

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Parks and Recreation
Originating Department

Council Meeting Of:

Gail S. Brahier
Prepared By

Account Code No. #: N/A

Budgeted Amount: N/A

12/13/13
Date Prepared

Agenda Title:

Joint TRI-Recreation Board Meeting, 12/12/13

Recommendation:

N/A

Discussion:

Parks and Recreation hosted a joint meeting with the TRI Board and the Recreation Advisory Board on 12/12/13. The Boards welcomed new Councilor Edna Southard. Department staff highlighted some 2013 accomplishments and 2014 goals.

Among the 2014 goals:

- *Online survey in January of 2014 to gauge Department services.
- *Work with Oxford Visitor's Bureau re: a multi-use path.
- *Continue to explore a potential land swap for more soccer fields.
- *Additional work on TRI grounds to include enhancing the entryway.
- *Improve concession operations and revenue.

The Boards recognized Ken Bogard for serving 4 terms on Oxford City council, his work with OKI, support for Parks and Recreation projects such as the park renovations, Community Park development and many public functions through the Recreation Advisory Board.

*Next meeting, Jan. 16, 4 pm at the Oxford Senior Center.

Approved By:

Initial Date

Department Head:

gb 12/13/13

City Attorney:

City Manager:

DRK 1-3-14

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas R. Elliott, Jr.

Police

Originating Department

Council Meeting Of: January 7, 2014

Robert Holzworth

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

December 10, 2013

Date Prepared

Agenda Title: Report of Public Hearing held for the S. Poplar St./Bern St. Residential Permitted Parking Petition.

Recommendation: Discussion and Determination whether to implement an RPP on S. Poplar St. from Linden St. to Bern St. and the north side of Bern St. from S. Campus Ave. to S. Poplar St.

Discussion: A public hearing was held on December 3, 2013 at 5:00 p.m. at the courthouse located at 118 W. High St. to allow open discussion of the Residential Permitted Parking Petition submitted by the residents of S. Poplar St. and Bern St. The petition requests a Residential Permit Parking (RPP) zone be created twenty-four (24) hours a day, seven (7) days a week on S. Poplar St. from Linden St. to Bern St. and the north side of Bern St. from S. Campus Ave. to S. Poplar St. Chief Holzworth and Eddie Butts attended on behalf of the City of Oxford.

Notices of the Public Hearing were provided to the *Oxford Press* and the *Journal News* and were also hand-delivered to the residents in the affected area. Eddie Butts called the hearing to order at 5:00 p.m. Matthew Herbst of Bern St. attended the hearing and expressed concerns about implementing an RPP in the middle of the academic year. He recommended implementing the RPP in the summer so that future lessees know what to expect when signing a lease. The hearing was adjourned at 5:45 p.m.

S. Poplar St/Bern St. residents petitioned for the RPP and met the 51% minimum 'yes' signature requirement. A survey team did determine the on-street parking does meet the required 50% occupation standards as set forth in O.C.C. 355.03b1; the surveys indicated that all available parking is being met and exceeded during the hours petitioned. The decision to designate S. Poplar St. from Linden St. to Bern St. and the north side of Bern St. as a Residential Permitted Parking area lies with the City Manager and City Council at this time.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

[Signature] 12/11/2013
[Signature] 1/3/14

RESOLUTION NO.

A RESOLUTION ESTABLISHING S. POPLAR STREET FROM LINDEN STREET TO BERN STREET AND THE NORTH SIDE OF BERN STREET FROM S. CAMPUS AVENUE TO S. POPLAR STREET AS RESIDENTIAL PERMITTED PARKING AREAS, TWENTY-FOUR (24) HOURS A DAY, SEVEN (7) DAYS A WEEK.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The Council hereby finds that in accordance with the requirements of City Ordinance No. 2580, adopted April 7, 1998, a petition duly signed and executed by residents comprising more than 51% of the residential living units in the area proposed for designation was duly submitted to the City Manager.

SECTION 2: Council finds that as a result of submission of the petition proposing designation a public hearing was scheduled.

SECTION 3: Council further finds that on November 15, 2013, a notice of a public hearing was published in the *Oxford Press*, and on November 18, 2013, a notice of public hearing was published in the *Journal News*. Said notice being at least 10 days prior to the hearing held on December 3, 2013, at the City of Oxford Court House. It is further found that the notice clearly stated the purpose of the hearing, and the location and boundaries tentatively considered for the proposed residential permitted parking areas. Those residents residing within the areas were hand delivered notification of the Public Hearing on November 7, 2013. Council further finds these procedures were in compliance with Section 355.04 of the Oxford Codified Ordinances.

SECTION 4: As a result of the public hearing and the request by petition, the City Manager found based on the evidence that:

- (1) The petition was valid and showed support for the designation.
- (2) Surveys were conducted and found that more than 50% of the on-street parking spaces in the proposed restricted parking blocks were occupied during the test period.

- (3) One resident spoke at the Public Hearing regarding a concern with implementing a Residential Permitted Parking area in the middle of the academic year.

SECTION 5: Council finds in accordance with Section 355.06 of the Oxford Codified Ordinances that the standards for designation of residential permit parking areas have been met for S. Poplar Street from Linden Street to Bern Street and the north side of Bern Street from S. Campus Avenue to S. Poplar Street. Council by this Resolution hereby designates the area as residential permitted parking areas twenty-four (24) hours a day, seven (7) days a week. Council further orders that resident motor vehicles shall display a valid parking permit entitling them to stand or be parked without limitation by parking time restrictions established by this Resolution.

