlay but not include the 4 parcels.

**Ms. Teresa June**, 1001 Cedar Drive, noted two of the four properties Mr. Brinkman discussed were not owned by those owners when the overlay process was started. Ms. June indicated the Brinkmans knew before they closed on that property that the residents were going through the overlay process and that they were going to be a part of it.

**Ms. Christine House Shumway**, noted this was about timing and it was about preserving a neighborhood. Ms. House Shumway indicated the Brinkmans were aware when they purchased 926 Cedar Drive that the overlay was in process and they purchased the property knowing it was a gamble. Ms. House Shumway noted this process was not going to affect the houses with rental permits because they were grandfathered in and they would always be that way. Ms. House Shumway advised because the overlay did not go into effect in time 926 Cedar Drive would also be allowed to have 4 renters. Ms. House Shumway noted it would change the remaining properties if the Brinkman property was excluded. Ms. House Shumway indicated the Brinkmans wanted to build another house and would like the right to put 4 people in that house. Ms. House Shumway noted the neighbors would welcome the Brinkman family on Cedar Drive and they would show kindness if they wanted to retire their parents there. Ms. House Shumway advised what they had a problem with was having high traffic, noise and not having family homes and they were trying to preserve a neighborhood.

**Ms. Melanie Brinkman**, 5720 Old Pfeiffer, advised she was representing 926 and 920 Cedar Drive which she purchased in June of this year. Ms. Brinkman noted she entered into the purchase contract in May prior to the petition coming before Council and she did not know anything about the petition at the time. Ms. Brinkman advised she was not approached until after Council moved the petition forward to the Planning Commission. Ms. Brinkman noted she spoke to people about what this would mean for their future flexibility and what their options would be down the road and it was explained that they could get a rental permit for 926 Cedar Drive and that permit would potentially become a nonconforming use. Ms. Brinkman advised she was told to maintain a nonconforming use you had to actively maintain the use of the property. Ms. Brinkman noted that limited their ability to live there and make it residential and it limited the flexibility they had with that property. Ms. Brinkman advised if they lost the rental permit for 4 it would go down to 2 which would reduce their future income significantly. Ms. Brinkman noted in terms of the buildable lot, they confirmed it was a buildable lot before they purchased it and they thought it would be a home for 4 people and now they were looking at an occupancy of 2 unrelated people which had a significant financial impact on them as they were looking to make this a long term viable plan for their families for generations to come. Ms. Brinkman advised 2 more renters would not significantly impact the character of the neighborhood as it exists. Ms. Brinkman noted what was likely to be jeopardized was the part of the Comprehensive Plan that was seeking to build relationships between permanent residents and students. Ms. Brinkman advised she felt people were being intentionally anti-student and noted she had met wonderful students who would look forward to having a nice quiet place to study and interact with families. Ms. Brinkman advised she felt the overlay district intentionally discriminated against students.

**Mr. Jay Bennett**, 5995 Fairfield Road, advised he represented the Brinkmans and the Kellums whose properties were included in the proposed overlay district. Mr. Bennett noted at the Planning Commission meeting he spoke about the constitutional violations he found the Oxford Codified Ordinance Chapter 1146 including the denial of procedural due process and regulatory takings. Mr. Bennett noted tonight he was going to speak about the way the law was crafted and the flaws in it. Mr. Bennett advised he understood the neighborhood's position and that wanting to protect the area character was important and he understood the fear of change and noted what he did not understand was the reasoning behind the code that promoted secrecy. Mr. Bennett advised in this situation all you needed was signatures from 70% of the people in a potential overlay without consulting anyone else.

Mr. Bennett noted 70% of the people could decide to create an overlay and for some, now the property you owned was not what you bought and you were involuntarily part of the petition process. Mr. Bennett advised it was one thing to keep a petition quiet and it was another to leave people out of a process. Mr. Bennett noted properties would be restricted in their use without the owners having any input. Mr. Bennett advised 30% of the property owners in a neighborhood could have their property rezoned without their consent. Mr. Bennett inquired if the City was going to use the force of majority rule to rezone property without the owner's consent. Mr. Bennett advised the legislation was constitutionally flawed and it denied everyone being treated fairly and everyone acquiring fundamental fairness in the process. Mr. Bennett respectfully requested Council to allow his clients to remove their properties from an overlay they never consented to and were not informed of until it was too late to be excluded.

**Mr. Vincent Hand**, 511 E. Chestnut Street, advised he did not live in the neighborhood in question but he knew a number of the people who were kind enough to invite him to their neighborhood parties. Mr. Hand noted as an outsider, what they had said about the closeness of that neighborhood is something he had observed over many years. Mr. Hand advised it was clear that Council had specific criteria on which they needed to make a decision, one of which was the integrity of the neighborhood and he could vouch for the integrity of the Cedar Drive neighborhood.

