A regular meeting of the Oxford City Council was called to order by Mayor, Kate Rousmaniere on Tuesday, September 4, 2018 at 6:30 p.m. Those members present were Steve Dana, Glenn Ellerbe, David Prytherch, Chantel Raghu, Mike Smith and Edna Southard.

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

ADJOURN TO EXECUTIVE SESSION

Mr. Dana moved to adjourn to Executive Session immediately in accordance with Ohio Revised Code Section 121.22(G)(1) (2) and (3) for the purpose of discussing the employment of a public employee, the purchase of property, and pending litigation. Ms. Raghu seconded. The motion passed by the following roll call:

AYE: Mr. Ellerbe, Mr. Prytherch, Ms. Raghu, Mr. Smith, Ms. Southard, Mr. Dana
Mayor Rousmaniere (7)

NAY: None (0)

ABS: None (0)

ADJOURN FROM EXECUTIVE SESSION

Ms. Southard moved to adjourn from Executive Session at 7:30 p.m. Mr. Smith seconded. The motion passed 7-0-0.

PLEDGE OF ALLEGIANCE

Mayor Rousmaniere requested the Pledge of Allegiance.

APPROVAL OF AGENDA

Ms. Dana moved to approve the agenda. Mr. Smith seconded. The motion passed 7-0-0.

PUBLIC PARTICIPATION

PRESENTATION
PCR&RC
ANNUAL REPORT

Ms. Amber Franklin, 1211 Dana Drive, advised she was a member of the Police Community Relations & Review Commission and on behalf of the commission's chair, Patrick Meade, and the other commission members, she was pleased to present this year's annual report.

Ms. Franklin noted the commission was established in 2015 and delivered the report. Ms. Franklin offered to answer any questions.

Council members having received the report in advance, thanked Ms. Franklin for addressing them and for addressing the public.

PRESENTATION
LIFE SAVING AWARD
LT. LARA FENING

Chief Jones thanked Council for the opportunity to recognize a member of OPD noting he finds his staff members are reluctant to accept the accolades for doing something they see as just part of their job. Chief Jones read and presented Lt. Lara Fening with the Oxford Police Division Meritorious Service Award as shown below.

Meritorious Service Award

On June 1, 2018, at approximately 1525 hours, it was pouring rain and a tractor trailer had pulled over to the side of the road underneath an overpass on I70. The Brookville Fire Department was dispatched to I70 for a motor vehicle collision and upon their arrival, they found that an SUV had rear-ended the tractor trailer, resulting in extreme damage to the SUV. The driver of the SUV was trapped in the vehicle with poor respiratory effort.

During the course of his work to care for and extricate the driver, the fire chief spoke briefly with a woman who was driving what was obviously an unmarked law enforcement vehicle. The woman reported pertinent initial information to responding personnel and the fire chief ascertained that the woman had stopped to render assistance, and in the process, extinguished a fire using the extinguisher from her unmarked vehicle. The fire chief later determined that it was Lt. Lara Fening who stopped to render aid.

Lt. Lara Fening was on her way home from out-of-town training and came upon the collision, which had obviously just occurred. She positioned her unmarked patrol vehicle in front of the tractor trailer, ran back towards the accident, confirmed the driver of the tractor trailer was okay, and then went to check on the driver of the SUV. She called 911 to report the accident, and as she was assessing the injured driver, noticed the SUV was smoking. Lt. Fening then ran back to her vehicle and retrieved the fire extinguisher from the trunk, ran back to the SUV, and extinguished the fire. She remained with the driver of the SUV until help arrived and then assisted fire department personnel until she was no longer needed.

The fire chief is confident that Lt. Fening's initial actions bought the victim time. Had the fire gone unchecked, the fire chief is confident they would have arrived to find a well-involved vehicle fire and fatality. The driver of the SUV sustained significant injuries, but is expected to survive. It is evident that the actions of Lt. Fening contributed to saving the life of the driver of the SUV.

For the Police role, it is fitting and deserving that Lt. Lara Fening be awarded the coveted OXFORD POLICE DIVISION MERITORIOUS SERVICE AWARD. This lifesaving award consists of a medallion for display and a service bar for daily uniform wear.

Presented by Safety Director Douglas R. Elliott, Jr. and Mayor Kate Rousmaniere this 4th day of September, 2018.

Mayor Kate Rousmaniere	*Safety Director Douglas R. Elliott, Jr.*

Mayor Rousmaniere thanked Lt. Fening for her service. Lt. Fening received an applause from Council and from those in the audience.

PROCLAMATION
'PROSTATE CANCER AWARENESS MONTH'

Mayor Rousmaniere read the Proclamation and advised it would be forwarded to the requestor.

PUBLIC COMMENTS

Mr. Lee Fisher, 88 White Tail Run, noted in light of the water park development there was an extreme concern about increased traffic, especially at the intersection of Fairfield Road and the Community Park. Mr. Fisher advised he did a traffic study of his own last Thursday. Mr. Fisher shared the results of his study and noted due to the trees, vehicles coming out of the Knolls of Oxford were almost on the roadway before drivers can get a clear view to the west and advised due to the trees and a phone pole, the same was true coming out of the park. Mr. Fisher noted an average speed going into town was 61 mph. Mr. Fisher advised after checking with Mr. Perry he learned the last traffic study done in this area was in the early 2,000s. Mr. Fisher noted with the water park development he felt the numbers he provided in his report would explode. Mr. Fisher inquired what the process was for creating a 4 way stop there. Mayor Rousmaniere advised Council has discussed these issues and they were on Council's radar. Mr. Ellerbe inquired what Mr. Fisher's ideal scenario was for that intersection. Mr. Fisher advised 2 more stop signs and a flashing 'Be Prepared to Stop' sign.

Ms. Gretchen Jones, 112 Lantern Ridge, advised she would like Council to review the current policy for home based businesses and specifically for music teachers. Ms. Jones noted right now there was a limit of 10 clients per week which she felt was too restrictive.

Mayor Rousmaniere advised Council has been discussing this issue as well.

Mr. Mark Radlinsky, 6203 Hester Road, advised he would like to discuss cross walks on College Corner Pike noting there was a lot of traffic on College Corner Pike especially with the newly opened businesses. Mr. Radlinsky advised the 4 crosswalks were not very visible and he would like to see more visibility of the crosswalks noting he was a teacher at the McGuffey Montessori School. Mr. Radlinsky advised a flashing light like the one on Locust Street might be appropriate.