SECTION 6: This Resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

Paul W. Baer Trust Properties, LLC
P.O. Box 635
Oxford, OH 45056

October 11, 2013

Doug Elliott, City Manager
City of Oxford
101 East High Street
Oxford, OH 45056

Re: Residential Permit Parking Petition – Bern St. and S. Poplar St.

Dear Mr. Elliott,

On behalf of residents living on Bern Street and S. Poplar between Linden and Bern St. intersections, I am submitting petitions for Residential Permit Parking.

When collecting signatures, they were collected by street because our understanding was that the address of the residence must face on the street they were applying for.

When evaluating the parking situation, we ask that you take into consideration the close proximity of these two locations and consider them as a single area. We also ask that you consider joining this with S. Poplar that goes down to Central

Sincerely,



Liz Baer-Broestl
Co-Trustee of the Paul W. Baer Trust, T/U/W
Paul W. Baer Trust Properties, LLC
925-381-9329
lbaerbroestl@gmail.com

City of Oxford

Residential Permit Parking Petition

Please list all residential living units in the area requested.

Please contact all residents possible in the area requested.

Date (when petition is submitted to City):

10/11/13

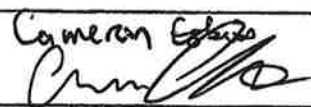
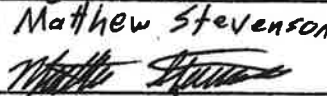
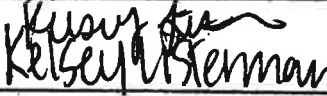
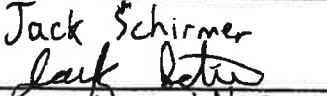
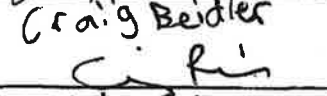
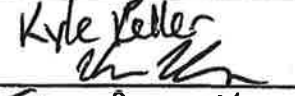
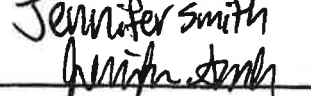
Permit Parking Hours REQUESTED (Check One):

- ☐ Monday through Friday, 8 am to 6 pm
☐ Monday through Friday, 8 am to 6 pm and NO Overnight (2 am to 6 am)
☐ Monday through Friday, NO Overnight (2 am to 6 am)
☒ Twenty-four (24) hours, Seven (7) days a week
☐ Other (specify time and day range): _____

Residential Area (See DEFINITIONS PAGE for description criteria):

Bern Street (Between S. Campus Ave. & S. Poplar Street)

Area Resident Petition Information (one signature per address or residential living unit. Please choose one person to sign (individual must appear on the property tax assessment or lease). Please PRINT LEGIBLY then sign under printed name. Designate YES for RPP or NO against RPP):

NAME	ADDRESS	TELEPHONE	YES	NO
 Cameron Colton	100 Bern St. Oxford, OH 45056	513-560-1244	✓	
 Matthew Stevenson	101 Bern St. Oxford, OH 45056	440-867-3750	✓	
 Kelsey German	102 Bern St. Oxford, OH 45056	513-280-0184	✓	
 Jack Schirmer	103 Bern St. Oxford, OH 45056	614-353-2300	✓	
 Craig Beidler	107 Bern St. Oxford, OH 45056	330-612-5991	✓	
 Kyle Peller	108 Bern St. Oxford, OH 45056	330-819-9756	✓	
 Jennifer Smith	109 Bern St. Oxford, OH 45056	614-378-4644	✓	

City of Oxford

Residential Permit Parking Petition

Please list all residential living units in the area requested.

Please contact all residents possible in the area requested.

Date (when petition is submitted to City):

10/11/13

Permit Parking Hours REQUESTED (Check One):

Monday through Friday, 8 am to 6 pm

Monday through Friday, 8 am to 6 pm and NO Overnight (2 am to 6 am)

Monday through Friday, NO Overnight (2 am to 6 am)

X Twenty-four (24) hours, Seven (7) days a week

Other (specify time and day range):

Residential Area (See DEFINITIONS PAGE for description criteria):

S Poplar St. (Between Linden and Bern St.)

Area Resident Petition Information (one signature per address or residential living unit. Please choose one person to sign (individual must appear on the property tax assessment or lease).

Please PRINT LEGIBLY then sign under printed name. Designate YES for RPP or NO against RPP):

NAME	ADDRESS	TELEPHONE	YES	NO
* Ande Lyles Cutchins Ande Cutchins	418 S. Poplar St. Oxford, OH 45056	937 341 2137	✓	
* John Kannerer John Kannerer	501 S. Poplar St. Oxford, OH 45056	513-277-8921	✓	
* Don B. Smith Don B. Smith	503 S. Poplar St. Oxford, OH 45056	614 633 9430	✓	
Carley Powell Carley Powell	507 S. Poplar St. Oxford, OH 45056	513 708 6575	✓	
* Susan Findley Susan Findley	509 S. Poplar St. Oxford, OH 45056	513-240-2685	✓	
Kate Coleman Kate Coleman	513 S. Poplar St. Oxford, OH 45056	513 505-0075	✓	
Julie McKechnie Julie McKechnie	515 S. Poplar St. Oxford, OH 45056	508 479 9614	✓	
Shannon Mullett Shannon Mullett	414 S. Poplar St. Oxford, OH 45056	513-238-1850	✓	