Mr. Keebler advised Council was asked by the public to craft this legislation so it was a grass roots effort. Mr. Keebler noted he had trouble buying the argument Mr. Bennett suggested about excluding properties. Mr. Keebler advised there would always be someone who wanted to be excluded and inquired what would happen if they lived in the middle of a block. Mr. Keebler noted as far as public notice, Council had the right to change the overlay boundaries and this was the time for the property owners to make their case. Mr. Keebler advised the property owners had been listened to and whether or not Council agreed with them was yet to be decided. Mr. Keebler noted if all of the property owners were notified ahead of time the results would be identical. Mr. Keebler advised due process was occurring now at Council and it occurred at the Planning Commission meeting where a decision was made by that group and this group could make a different decision or make the same decision which would be done at the next meeting. Mr. Keebler noted this was the due process and he did not know how it could be done differently. Mr. Keebler advised there was still the opportunity for Council to exclude properties or leave them in the overlay boundary. Mr. Keebler noted the legislation might get tested and maybe that needed to happen.

Ms. Rousmaniere advised she was on the Housing Advisory Commission (HAC) when this idea was proposed and so was the Mayor. Ms. Rousmaniere noted there was a lot of discussion and it took a long time to get the legislation adopted. Mr. Rousmaniere advised the 'grandfathering in' that Ms. Shumway mentioned was a point that should be mentioned and noted 1146.04 (a) stated 'Any property in the overlay district that has an existing rental permit shall be allowed to continue its use'. Ms. Rousmaniere noted that language was there specifically because HAC and Council knew there was a 2/3 component where 2/3 of the neighborhood must approve a petition which in her world was called democracy. Ms. Rousmaniere advised HAC and Council did not want those not included in the 2/3 to be unduly punished so they were grandfathered in. Ms. Rousmaniere noted she had sat on the Planning Commission and Council for 3 years and the zoning code had been changed at least twice which was part of the job of legislative bodies.

Ms. Rousmaniere advised she liked this legislation because it came from the ground up and it was not unanimous and it was not intended to be. Ms. Rousmaniere noted there may be flaws in the legislation but right now the process was followed the way it was laid out to be.

Mr. Blackburn noted if a person had a rental permit it was a win-win, they could move their family in and continue with the rental permit and if they decided to sell, the rental permit was there and there was no change in the property. Mr. Blackburn advised the legislation was written that way so people with rental permits would not be penalized. Mr. Blackburn noted he felt the legislation was fair and it was good business.

Mr. Smith advised he was a lifelong area resident and over the past 20 years that he had lived in town he had seen neighborhood after neighborhood fall to the rental permit. Mr. Smith noted he was driven out of the mile square as a renter because he could not afford to buy a house due to rental properties driving the price of homes up so much. Mr. Smith advised he sympathized with protecting neighborhoods and Council had to try something. Mr. Smith agreed with Mr. Keebler that the legislation might get tested but he was in favor of the overlay.

Ms. Southard noted she felt neighborhoods needed to be preserved and we needed to get along with the people who had been our livelihood all of our careers. Ms. Southard advised we had all lived and benefitted from the students being here and we needed to get along with them. Ms. Southard noted she lived in a neighborhood that had some student rentals and she didn't even know they were student rentals until recently. Ms. Southard advised the occupants were very quiet people and well behaved. Ms. Southard noted she was in favor of the overlay and encouraged everyone to keep things in perspective. Ms. Southard advised a neighborhood being changed entirely to student rental was one thing and having 1 or 2 student rentals in a neighborhood was not worth getting so agitated over.

Mayor McKeehan advised Councilors had already expressed his similar concerns and they had a tough decision to make. Mayor McKeehan noted a lot of different forces were at play and Council had a lot of things to think about prior to the next meeting.

### **ORDINANCE** **SUPPLEMENTAL BUDGET**

An Ordinance Amending Ordinance No. 3249. Supplemental Budget Ordinance Number 5 To Make Supplemental Appropriations For Fiscal Year 2014. (Joe Newlin, Finance Director)

Mr. Newlin advised this was an adjustment for the purchase of police vehicles this year noting an additional \$8,487 would come from the Law Enforcement Trust Fund to purchase the two vehicles. Mr. Newlin noted Chief Holzworth could answer any questions.

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

**ORDINANCE**  
**SECOND READING**

**ORDINANCE**  
**WATER AND SEWER SERVICE**

An Ordinance No. 3279 Granting The Request Of Mark And Roseann Julian To Connect To An Existing City Water Line And Sanitary Line For A New Single-Family Residence To Be Located At 4821 Bonham Road Outside The Oxford Corporate Limits. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised since the first reading of the proposed Ordinance staff requested of the owners a copy of their deed and a legal description which they did provide so the water and sewer agreement could be recorded.

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

Ms. Rousmaniere inquired if this property was part of the Bonham Road annexation and Mayor McKeehan advised no.