Ms. Ellie Radlinsky, 6203 Hester Road, advised she was a student at McGuffey Montessori and would also like to see more visibility of the crosswalks for the safety of students and other pedestrians.

Mayor Rousmaniere thanked everyone for their comments.

CONSENT AGENDA

MINUTES

Minutes of the August 21, 2018 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORT

Report regarding the August 14, 2018 Planning Commission Meeting. (Sam Perry, Interim Community Development Director)

Mr. Dana moved to approve the Consent Agenda. Mr. Ellerbe seconded. The motion passed 7-0-0.

RESOLUTIONS

RESOLUTION
2019 TAX LEVIES

A Resolution No. 7013 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 Butler County Auditor. (Joe Newlin, Finance Director)

Mr. Newlin advised each year the Butler County Auditor sends out the millage and the amount due from that millage and requests that Council approve those rates. Mr. Newlin noted 3.65 was the inside millage which has been on the books for a long time and the 3.25 mills is for the OATS Trail. Mr. Newlin advised once approved by Council it will be incorporated into the City's formal budget at years end.

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

Ms. Southard moved to adopt Resolution No. 7013. Mr. Dana seconded. The motion passed 7-0-0.

RESOLUTION
SETTLEMENT AGREEMENT

A Resolution No. 7014 authorizing the settlement of Butler County Common Pleas Case Number CV 2017 10 2234 with defendant Ella Mae Lawson, Trustee and Ella Mae Lawson individually and authorizing the City Manager to take all steps necessary to resolve this matter. (Doug Elliott, City Manager)

Mr. Elliott advised this case involves determining the fair market value for a parcel of land which was acquired by the City to resolve a private street issue. Mr. Elliott noted the City acquired the land on which the private street is located and advised the improved street was never deeded to the City when the plat was recorded in 1968. Mr. Elliott noted the City offered to buy the land and the owner declined the offer. Mr. Elliott advised on August 21, 2018 a settlement was reached between the City and the property owner contingent upon approval by City Council. Mr. Elliott noted the matter was discussed in Executive Session this evening and advised if Council concurs, he would ask that a motion be made to include the settlement amount in the agreement which will be attached to the Resolution.

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

Mr. McHugh advised the Assistant Law Director, Ms. Blankenship handled the mediation of this case with Mr. Elliott. Mr. McHugh explained the rationale for determining the settlement amount.

Mr. Smith moved to include the amount of $20,850 as the settlement amount for the parcel. Mr. Ellerbe seconded. The motion passed 7-0-0.

Mr. Smith asked staff to inform the residents that the street was officially a City street.

Ms. Southard moved to adopt Resolution No. 7014. Mr. Dana seconded. The motion passed 7-0-0.

ORDINANCE
CONDITIONAL USE

An Ordinance Accepting The Recommendation Of The Planning Commission And Approving A Conditional Use Permit To Allow A Single Level Hotel Use Within A New Four Story Building In The UP (Uptown) District To Be Located At 22 S. Beech Street With One Condition. (Sam Perry, Interim Community Development Director)

Mr. Perry advised the Planning Commission recommended approval of a hotel on the ground floor of a new mixed use building. Mr. Perry noted there was not a requirement for a new mixed use building to come before Council although the hotel use of the building required going through the conditional use permit process. Mr. Perry advised the current business was a non-conforming use and noted the building was non-conforming. Mr. Perry advised for various reasons the Planning Commission found that trying to find a way to utilize this property would be a benefit to the district.

Mr. Perry noted the original proposal contained a parking plan which staff and the Planning Commission had major concerns with and advised the Architect, Scott Webb, revised the parking design to include underground parking to alleviate those concerns. Mr. Perry noted Mr. Webb requested an additional 1,250 square feet of floor area which the Planning Commission recommended as a waiver.

Mr. Prytherch noted this item was only before Council because of the conditional use for the hotel and inquired if the scope of Council's analysis should include things like the floor area ratio since it was not related to the conditional use. Mr. Perry noted it can be and advised the Planning Commission believed it was within the scope of the conditional use to review it as a wavier.

Mr. Dana referred to page 38 of Council's packet which referred to the Floor Area Ratio and a suggestion Ms. Blackmar made and advised he would withhold his comments for now but would like to come back to it.

Mr. Scott Webb, Architect, thanked Council for consideration of this proposal. Mr. Webb noted ground floor commercial use is required in the Uptown District at a minimum of 70% of the lot area. Mr. Webb noted this proposal would create a first floor hotel use as an annex to the Elms Hotel. Mr. Webb advised guests would pull into the drop off area in front of the Elms Hotel, check in there, pick up a key, park in their assigned space below the new building and go up into the hotel room. Mr. Webb noted the Uptown District provides a variety of uses that are encouraged by the Comprehensive Plan, mixed use buildings featuring restaurants, retail and residential units on the upper floors. Mr. Webb advised because there is a significant grade change on this property (4.5 to 5 feet) the building would face Beech Street. Mr. Webb noted to exceed the floor area ratio is also a conditional use as Council had the ability through the conditional use process to exceed the floor area ratio for commercial space. Mr. Webb advised every conditional use has concerns tied specifically to the use and in this case they are generally related to parking lots and proximity to residential uses which is not much of an issue in a mixed use building. Mr. Webb referred to the floor area ratio and noted he looked to meet or exceed the commercial ground floor commercial requirement with the hotel use and advised he and his client felt there might be an opportunity to incorporate a rooftop restaurant. Mr. Webb noted the underground parking was a very expensive venture and advised part of the reason they were asking for consideration of the increase of the commercial space is to make that space large enough to create another business in the community which results in a 5% increase of the total building but allows the opportunity to have an extra commercial space on the 4th floor. Mr. Webb advised the Planning Commission had questions about the hotel operations and noted laundry facilities would be located in the underground parking garage and no room service would be provided. Mr. Webb advised each hotel room was a suite with a small kitchenette. Mr. Webb displayed renderings of the proposed building and explained where the entrances, elevators, trash facilities, landscaping and courtyard would be located noting the courtyard would benefit the historical Church adjacent to the proposed building. Mr. Webb discussed the building height noting he felt any concerns from Council or the Historic and Architectural Preservation Commission would be satisfied. Mr. Webb addressed the decision standards for a conditional use permit explaining he felt all of the decision standards would be met. Mr. Webb discussed the goals of this proposal noting it encourages economic development in the Uptown District by bringing more visitors to the district who would support other businesses in the area.