**ADDITIONAL PAGES FOR
CITY OF OXFORD RESIDENTIAL PARKING PERMIT PETITION
(COPY AS NECESSARY)**

NAME	ADDRESS	TELEPHONE	YES	NO
Sabrina Wiechmann <i>Sabrina Wi</i>	110 Bern St. Oxford, OH 45056	937-212-8147	✓	
Chris Fry <i>Chris Fry</i>	111 Bern St. Oxford, OH 45056	614-406-7515	✓	
Samantha Rose <i>Samantha R</i>	125 Bern St. #1 Oxford, OH 45056	216-513-0256	✓	
X Kelsey Morgan X Kelby D. May	125 Bern St. #2 Oxford, OH 45056	X 440-865-0396	✓	
Michael Morgan <i>Michael M</i>	119 Bern St. #3 Oxford, OH 45056	(703) 638-6708	✓	
MICHAEL NIED <i>Mike N</i>	119 Bern St. #4 Oxford, OH 45056	216 402 6880	✓	
X Jenna Freedman <i>Jenna Freedman</i>	119 Bern St. #5 Oxford, OH 45056	303-854-7895	✓	
X MARVIN McPherson <i>Marvin</i>	119 Bern St. #6 Oxford, OH 45056	614-370-8132		✓
Kaela Thomasson-Law <i>Kaela Thomasson-Law</i>	115 Bern St. #7 Oxford, OH 45056	706-621-1867	✓	
Noby Brown <i>Noby Brown</i>	115 Bern St. #8 Oxford, OH 45056	513-646-2128	✓	
X Katie Vayt X Katie Vayt	113 Bern St. #9 Oxford, OH 45056	X 330-754-9969	✓	
X Jeff Tanne X Jeff Tanne	113 Bern St. #10 Oxford, OH 45056	513 544-5487	✓	
X MAARTEN Herbst X Robert Anderson	113 Bern St. #11 Oxford, OH 45056	513 600 5628		✓
Kerry Caddell <i>Kerry Caddell</i>	113 Bern St. #12 Oxford, OH 45056	513 403 5435	J	

RESIDENTIAL PARKING PERMIT APPLICATION OCCUPANCY SURVEY

Locations:

- **Bern Street** between south Poplar Street and South Campus Avenue
- **South Poplar Street** between Bern Street and Linden Street ("400-block")

In accordance with OCC 355.03(B)(1), the on-street parking survey , was conducted on at least three (3) separate days during times for which the restricted parking permit is sought.

Survey:

- Conducted on the above named streets on Tuesday, 22 October 2013 through Friday, 25 October 2013, at 8 am, 10 am, 12 pm, 2 pm, and 4 pm daily
- **Parking capacity on Bern Street:** four (4) spaces
- **Parking capacity on South Poplar Street:** eight (8) spaces

Survey Results:

- Conducted by PSA James E. Butts
- **Bern Street:** 100% average occupancy during each of the above listed dates and times
- **South Poplar Street:** 97.5 % average occupancy on Thursday, 24 October 2013; 92.5% average occupancy on Tuesday, 22 October 2013 and Friday, 25 October 2013; and 100% average occupancy on Thursday, 24 October 2013.