Ms. Southard moved to adopt Ordinance No. 3279. Mr. Blackburn seconded. The Ordinance was adopted by the following roll call:

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

NAY: None (0)

ABS: None (0)

**ANNOUNCEMENTS**

Mr. Elliott advised the City received a letter addressed to Councilors from Mike Rudolph, Chairman of the Board of the Oxford Chamber of Commerce expressing their concern about vandalism to businesses in the Uptown Business District. Mr. Elliott noted some statistics from January to August of this year were provided showing the Oxford Police Department received 3,900 calls for service of which 66 were due to fights and assaults, 86 for thefts and 40 were for property damage incidents. Mr. Elliott advised last year he received a request from the Police Department to purchase cameras and this year he received the same request to consider during the budgeting process for 2015. Mr. Elliott noted he would recommend 2 cameras for the 2015 budget at a cost of \$24,000 and the Chamber suggested that Council approve 4 cameras. Mr. Elliott advised he was willing to try 2 cameras in the Uptown District and noted he did some research and did not find any reports that suggested that cameras deterred crimes but he felt they would help solve crimes. Mr. Elliott advised he would respond to Mr. Rudolph's letter.

Mr. Elliott advised the City received a request some time ago from the Village of College Corner to obtain Oxford EMS service for the Preble County portion of College Corner. Mr. Elliott noted a draft contract was provided to them.

Mr. Elliott advised he signed the contract with JK Custom Homes for the Fire Station addition and they received their Notice to Proceed. Mr. Elliott noted they had 6 months to complete the work including the installation of a sprinkler system for the entire building.

Chief Holzworth advised the annual Pig Roast was a huge success and thanked Council for attending and cooking and for allowing this event to go forward.

Mr. Kyger noted in the weekly reports last week, Council received information about a property owner who wanted to redevelop his property at 801 S. Beech Street. Mr. Kyger advised this site had been Capitol Varsity Dry Cleaners, a body shop and currently there were offices in the building. Mr. Kyger noted the property owner wanted to create internal and external storage units on the site but in 2003 storage units were eliminated from the zoning code as a permitted use or as a conditional use. Mr. Kyger inquired if Council wanted to have the Planning Commission consider a zoning text amendment to include storage units as a conditional use in the General Business District. After discussion, Council agreed that the Planning Commission should consider the matter.

Mr. Kyger advised he received a communication from Bethany Yost who was the City's representative from Frontier about a grant being created by Frontier and Dish Network called Best Communities in America. Mr. Kyger noted grant applications could be submitted for projects to enhance a community in terms of economic development and quality of life. Mr. Kyger advised he would attend a kick-off in Troy, Ohio next week to learn more about the grant.

Mr. Smith reminded everyone that the Historic Marker Program for the HAPC would take place Thursday at 5:00 p.m. at the Oxford Community Arts Center.

Ms. Rousmaniere reminded everyone that municipal aggregation would be on the ballot in November and the League of Women Voters was hosting a forum on the topic on September 24<sup>th</sup> at 7:30 p.m. at LCNB. Ms. Rousmaniere noted there would be more promotion on the forum soon.

Ms. Rousmaniere thanked her colleagues for dealing with a difficult issue on tonight's agenda in a sensitive manner.

Mr. Keebler mentioned Ms. Rousmaniere's article in the Oxford Press last week about bikes and the proper way to ride them and noted she should do her best to get it published in the Miami Student.

Mr. Keebler advised Chief Holzworth he heard from a citizen that during times of heavy traffic on Spring Street motorists were using the bike lane as a right turn lane and noted some enforcement might be needed for that issue.

Mr. Keebler thanked Mr. Elliott and Mr. Dreisbach for coming up with a way to fund a sprinkler system for the Fire Station and in a cost effective manner. Mr. Keebler advised over the last year between Canada and the U.S. 10 fire departments had burned down or had been heavily damaged. Mr. Keebler advised the Fire Station has had an alarm system since it was built in 1983 but this would go a long way to take care of the City's emergency services and he was glad it was being funded.

Ms. Southard noted it was a pleasure to do the Walk-About event with a Miami student who was on the University Senate and it was fun to hear his perspective about student government. Ms. Southard noted the Walk-About was a great success and thanked Mr. Elliott, Mr. Chen, Mr. Kyger and others who participated.

Ms. Southard noted the Pig Roast was also a great success and thanked John Buchholz, Chief Holzworth and City staff for hosting such a welcoming event which brought the community and the student community together. Ms. Southard noted her hope those types of events would continue as we were all dependent on the students and they were dependent on us.

Mr. Blackburn noted he was glad the bike lanes were installed and advised some people were still using the sidewalks and the ones using the bike lanes were not stopping at stop signs. Mr. Blackburn advised he felt some enforcement was needed.

Mayor McKeehan noted motorists had used the bike lane as a passing lane to go around him and advised there would be some 'bumps' to work out with the newly installed bike lanes.

Mayor McKeehan welcomed students back to Oxford and encouraged them to be good neighbors, good citizens and to become engaged in the community.

Mayor McKeehan thanked the Visitors Bureau, Chamber of Commerce, OPD, City staff, John Buchholz, Chief Holzworth and the many volunteers for making the Pig Roast a success. Mayor McKeehan noted it was a wonderful event.

## **ADJOURN**

Mr. Smith moved to adjourn at 9:10 p.m. Mr. Blackburn seconded. The motion passed 6-0-0.