Mr. Webb noted the bed tax would be a direct benefit to the City and to the Visitors Bureau and advised he felt it improves the neighborhood through infill development of an underused site. Mr. Webb noted he and his client felt the proposal provides a unique business opportunity for a rooftop restaurant.

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

Mr. Kyger noted there was a shortage of hotel rooms in Oxford and he felt this was a nice solution to a problem. Mr. Kyger advised he and Mr. Perry deal with hoteliers who come to town often with the desire to build a hotel and they find that financially it does not work, or less so than they would like. Mr. Kyger noted hotel rooms are full on Friday and Saturday nights and nearly empty the rest of the week. Mr. Kyger advised this proposal allows a mixture of residential and commercial uses on the top floors to help carry the debt service and still provide hotel rooms in the Uptown District.

Ms. Southard inquired if other people could utilize the underground parking and Mr. Webb advised there were 12 hotel rooms and 12 parking spaces. Ms. Southard inquired if there were any environmental issues due to the previous use of the site. Mr. Webb advised that was part of the due diligence of this process noting a Phase I Environmental has been completed and Phase II will be underway soon. Mr. Webb advised remediation will be part of the process for any permitting.

Mr. Prytherch advised he would like to hear from the Planning Commission representatives with regard to their review of this proposal. Mr. Prytherch asked Mr. Webb to address the justification for Council granting a wavier on the floor area ratio and inquired what it had to do with the hotel use on the first floor. Mr. Webb noted there were two separate conditional uses, extra commercial square footage in the UP District regardless of the hotel. Mr. Webb advised the restaurant will be used by anyone in the community and he and his client would like to create one more use on the 4th floor of the building for the benefit of the Uptown as another attraction and business opportunity. Mr. Prytherch asked Mr. Webb to address how the restaurant would operate in terms of elevators and access noting he seemed to see third stories of commercial buildings being used as party decks on Friday nights. Mr. Webb advised if the restaurant was intended for the residents it would count towards the residential square footage and it was not his or his clients' intention to give up any residential square footage for a party deck for the residents. Mr. Webb noted they did feel that a unique dining opportunity would benefit other people. Mr. Webb advised the elevators will be keyed so the general public will not have access to the residential floors and the general public will not have access to the hotel portion of the building. Mr. Prytherch noted because Mr. Webb was asking for an expansion on the commercial space he wanted to ensure it was functional commercial space. Mr. Webb advised he was meeting the ground floor commercial requirement with the hotel and he and his client would like the waiver to add the restaurant.

Mr. Dana referred to a memo on page 38 of Council's packet and read "Based on Ms. Blackmar's comments of a potential affordable housing unit in exchange for increased FAR, staff has had some internal discussions, but no recommendations at this time". Mr. Dana noted affordable housing was very much at the core of what many people in this community are interested in when they see a new project.

Mr. Dana advised he felt it was worth remembering that Ms. Blackmar suggested the application of an impact fee which would help provide funds for affordable housing in Oxford.

Mr. Ellerbe and Ms. Southard advised they were big fans of mixed use.

Mr. Smith advised when the Planning Commission first reviewed this project there was slanted parking on the street for the hotel which they did not like and the applicants revised the plan to include underground parking which was no small feat. Mr. Smith noted the Planning Commission was willing to accept more student housing in this district to potentially get what could be a real business draw noting he could not imagine a rooftop restaurant would not draw. Mr. Smith advised it could be the last opportunity to get something like that because it may be one of the last tall buildings in the Uptown District. Mr. Smith noted the Planning Commission felt it was worth giving the applicants a wavier with the floor space because if the 1,200 square feet was taken away it does not leave a lot of space to create a restaurant that will need some indoor table space in the winter time.

Mr. Dana noted representatives from the nearby Church were very positive about this development which he felt adds to the desirability of it.

Mr. Webb advised the restaurant would be about the size of Patterson's Restaurant.

Mr. Prytherch asked how the Planning Commission felt about the contrast in height with this project and the Bethel AME Church. Mr. Smith advised the Planning Commission was initially concerned about that and noted the proposed building would sit back more from the lot line than the current Mesler building does. Mr. Smith noted representatives from the church were excited that the developer would help landscape the parcel between the two buildings and they put in writing that they supported the project.

ORDINANCE
FINAL PLAN APPROVAL

An Ordinance Accepting The Recommendation Of The Planning Commission And Approving The Final Planned Development Application For Phase I Of A Planned Development At 5728 College Corner Pike To Allow A Self Storage Facility With Conditions And Phase II To Be Determined. (Sam Perry, Interim Community Development Director)

Mr. Perry advised a preliminary plan was approved for this project at the corner of College Corner Pike and Todd Road in 2016. Mr. Perry noted the final plan was submitted and reviewed by the Planning Commission. Mr. Perry advised the intent of a Planned Development was to allow something that would otherwise not be permitted by the underlying zoning district. Mr. Perry noted the applicant's idea was to build this as a spur for allowing the rest of the 14 acres to be developed. Mr. Perry advised the multi-use path on College Corner Pike would be expanded with this project. Mr. Perry briefly discussed the 11 conditions placed on the proposed development and advised all of the decision standards had been met.

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

Mr. Dana referred to condition 6 on page 73 of Council's packet which reads in part "Financial security shall be provided for the 10 foot multi-use path" and inquired how that was determined. Mr. Perry advised it was a standard process the City Engineer uses for determining and ensuring that improvements done are accounted for. Mr. Perry noted for roadways and sewers a professional estimate is provided by the developer and the City Engineer checks the estimate to verify its accuracy. Mr. Perry advised once approved, the City Engineer requires a cash bond, performance bond or letter of credit which is held until the infrastructure is completed.

Ms. Southard advised she felt this was a good use of the space and noted there was evidently a need for storage facilities in the community.

Mr. Prytherch advised when a project gets to this stage the decision standard is that it is in substantial conformance with the preliminary plan.