Prepared 31 December 2013,

Perry Gordon, Assistant to the Chief/Parking & Transportation,

City of Oxford, Police Division

Oxford Parking Areas

Legend

1 inch = 600 feet



Handicap



30 minutes



2 Hour Meters



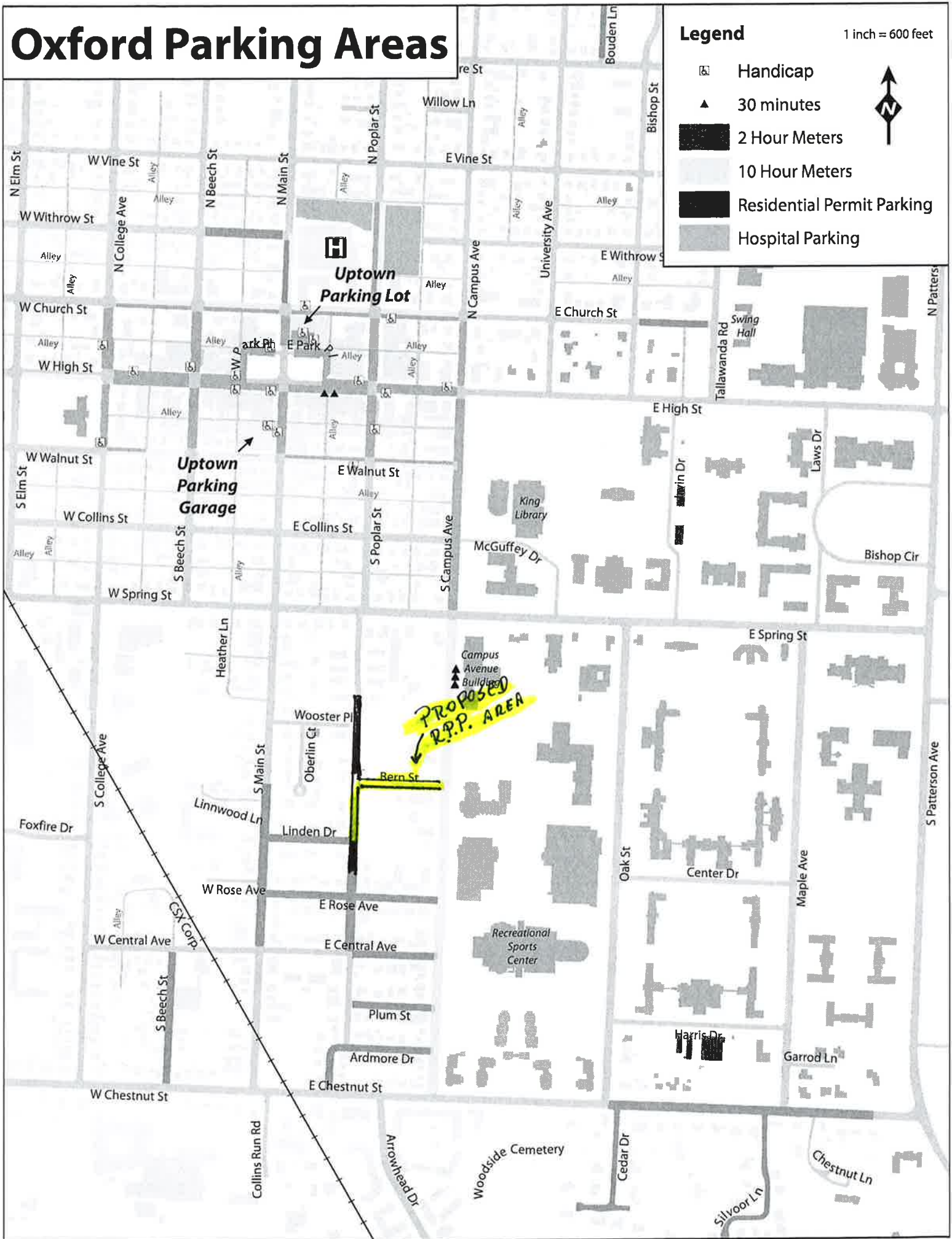
10 Hour Meters

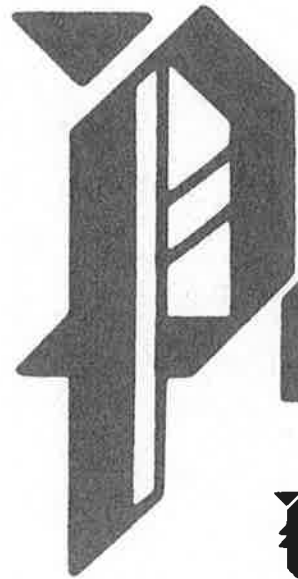


Residential Permit Parking



Hospital Parking





Office of the Mayor

Proclamation

Whereas: Oxford is celebrating the launch of Butler County's Little Free Library initiative; and

WHEREAS, this initiative is part of the work of the Butler County Family and Children's First Council through the Butler County Asset Builders Network; and

WHEREAS, the mission of Little Free Library is to promote literacy and the love of reading by building free book exchanges worldwide; and

WHEREAS, the Kick-Off for the non-profit Little Free Library movement in Oxford will take place on January 9th, 2014 at 5:00 p.m. at the Family Resource Center.

NOW, THEREFORE, I, Kevin D. McKeehan Mayor of the City of Oxford, Ohio, do hereby proclaim Thursday, January 9, 2014 to be:

"Little Free Library Day"

in the City of Oxford and encourage citizens of all ages to support reading, literacy, literature and libraries around the world.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Oxford to be affixed this 3rd day of January 2014.




KEVIN D. MCKEEHAN, MAYOR

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: January 7, 2014

Sam Perry
Prepared By

Account Code No. #:

December 31, 2013
Date Prepared

Budgeted Amount:

Agenda Title: Board of Zoning Appeals Meeting Report – December 18, 2013
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Appeal of Administrator's Decision*

BZA-12-2013 711 & 711-1/2 S. College Avenue appeal of Administrator's Decision
Patrick O'Neill, Esq, Petitioner, Agent

The applicant appealed staff's decision to not allow a use variance application to be heard. The applicant had originally requested a variance to allow a three-family dwelling instead of a single-family dwelling. Staff interpreted the request as a use variance, which are prohibited. The applicant disagreed with the interpretation and alleged that it is the same use category. Legal Counsel and the applicant made statements regarding additional evidence that the applicant would like to submit at a later date. Staff made a brief presentation. The BZA asked questions and heard the applicant's testimony about the property history. Staff stressed that the decision at this point was not to grant the three family use, but whether or not to allow the request to be placed on a future agenda for a variance hearing. The BZA tabled the decision to the next meeting due to the applicant's request to submit additional evidence.

Adjudication Hearing(s)*

BZA-13-2013 30 Josie Drive variance to Section 1143.02(c)(2)B rear yard setback **John DeVore,**
Petitioner, Agent

The applicant requested a rear yard setback variance to allow a screen porch to be built within 16.5 feet of the rear property line, rather than the 35 feet required by R1B zoning district site development regulations. The existing open deck is 19.14 feet from the rear property line. The existing deck structure would be used in the screen porch conversion process. The BZA discussed the triangular shape of the lot, and the existing conditions of the building and site, in its deliberation. The BZA found that practical difficulties existed which renders the strict application of the code unreasonable. The BZA voted 4-0-0 to approve the request as presented, with one member recused from the hearing.