ORDINANCE
ZONING MAP AMENDMENT

An Ordinance Granting A Zoning Map Amendment For Certain Properties In The City Of Oxford's Mile Square A Map Of Which Is Attached Hereto As Exhibit "A" And Incorporated Herein, And Rezoning The Properties From GB (General Business) District To R-3MS (Single, Two And Three-Family Mile Square Residential) District.

Mr. Perry provided a PowerPoint and advised the proposed zoning map amendment request was broken into two Ordinances since the request involved two different zoning districts. Mr. Perry noted the applicant was OPUS Development Company, LLC and Mr. Ben Angelo was in attendance for OPUS and Mr. John Myefski was in attendance for Myefski Architects. Mr. Perry displayed a slide and advised the southern portion of the property in question was along S. Elm Street and Walnut Street and was currently zoned GB. Mr. Perry noted the northern portion of the property in question was currently zoned RO. Mr. Perry advised there were some gaps in the map because some of the property was right-of-way. Mr. Perry noted a common question has been will the rights-of-way be rezoned as part of this request and advised if the project is approved the rights-of-way would be rezoned. Mr. Perry referred to the map on page 121 of Council's packet noting the request was to rezone the entire area as R3MS. Mr. Perry advised a large portion of the area was currently vacant and under-utilized and noted there were residential buildings along S. Elm Street one of which was not part of the rezoning request. Mr. Perry advised the decision standards were discussed at length during the Planning Commission review and advised Criteria B. The proposed amendment will make the map conform more closely with the Comprehensive Plan was discussed at length because a lot of chapters and maps in the Comprehensive Plan dealt with land use. Mr. Perry referred to Criteria C. There has been a substantial change in area conditions that necessitated the amendment and advised the Planning Commission discussed this at length and felt there had been substantial changes and noted they did not come to a consensus as to whether the changes necessitated the map amendment. Mr. Perry noted the Planning Commission voted 3-3 to recommend approval so the motion failed and the recommendation is to deny the rezoning request. Mr. Perry advised if City Council approved the rezoning request he would recommend it be approved with conditions, one being a multi-model traffic study being done, and one being to consolidate the lots.

Mr. Prytherch referred to the proposed Ordinance on page 129 of Council's packet "An Ordinance Granting A Zoning Map Amendment" and asked for clarification since the Planning Commission's recommendation was to deny the request. Mr. McHugh advised he requested the Ordinance be written in the affirmative so that a yes vote meant yes and a no vote meant no.

Mayor Rousmaniere reminded everyone the discussion this evening was about rezoning, not what night be developed on the property if it is rezoned.

Mr. Ben Angelo, OPUS Development Company, LLC, advised OPUS was new to the Oxford community and was founded in the early 1950s in Minneapolis, Minnesota where they were still headquartered. Mr. Angelo noted OPUS was located in 8 other cities across the country. Mr. Angelo advised OPUS had a lot of expertise in development and construction focusing on office, healthcare, industrial and residential projects, including their collegiate communities' product type. Mr. Angelo noted OPUS identifies the best communities across the country that they feel would support a successful development and ownership interest for OPUS and for the community. Mr. Angelo advised OPUS invested a lot of time and money in the communities they go into and they feel it is best that the community benefits as well as OPUS. Mr. Angelo noted they were before Council with a favorable staff report and a split decision from the Planning Commission on the zoning map amendment. Mr. Angelo advised OPUS first came to Oxford two years ago to start making plans for what they wanted to do. Mr. Angelo noted OPUS had gone through many iterations of what this site could become and ultimately determined R3MS would be the best use for the property in question. Mr. Angelo advised OPUS with the assistance of Myefski Architects like to engage in the community and ensure the projects they bring forward have buy-in from the community and fit within the context of the community.

Mr. John Myefski, Myefski Architects, noted he appreciate the opportunity to present this evening. Mr. Myefski provided a PowerPoint and noted the site in question included Elm Street which has been developed over the recent few years to have minimal development in some areas, some existing homes and Miami University's food service building which has fallen into disrepair. Mr. Myefski advised a portion of the area has the qualifications of being a Brownfield noting a Brownfield was hard to develop and the ultimate goal was to turn it into a Greenfield so it can be developed into something the community might like to see. Mr. Myefski noted the area in question was on the westerly edge of the Mile Square and advised the zoning itself was quite varied and not in a pattern that distinctively sets it to be one area or another area when you look at the map. Mr. Myefski noted he felt the zoning was well planned over time and it was obvious that change has occurred. Mr. Myefski advised the train tracks from a zoning perspective are always a strong indicator of change. Mr. Myefski noted he and OPUS were proposing to find a use that seems appropriate for the site and still fits well into the context of what is around it. Mr. Myefski advised a triangular site is not what architects necessarily look for but there were areas within the property in question that do work well and noted looking at the two zoning districts involved he could not tell historically how they occurred. Mr. Myefski advised he and OPUS would like to propose a reactivation of Walnut and Collins where one is a dead end and one is a gravel parking lot and turn the area into a way to transition through the site with circulation. Mr. Myefski noted it was important to think about the Comprehensive Plan and maintaining the neighborhood character. Mr. Myefski advised because this is eventually intended to be purpose-built student housing he felt it was important to understand what that means as well.

Mr. Myefski noted there is a large existing sewer that runs through the site that is a City utility and the developer has proposed to relocate it on Walnut or Collins and create an easement for it for the City. Mr. Myefski referred to Decision Criteria B. The proposed amendment will make the map conform more closely with the Comprehensive Plan, and advised he and OPUS felt the proposed development will revitalize and improve the underutilized land. Mr. Myefski noted revitalizing the Brownfield brings the opportunity to take what is a prime location and bring it back to life and back into things that will work better with the different needs of the community, the tax base for the community and expand circulation through the site. Mr. Myefski advised this area was identified to be a neighborhood enhanced area and to have multi-family developments that could be done through the Planned Development process. Mr. Myefski noted since the property in question was located on the east side of the train tracks he felt it typified the traditional urban development which includes multi-family and mixed use and he felt multi-family made the most sense as Elm Street was not a strong retail area. Mr. Myefski advised he felt this area could help serve to be a transition from different commercial uses to the west and slowly getting into R3MS, R2MS and R1MS Districts. Mr. Myefski referred to the Comprehensive Plan and noted one of the strategies was to continue to promote density of housing opportunities within the Mile Square and to beautify a major corridor and he felt they were doing that. Mr. Myefski referred to Decision Criteria C. There has been a substantial change in area conditions, and noted the Whistle Stop would no longer be functioning and there were abandoned areas on the back of the site. Mr. Myefski advised the university property was not going to be used for its current use which leaves a few residential properties on the site. Mr. Myefski noted he felt changing the site to single, two and three family within the Mile Square area would help achieve something on an under-utilized Brownfield site.

Mr. Bill Snavely, Dana Drive, noted he was the Chair of the Planning Commission. Mr. Snavely encouraged Council to support the Planning Commission's recommendation in this particular case. Mr. Snavely referred to the 3-3 vote and noted he voted against the proposal. Mr. Snavely advised he felt these were sincere developers from another area who have looked at the property in question and given Council an idea for a really nice development. Mr. Snavely noted he felt the commission was impressed with the developer, thought they were fine individuals and had a lovely plan in many respects. Mr. Snavely advised he felt the business owners at Whistle Stop were awesome people, he loved going there, he was sorry they want to leave and the proposal was great for them. Mr. Snavely noted the other aspect in their favor was that it was a weak area. Mr. Snavely advised because it is a weak area does not mean Council is obligated to engage in any kind of zoning that anyone wants. Mr. Snavely encouraged Council to look at it as what is the plan for Oxford in the Uptown area. Mr. Snavely noted the Planning Commission went to a lot of effort that Council supported to say that R3MS should be right next to the campus. Mr. Snavely noted he felt the question was, is it appropriate to all of a sudden change the vision for the town. Mr. Snavely advised he felt there had to be a careful plan as to where the highest density zoning is located and he felt it should not be located somewhere just because it was a weak area. Mr. Snavely noted the Planning Commission viewed this proposal not as a decision on the value of the developers or their plan because once rezoned they could walk and anyone could do anything they wanted in that area. Mr. Snavely advised the burden of proof is on the petitioner to show there is insufficient zoning in the community and space for student rental housing. Mr. Snavely referred to two new student housing projects coming on line, one next to Stewart Square and one Uptown.

Mr. Snavely noted the idea that these developers are the only ones who could possibly come in with any kind of development here is fairly arrogant in his mind. Mr. Snavely encouraged Council to give it some time and noted since the City just went through a major rezoning and said R3MS should be tight to the university he did not think that should be flipped and put on the other end of the Mile Square.

Mr. Don Smith, College Corner Pike, advised he did not agree with Mr. Snavely and noted there were negatives to the process as it was not perfectly located according to the Comprehensive Plan. Mr. Smith advised right across the street was similar housing at Bishop Square and the Gaslight project was very similar as well. Mr. Smith noted the whole area in question was student housing according to a home owner who spoke at the Planning Commission meeting. Mr. Smith advised he did not see it as a big deal to put more student housing in the area in question. Mr. Smith noted every other area in town that he noticed was R3 had R1 right next to it. Mr. Smith advised many of the people who spoke at the Planning Commission meeting spoke of traffic problems, safety problems and parking problems and he felt the people living in the proposed area would mostly ride the bus or walk and leave their cars parked. Mr. Smith noted he felt traffic, safety and parking would be more of a problem with a commercial business being located in the area in question. Mr. Smith advised the Comprehensive Plan strongly prefers development of under-developed and un-used properties and noted he could not think of a more under-developed and un-used property. Mr. Smith advised having the developer relocate the sewer would save the City and the tax payers a ton of money. Mr. Smith noted he felt more houses would revert to owner occupied with this proposed and advised Oxford has long lamented the fact that owner occupied hpusing has been lost in the Mile Square. Mr. Smith advised he felt it would take a big developer to deal with the big challenges the area in question presents noting OPUS was willing to do that and there was no telling when another opportunity would come along if it ever does.

Ms. Kelly Hansel, advised she was speaking on behalf of herself, her family, and their business known as the Whistle Stop. Ms. Hansel noted they were in favor of the project for several reasons but most importantly because the business is no longer sustainable. Ms. Hansel noted the family did not want to close the business and advised the business was no longer being supported enough by the community. Ms. Hansel advised she felt on line shopping and big box stores were the reason for their business declining. Ms. Hansel noted the Whistle Stop and Oxford Farm Service have succeeded for over 50 years combined and advised they do hate to see it end but it was very clear that needed to be done. Ms. Hansel noted OPUS has offered to buy the property, clear it, clean it and make it a beautiful block and advised no one else has offered to do the job. Ms. Hansel noted this would be a massive project and advised the clean up itself was astronomical. Ms. Hansel advised OPUS has researched this proposal for over 2 years and they are confident they can do this for her family, for the City and for the university. Ms. Hansel noted the argument seemed to be the need for more student housing and is it appropriate to locate it in this location. Ms. Hansel advised student housing was the only way OPUS could re-coup their investment. Ms. Hansel noted the location was not well traveled and not ideal for retail. Ms. Hansel advised in her opinion housing was the best option noting the walkability and usage of bikes for students would be incredible in this location. Ms. Hansel advised it was a neutral location close to Uptown, campus and Kroger and noted OPUS would provide off-street parking which would clear Elm Street for potentially wider sidewalks, bike lanes and such. Ms. Hansel advised most students come from wealthy families who want their kids to have nice housing as the older houses tend to be a concern.

Ms. Hansel noted the older houses could potentially be turned into lower income or senior housing. Ms. Hansel advised she was informed that Miami planned to increase the student enrollment to 25,000 from the current 17,000 in the next 5 years and she felt if that was true the extra housing would be needed. Ms. Hansel noted whether OPUS succeeds with this project or not the Whistle Stop will probably not remain.