BZA-14-2013 29 N. Beech Street variance to Sections 1151.03(b) freestanding signs in the Uptown (UP) District, and 1141.03(f) use of the vacated right of way **Matthew Troy, Petitioner, Agent**

The applicant requested a variance from the allowable sign types of the Uptown zoning district, as well as a variance from the approved list of uses for the vacated right of way of N. Beech Street. The applicant proposed a 12 square foot freestanding sign identifying Bolin & Troy LLC attorney offices. Currently, there are only small wall signs with no freestanding sign. The sign regulations applicable to the Uptown Zoning district do not allow freestanding signs. Additionally, the supplemental zoning regulations in Section 1141.03 do not list signs as an allowable use of the 16.5 feet vacated right of way. The BZA discussed the right of way usage, building setbacks and surrounding area in its deliberation. The BZA found that practical difficulties existed which renders the strict application of the code unreasonable. The BZA voted 5-0-0 to approve the two variance requests as presented with a condition that the sign location complies with the standard setback distance from N. Beech Street.

BZA-15-2013 311 & 311-1/2 W. Church Street, variance to Sections 1143.05(c)(2)B, rear yard setback; 1143.05(c)(4)A.1, total lot coverage; 1143.05(c)(4)A.2, building coverage **Terry Dudley, Petitioner, Property Owner**

The applicant requested three variances as part of an overall project to improve the existing two-family-use building at 311 W. Church Street. The building was built in the early 1900s and has had several additions since. The original impetus behind the changes is the failing foundation structure of the log cabin addition. As was explained by Mr. Dudley in the hearing, there are other additions which are not fully useable due to ceiling heights and other issues. The applicant proposed to remove the side and rear additions and rebuild new additions. The rebuilt additions would be farther away from the side and rear property lines. The two-family use is permitted in the R2MS zone; therefore, this is not a nonconforming use. This is a nonconforming building/site issue. No occupancy reduction is required. The three requested variances were:

- The current rear yard setback for the structure is nine feet. The code requires 35 feet. The proposal would increase the rear yard setback to 18 feet, which would be still only 50% of the required rear yard setback.
- The current total lot coverage is 62.7%. The code limits the lot coverage to 35%. The proposal is to not only remove the additions but also some of the existing paved/patio stone areas. The submitted site plan shows the crosshatched areas for removal. The proposal would decrease the lot coverage to 52%, which would still be 17% short of the required 35% limit.
- The current building coverage, which includes the garage, is 30.7%. The proposal would maintain the building coverage nearly the same at 30%. The code limits the building coverage to 25%. Therefore, the proposal would still fall short of the requirement by 5%.

In its deliberation, the BZA discussed whether the variances were substantial and whether the essential character of the neighborhood would be negatively impacted. The BZA found that practical difficulties existed which renders the strict application of the code unreasonable. The BZA voted 5-0-0 to approve the three requested variances as presented.

Next Meeting:

The next BZA meeting will take place on January 15, 2014.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

Jhc 1/12/14

DME 1/13/14

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Economic Development Department

For the January 7, 2014
City Council Meeting

Prepared by: G. Alan Kyger
Date Prepared: December 11, 2013

Agenda Title: North US 27 Property Annexation (Zoning Buffers)

Recommendation: Approval

Merion Realty has requested annexation of the vacant land it owns on the northeast corner of College Corner Pike and Todd Road. This annexation will allow this site the privilege to access the City of Oxford's Water & Sanitary systems.

This 14.5 acre site abuts the Koenig John Deere dealership and adjoins Gillman's Home Center. While neither of these two sites are currently in the City, both have signed an agreement which allows them access to the City of Oxford's water & sanitary service. These same agreements require the sites to be annexed into the City, upon request from the City to do so.

During review of the Merion Realty annexation request, it was decided, it would be in the City's best interest to request annexation of both the Koenig Equipment and Gillman's Home Center sites.

As the Annexation Map was being created, the City realized while the parcels which adjoin Gillman's Home Center along Ringwood Road are currently within the City boundary, each Ringwood Road parcel has a 20 foot road ROW which is not with-in the City's corporate boundary.

As a result of this, six addition parcels are included in this annexation petition. Had this not occurred, ½ of Ringwood Road would have stayed in the Township, while the other ½ annexed into the City.

This annexation package includes a Road Maintenance Agreement between the City of Oxford and Oxford Township for a section of Todd Road which abuts the Merion Realty site.

In summary, this annexation package will move the existing City boundary past the existing boundaries along Todd Road and Ringwood Road. It contains 33.55 acres on nine parcels, with nine separate owners.

Reviewed By:

Initial Date

Department Head: _____
City Attorney: _____
City Manager: DAK / 1-23-14

RESOLUTION NO.