Mr. Ralph Schwegman, 814 McGuffey Avenue, advised he wished to address student housing and the lack of low income housing in Oxford. Mr. Schwegman noted he felt there was a surplus of student housing and advised he felt the competition in the long run creates lower income housing. Mr. Schwegman noted it took 50 years for family housing in Oxford to be depleted and advised when he was in grade school all of his classmates lived in Oxford and he felt the surplus of student housing and competition will create lower income housing and will be beneficial to the community. Mr. Schwegman addressed the issue of traffic and noted he did not feel traffic would be an issue with the proposed rezoning request. Mr. Schwegman reiterated that OPUS would relocate the failing sewer and noted his hope that would never become a problem for taxpayers in Oxford. Mr. Schwegman discussed Miami's former food service building and advised the property can not be redeveloped until the sewer line was addressed. Mr. Schwegman noted his father had a famous saying which was "A bird in the hand is worth two in the bush" and advised Council had a bird in the hand. Mr. Schwegman thanked Council for hearing him out, for their service to the community, and for their consideration of this matter.

Mr. Richard Campbell, 5312 Hillcrest Avenue, noted he was in attendance to support his friends at the Whistle Stop. Mr. Campbell advised he came to Oxford to run the Journalism program at Miami University 15 years ago. Mr. Campbell noted he has read stories over and over of nine students in an old house paying $900 per month each which was much higher than his daughter paid at Tufts University in Boston. Mr. Campbell advised he supported anything that makes prices more competitive for the students and for other citizens who want to live here. Mr. Campbell noted when he moved to Oxford he wanted to live in the Mile Square but he could not afford to live in the Mile Square. Mr. Campbell advised a lot of Miami faculty were driven out of the Mile Square because of free enterprise and free markets and noted he felt bringing this development to Oxford would bring more competition which will drive costs down. Mr. Campbell advised he supported this proposal and had a difficult time as a citizen understanding why anyone on the Planning Commission would vote against it.

Mr. John Kennedy, 100 S. Elm Street, noted the property in question has been in his family for a long time and advised General Business was not a good fit for the property. Mr. Kennedy noted the family had never been approached by anyone who wanted to redevelop the property and if this proposal goes away it will probably never happen. Mr. Kennedy advised he felt this was a great opportunity.

Mr. Charles Kennick, 311 ½ W. Church Street, advised from a student perspective there have been a lot of studies done, and in Dr. Prytherch's class especially, showing there is already enough student housing. Mr. Kennick noted he felt increasing the amount of student housing which has been the process for a while will not drive lower prices. Mr. Kennick advised prices have continued to increase for the past two decades even with more supply being added. Mr. Kennick noted he did not see Miami adding more students without adding more academic space.

Mr. Kennick advised a lot of Miami students were from wealthier families and noted that did not mean they should be exploited for someone else's gain. Mr. Kennick noted his hope Council would consider the proposal.

Mayor Rousmaniere reminded everyone Council was considering a rezoning request, not what type of project might be developed.

Mr. Greg Edwards, advised he lived in West College Corner, worked for the Whistle Stop, and has worked in Oxford for 6 years. Mr. Edwards noted he has had an opportunity since the Planning Commission Meeting to watch the students and advised they do walk Uptown and they do ride their bikes. Mr. Edwards advised he felt zoning the area in question into a residential area would change 2 businesses that exist while creating a healthier residential area with the existing houses. Mr. Edwards noted he felt the rezoning was a great opportunity for this area.

Ms. Karen Baker, 4006 Kehr Road, advised she listened to all of the arguments back and forth and noted she could not find any negatives. Ms. Baker advised she looked forward to the aesthetics being improved along with the lighting and the walkability of the area in question. Ms. Baker noted she was in favor of the rezoning to allow for the different uses of that zone, not commercial and not business. Ms. Baker advised she supported the aesthetics, walkability, sewer line, parallel road to Locust to allow better traffic flow and she felt 3 story buildings at the end of town were more pleasing than in the middle of town.

Mr. Scott Webb, advised the condition that staff recommended of combining all of the lots would be a safeguard for the Planning Commission and for Council. Mr. Webb noted if it turned out to be 3 parcels it allows by right just one 3 family house on each of the 3 parcels and anything else would have to return to the Planning Commission to re-divide the property to allow a subdivision or a planned development which require Planning Commission and Council approval.

Mr. Dana pointed out that none of the houses in the area in question were protected by any local historic districts and the Comprehensive Plan indicates that historic buildings should be protected. Mr. Dana advised 4-5 historic houses were slated to go out of existence. Mr. Dana referred to comments made earlier and noted the idea that Council can predict the number of people who will leave their cars at home and ride the bus was problematic. Mr. Dana advised he was in favor of a traffic study being done early on.

Ms. Southard mentioned the Fire Station was in close proximity which she felt was a major consideration as Council considers the idea of rezoning.

Mr. Dana quoted the developer as saying "promote a diversity of housing opportunities" and noted he did not see how that would come about without considerable intention of establishing an ordinance which would mandate inclusionary zoning. Mr. Dana advised if that was not done and zoning is changed anything could be done with the property.

Mr. Prytherch advised to rezone a property based on the benefits to the owner should not be Council's guiding tool noting it should be guided by the general welfare.

Mr. Prytherch referred to Decision Criteria B. "The proposed amendment will make the map conform more closely with the Comprehensive Plan" and noted he felt the property was ripe for redevelopment. Mr. Prytherch advised the former Oxford Farm Service site no longer serves that purpose and will never serve that purpose. Mr. Prytherch referred to the Land Use Chapter of the Comprehensive Plan which focuses on development goals and objectives on vacant and underutilized land and noted the proposal fulfills that kind of purpose. Mr. Prytherch referred to the goals of preserving small town character and enhancing the Mile Square to preserve the traditional character of Oxford and noted that was where the historic preservation part comes in. Mr. Prytherch advised he felt the City had done a good job of redeveloping a little bit at a time while maintaining the character of Oxford and he does not want to see redevelopment get out of control and lose swaths of the texture of the Mile Square. Mr. Prytherch noted he felt there will be redevelopment in the area in question and advised he saw slated the demolition of an entire block of Elm Street which is a weak place. Mr. Prytherch noted looking at strong places the Oxford Community Arts Center is about the strongest place in Oxford. Mr. Prytherch advised he felt this redevelopment will have to be really good and sensitive to balance things and he felt someone will be able to do it. Mr. Prytherch noted rezoning without a real good plan in hand makes him very weary.