A RESOLUTION REGARDING ZONING BUFFERS IN A PROPOSED ANNEXATION OF PROPERTY CONTAINING 33.550 ACRES 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.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Council, having received the notification of a petition for annexation from First Baptist Church, John T. Ratliff, Ringwood Properties Ltd., Irving Materials Inc., Koenig Equipment, Inc., Merion Realty, Inc., GHCOL LLC., and Timothy H. Myers Tr. of the Ernest A. Myers Trust for 33.550 acres of land in the Township of Oxford, Butler County, Ohio ("the Territory"), hereby accepts said petition.

SECTION 2: If the Territory becomes subject to zoning by the City and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the Territory was annexed, City Council will require, in the zoning ordinance permitting the incompatible uses, the Petitioner to provide a buffer separating the use of the Territory and the adjacent land remaining within the township.

SECTION 3: The Clerk is hereby directed to forward a certified copy of this resolution to the Board of County Commissioners of Butler County, Ohio.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: December 17, 2013

Doug Elliott

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

December 13, 2013

Date Prepared

Agenda Title: An Ordinance Authorizing The City Manager To Enter Into An Agreement With The Talawanda School District In A Form Substantially Similar To The Agreement Attached Hereto As Exhibit "a"; Granting The City Permanent Easements Across Three (3) Parcels Of Land Owned By The District In Exchange For The City Releasing Its Reversionary Rights To Two Parcels Totaling 9.37 Acres; And Contingent Upon The Sale Of The Former High School Property To Miami University.

Recommendation: Adopt the Ordinance

Discussion:

The City of Oxford deeded two parcels of real property to the Talawanda School Board on March 1, 1955 for \$244.25. The Ordinance authorizing the sale (No. 778) included a provision in Section 3 that stated "for so long as said property is used for school purposes." The former THS property consists of nine parcels and 25.75 acres. The two City parcels consist of 7.07 and 2.3 acres more or less. The smaller parcel is the southern half of the football/track field. The other parcel includes the front half of the football field, the bus garage, cafeteria, part of the gym, classrooms, parking and access roads.

The Talawanda School Board is interested in selling the entire former THS site to Miami University for \$1,150,000.

The City received a letter from Mark Butterfield, Board President of the Talawanda School Board, post marked September 26, 2013 requesting "that the City voluntarily relinquish its interest in the subject property". As a result of several meetings with Council and representatives of the Talawanda School District (TSD) I am recommending that the City relinquish its property interests in return for permanent road and utility easements from TSD. The permanent road and utility easements are located on three parcels of TSD property. The easements will provide for 82 feet of ROW for future road and utility construction.

The three parcels are the present THS off of University Park Boulevard, the vacant parcel located on Kehr Road, and the Middle School property on SR732.

Approved By:

Initial Date

Department Head:

City Manager:

JAE 1/2/12/2

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TALAWANDA SCHOOL DISTRICT IN A FORM SUBSTANTIALLY SIMILAR TO THE AGREEMENT ATTACHED HERETO AS EXHIBIT "a"; GRANTING THE CITY PERMANENT EASEMENTS ACROSS THREE (3) PARCELS OF LAND OWNED BY THE DISTRICT IN EXCHANGE FOR THE CITY RELEASING ITS REVERSIONARY RIGHTS TO TWO PARCELS TOTALING 9.37 ACRES; AND CONTINGENT UPON THE SALE OF THE FORMER HIGH SCHOOL PROPERTY TO MIAMI UNIVERSITY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The City Manager recommends Council authorize him to enter into an agreement with the Talawanda School District in a form substantially similar to the agreement attached hereto as Exhibit "a" granting the City permanent easements across three (3) parcels of land owned by the district for future roadway and utility expansion in exchange for the City releasing its reversionary rights to two parcels totaling 9.37 acres located on a portion of the former high school property on Chestnut Street Oxford, Ohio.

SECTION 2: The City Council of the City of Oxford has reviewed the agreement and finds the same to be acceptable in a form substantially similar to the agreement attached hereto as Exhibit "a" and finds it is in the best interest of the citizens of Oxford and the citizens of the Talawanda School District.

SECTION 3: The City Council of the City of Oxford further finds it to be in the best interest of the City and the District for the former high school property to be sold to Miami University and therefore the agreement shall be contingent upon the sale of the former high school property to Miami University.

SECTION 4: This Ordinance shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

AGREEMENT

This Agreement is hereby entered into this day of _____ 2014 by and between the City of Oxford, Ohio a municipal corporation (herein after referred to as "City") and the Talawanda City School District (herein after referred to as "District"), collectively referred to herein as the "Parties".

WHEREAS the Parties believe it to be in the best interest of the City and District for the old high school property to be sold to Miami University; and

WHEREAS the District has negotiated an agreement with Miami University to sell the old high school property to Miami University; and

WHEREAS, the City has a reversionary right in a portion of the old high school property; and

WHEREAS, to transfer the old high school property the reversionary right of the City must be released before the property can be sold to Miami University; and

WHEREAS, the City also seeks to preserve right of way across land owned by the District for future roadway and utility expansion; and

WHEREAS, the District has agreed to grant to the City permanent easements across three (3) parcels of land owned by the District in exchange for the City releasing its reversionary rights to a 9.37 acre parcel.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

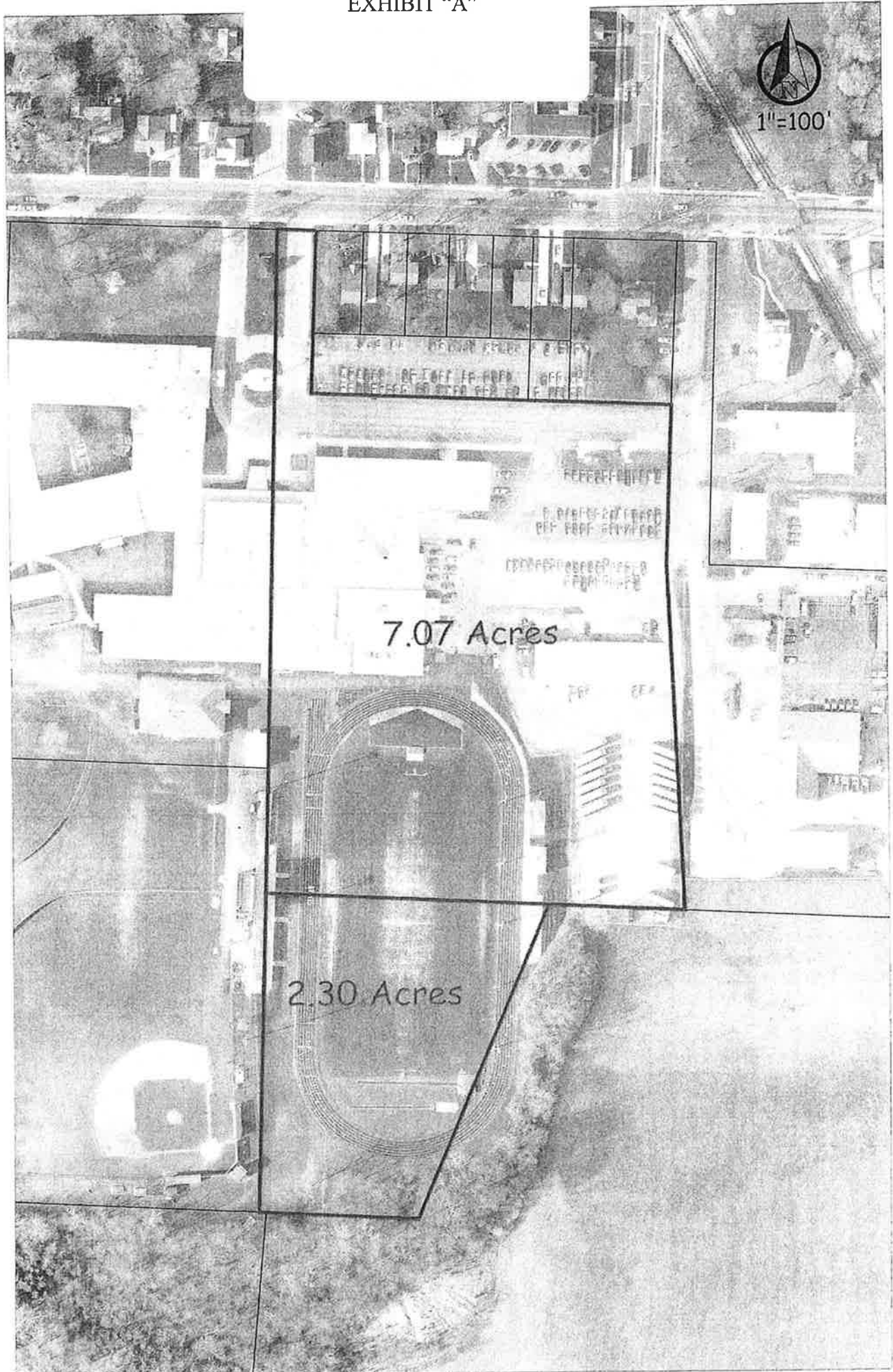
1. The City has agreed to release and convey by quit claim deed its titled interest in an approximately 9.37 acre tract of land located on the old high school site, which parcel is more particularly described on Exhibit "A".
2. The District has agreed to grant three (3) permanent easements to the City on the three (3) parcels of land for permanent roadway and utility purposes.
3. The three (3) parcels herein referred to as "Parcels" on which the City shall receive a permanent roadway and utility easement are as follows:
 - a) Lot 2665, located in the City and consisting of approximately 2.050 acres of land more or less, and more particularly described on Exhibit "B" and "B(1)".
 - b) Part of Lot 3772, located in the City and consisting of approximately 4.018 acres more or less, and more particularly described on Exhibit "C" and "C(1)".

- c) Part of Lot 2821, located in the City and consisting of approximately 3.889 acres more or less, and more particularly described on Exhibit "D" and "D(1)".
- 4. The City shall have the perpetual right in the future to construct or to have constructed roadway and/or utilities on these parcels. This right shall also include the right to construct or to allow others to construct roadway and/or utilities whether public or private.
- 5. The roadway and utility easement granted is eighty-two (82) feet except as otherwise described on Exhibits B, B(1); C, C(1); and D, D(1).

Additionally the City and or anyone acting for or with the permission of the City shall have the right to access for temporally construction purposes a 20 foot strip of land, which shall be parallel to the roadway and utility easements described herein.