Mayor Rousmaniere advised a couple of years ago the Planning Commission held a number of public meetings and a consultant was hired to come in to assist with rezoning ideas. Mayor Rousmaniere noted the main theme ended up being to increase density near the university and open up the rest of the City for real single family housing. Mayor Rousmaniere advised a plan was laid out, a consultant was paid, maps were drawn, people stood around tables and a lot of participants were involved. Mayor Rousmaniere noted Council up-zoned approximately 4 acres of land near the university for high density housing. Mayor Rousmaniere advised this proposal would up-zone on the opposite side of town which conflicts with a well reasoned plan that the Planning Commission and Council worked on a couple of years ago. Mayor Rousmaniere noted concern with reacting to a good proposal and advised reacting to a good proposal was not a plan, it was just reacting.

Mr. Dana referred to Decision Criteria C. "There has been a substantial change in area conditions that necessitated the amendment" and noted there had been substantial change but he did not feel that change necessitates this response.

Mr. Ellerbe noted this looked like spot zoning to him noting there was no plan and no Planned Development and advised it looked to him like the developer was asking Council to take a section of the City and rezone it.

Ms. Raghu advised she was sympathetic to both sides noting the owners have not had many other proposals for the land. Ms. Raghu reiterated that the burden of proof is on the petitioner and advised she has yet to find any evidence that free market will generate affordable housing. Ms. Raghu noted she was curious to find out if the petitioner was willing to designate set asides for mixed income housing.

Mr. Dana advised to achieve inclusionary zoning an Ordinance would need to be adopted and noted it would be the guiding document. Mr. Dana advised he felt it did not need to take an absorbent amount of time to craft the legislation.

Mr. Smith advised the Planning Commission spent over a year with a consultant deciding where R3MS housing should be located and noted this area never entered the discussion as a place the Planning Commission felt R3 would be appropriate. Mr. Smith advised this was tough because there were some things about the proposal to like. Mr. Smith agreed with Mr. Ellerbe that it looks a lot like spot zoning when whole blocks at a time would be cleared out.

Ms. Southard advised the proposal was right behind the Community Arts Center which is valuable to the City and noted the arts area is worthy of being preserved. Ms. Southard advised part of Council's goals was to increase the visibility of the arts.

Mr. Ellerbe noted based on the presentation he saw he felt there was a way for the development to occur with the existing zoning and advised he felt spot zoning was not the answer. Mr. Ellerbe noted it was up to the petitioner to choose the path.

Mayor Rousmaniere asked Mr. Ellerbe to define spot zoning. Mr. Ellerbe advised spot zoning was taking a section of the zoning map that is of one particular style and assigning one section of that entire area completely different for the benefit of one particular initiative.

Mr. Prytherch noted when the public purpose is strong enough and Council has a consensus Council has rezoned single parcels or collections of parcels because the public welfare rationale was very strong. Mr. Prytherch advised he did not want to close the door on looking at the zoning here but he needed to know if it was right for Oxford.

Mr. Dana advised Mr. Keebler, former Mayor and member of the Planning Commission, stood before the Planning Commission last week and said he and the Lions Club point blank asked the President of Miami University if they were going to increase enrollment and his answer was no.

Mayor Rousmaniere advised Council would vote on this proposed Ordinance on September 18th.

ORDINANCE
ZONING MAP AMENDMENT

An Ordinance Granting A Zoning Map Amendment For Certain Properties In The City Of Oxford's Mile Square A Map Of Which Is Attached Hereto As Exhibit "A" And Incorporated Herein, And Rezoning The Properties From RO (Residential Office) District To R-3MS (Single, Two And Three-Family Mile Square Residential) District.

Mayor Rousmaniere noted the proposed Ordinance involved the same project as the previous Ordinance.

Mr. Myefski advised working with staff it was determined that this proposal did not meet the merits of spot zoning. Mr. Myefski noted the main discussion he heard tonight was that the burden of proof is on the petitioner to demonstrate that there is a need for this zoning designation. Mr. Myefski advised there was a lot of discussion as to whether Miami was going to grow enrollment or not grow enrollment. Mr. Myefski noted based on their research and analysis the university has been steadily growing over the years at a rate of 2-4 percent. Mr. Myefski advised those numbers equal 300-700 new students per year coming to the university which creates a demand for more housing.

Mr. Myefski noted Miami University does not have the capacity to house all of their students on campus and advised they can house 40% of their total enrollment on campus. Mr. Myefski noted properties within a half mile of campus have an occupancy rate of 96 ½ percent based on their research which was not a lot of vacancy within a half mile of campus. Mr. Myefski advised some of the larger multi-family developments that were tracked are well over 90% occupied. Mr. Myefski noted as a developer he felt there was a demand for more housing in this market. Mr. Myefski advised the numbers show there is not too much housing.

Ms. Southard advised the Whistle Stop has been a wonderful part of the community and she was sorry it was closing. Ms. Southard noted that was not part of Council's decision standards and Council can not make a decision based on affection for a store or an organization. Ms. Southard advised a decision for or against a proposal was not about the people involved.

ORDINANCE
SECOND READING
GLENWOOD ENERGY CHARGES

An Ordinance No. 3483 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, 2021, And Repealing And Superseding Ordinance Numbers 3298 And 3387, Which, Together, Previously Regulated Such Rates, Charges, And Services. (Mike Dreisbach, Service Director)

Mr. Dreisbach noted the Oxford City Council regulates the General Service Rate of Glenwood Energy and advised Glenwood Energy requested a rate increase of $0.90 per thousand cubic feet. Mr. Dreisbach noted the City's the utility attorney Barth Royer and his consultant evaluated all of the data and recommended that a $0.43 increase was warranted taking the rate from the current $3.03 to the proposed $3.46 rate that would be justified. Mr. Dreisbach advised the bottom line for an average home owner in town would be an increase of approximately $2.58 per month. Mr. Dreisbach noted when a rider expires in April of 2019 the rate increase for an average home owner will be $1.45 per month and advised staff believes this is a reasonable and fair increase for the rate payer and for the company and recommends approval of the Ordinance.

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

Mr. Dana noted he felt it was a reasonable rate.

Mr. Prytherch noted he felt it was worthwhile to have a strong consultant on staff who could analyze this proposal and obtain a good rate.

Mr. Dana moved to adopt Ordinance No. 3483. Ms. Southard seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Prytherch, Ms. Raghu, Mr. Smith, Ms. Southard, Mr. Dana, Mr. Ellerbe, Mayor Rousmaniere (7)

NAY: None (0)

ABS: None (0)

ANNOUNCEMENTS

Mr. Elliott advised at the last meeting Council adopted a Resolution authorizing him to adopt regulations for a station-less bike and e-scooter share program. Mr. Elliott noted those regulations were now on the City's website. Mr. Elliott advised staff has had conversations with three companies and noted his hope at least one will move forward with a program in Oxford.

Mr. Elliott advised the Community Picnic last week was an awesome event, it was well attended and a lot of staff and others in this room tonight volunteered that evening. Mr. Elliott commended John Buchholz who coordinates this event for the City each year.

Mr. Wooddell advised the old pool is officially closed forever. Mr. Wooddell noted Dog Day was Saturday and the community was invited to let their dogs swim one last time. Mr. Wooddell advised ground was officially broken for the new aquatic center a couple of weeks ago. Mr. Wooddell noted the Parks and Recreation Department was hosting a Public Information Session about the new aquatic center on October 11th at the Community Arts Center at 6:30 p.m.

Mr. Kyger advised he tracked Miami's enrollment, on campus occupancy, Oxford's units and Oxford's occupancy and charts the data over the years. Mr. Kyger noted over the last 8 years Miami's enrollment has far exceeded any increase in off campus housing stock. Mr. Kyger offered to share his data with anyone interested. Mayor Rousmaniere noted she felt the data would be helpful.

Mayor Rousmaniere wished Mr. Ellerbe a happy birthday.

Ms. Raghu noted she recently learned sine 2008 the City does not necessarily publish Ordinances on the City's website and inquired how frequently it is updated and how staff determines which ones get published so the public can view them.

Mr. Elliott advised twice a year the City's publishing company publishes the updates. Mr. Elliott noted not all of the Ordinances are codified and advised the budget, fee and supplemental budget ordinances are examples of legislation that is not codified. Mr. Elliott noted the Ordinances that result in new laws or regulations are codified.

Mr. Ellerbe encouraged members of the public to share their concerns with Council noting Council does consider them and Council does talk to staff about how to make improvements. Mr. Ellerbe referred to the citizen who asked Council to review the Home Occupation Ordinance and referred to the citizen who was concerned about traffic and safety with the impending increased traffic with the new aquatic center and advised Council has discussed those issues. Mr. Ellerbe encouraged citizens to come forward with their concerns and noted Council would discuss them and possibly formulate a plan to resolve the issues.

Mr. Dana advised he was gratified to know the Housing Advisory Commission is appointing a sub-committee to draft language on inclusionary zoning.

Ms. Southard asked for an update on the Oxford Community Choice Pantry project. Mr. Elliott advised in 2017 Council adopted a Resolution authorizing the City Manager to sign a lease agreement with the Community Choice Pantry noting that lease has not been signed. Mr. Elliott noted recently he received a letter from a local attorney representing the President of the Community Choice Pantry (Laura Osborne) stating they would like the City to consider a 15,000 square foot building verses the 3,500 square foot building. Mr. Elliott advised he and Mayor Rousmaniere met with Ms. Osborne last week to discuss the request. Mr. Elliott noted he was not sure if the City wanted to designate that much more of the park for this use. Mr. Elliott advised the proposed agreement was for 99 years and Council adopted a Resolution authorizing a 25 year renewalable lease. Mr. Elliott noted his concern was that the City also wanted to maintain the property as a park. Mr. Elliott advised he asked Ms. Osborne to provide some letters of support from the other agencies since Ms. Osborne discussed promoting this project as a one-stop service. Mr. Elliott noted he wanted to ensure that the other agencies were interested in participating in a one-stop service. Mr. Elliott noted his hope to get back to Council soon with additional information. Ms. Southard advised she felt the City had been very generous and Council approved the idea of having the Oxford Community Choice Pantry at the location of the Merry Day Park.

Ms. Southard advised at the last meeting Council discussed the idea of starting Council meetings one half an hour earlier and she felt it would be beneficial to City staff and to Councilors. Ms. Southard asked for a motion that Council begin meetings one half of an hour earlier. Ms. Raghu noted she felt that would make the accessibility for people who work a little bit harder and noted some people do not work 9 to 5. Mayor Rousmaniere asked Councilors to contemplate the matter further and noted it could be discussed again another time. Ms. Raghu advised if Council meetings begin earlier, Work Sessions would also have to begin earlier. Ms. Raghu noted some Councilors in other cities do not get time off to attend meetings and have to take sick leave and she has been asked how it works in Oxford. Ms. Raghu advised she would be strongly opposed to changing the meeting time as it might restrict the accessibility of a City government elected official to be able to work and also serve their community. Ms. Southard noted she felt meetings going so late at night is also a hardship on many people. Ms. Raghu argued that 'back in the day' meetings went even longer.

Ms. Southard wished Jewish friends a sweet and Happy New Year noting it was about to begin. Ms. Southard advised the high holy days begin on September 10^{th} and noted Jewish holidays begin the night before. Ms. Southard advised Yom Kippur begins September 18^{th} and the actual day is from sunset to sunset on the 19^{th}. Ms. Southard wished everyone Jewish or not a sweet and Happy New Year.

Mr. Prytherch advised there had been conversations on going with the business community about what role the City can play to ensure that there is diversity among all of the businesses to provide a year round business community that serves visitors. Mr. Prytherch noted the Chamber of Commerce and others want to ensure the business community can be as diverse as it can be and fulfill some of the goals of the Comprehensive Plan. Mr. Prytherch advised the Mayor and Mr. Kyger have been involved in these conversations.

Mr. Prytherch suggested a task force or a working group discuss what the goals are for the Uptown business community and what role Economic Development and the City can play in ensuring it is diverse and serves a broad range of people. Mr. Prytherch noted Council wanted businesses that are open to serve visitors in the summer and serve the entire community. Mr. Prytherch advised he felt a task force would be a collaborative effort with Enjoy Oxford, the Chamber and related organizations. Mayor Rousmaniere advised the Chamber had a working group working on these issues. Mr. Kyger suggested a couple of Council members sit on the committee with the Chamber.

ADJOURN

Mr. Dana moved to adjourn at 10:45 p.m. Mr. Smith seconded. The motion passed 7-0-0.