- 6. The City shall allow the District to place gravel on a portion of the land comprising roadway and utility easements described in Exhibit B, B(1); C, C(1); and D, D(1). The District shall abandon its use of the gravel parking area upon notification of the City's intended use of all or a portion of the easement area.
- 7. The District agrees that no fence or other structure shall be constructed on any of the easement areas. The District further agrees that by its continued use of the parcels described that it shall not acquire nor claim to have acquired in the future any right to the land described in the easements by adverse possession, abandonment or other claims.
- 8. The terms in the Agreement are contingent upon the purchase of the old high school site property consisting of approximately twenty-six (26) acres by Miami University on or before April 30, 2014. If the old high school site property is not sold to Miami University by said date the terms set forth herein shall be null and void.
- 9. The Parties agree that as a condition of the sale of the old high school site property to Miami University, this Agreement shall be recorded of record as an exhibit to the easements at the time of the Miami University closing.
- 10. The Parties agree to split the costs of the survey, closing and recording costs of this transaction. Each party will pay their own attorney fees.

EXHIBIT "A"



Date: December 6, 2013
Description: Roadway and Utility Easement
Talawanda City School District
Board of Education



Location: Lot #2665, City of Oxford
Butler County, Ohio

Situated in part of Lot #2665 of the City of Oxford, Butler County in Ohio, and being a roadway and utility easement in the lands of the Talawanda City School District Board of Education, as recorded in Deed Book 1601, Page 419 of the Butler County Recorder's Office and being further described as follows:

Beginning at the northeast corner of said Lot #2665; being the southerly line of the lands of EVR Investments, LLC., as recorded in Official Record 7033, Page 1447 of the Butler County Recorder's Office, being the **True Point of Beginning**;

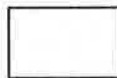
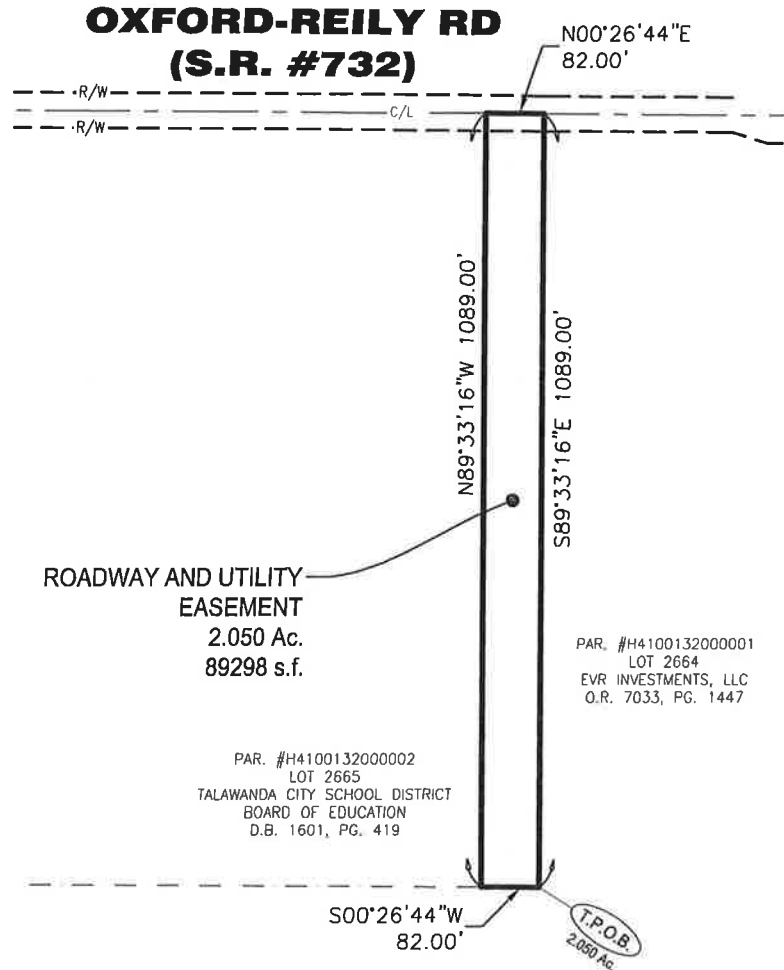
thence, leaving said southerly line of said lands of EVR Investments, LLC., and with the west line of said lands of EVR Investment, LLC., South 00° 26' 44" West, 82.00 feet;

thence, leaving said west line of said lands of EVR Investments, LLC. and through said Lot #2665, North 89° 33' 16" West, 1089.00 feet to the centerline of Oxford-Reily Road (S.R. #732);

thence, with said centerline of Oxford-Reily Road (S.R. #732) North 00° 26' 44" East, 82.00 feet to the southwest corner Lot #2664 of said lands of EVR Investments, LLC.;

thence, leaving said centerline of Oxford-Reily Road and with said southerly line of Lot #2664, South 89° 33' 16" East, 1089.00 feet to the **True Point of Beginning**, containing 2.050 acres of land, more or less and being subject to all legal highways, easements, restrictions and agreements of record.

The above description was prepared from an Exhibit prepared by Bayer Becker, David Douglas Smith, Licensed Professional Surveyor #7121 in the State of Ohio, December 6, 2013.



DENOTES PROPOSED ROADWAY
AND UTILITY EASEMENT.



Basis of Bearing:
State Plane NAD83 GPS Observations
0 200 300
SCALE: 1" = 200'

NOTE: THIS EXHIBIT WAS PREPARED FROM EXISTING DEEDS AND SURVEYS OF RECORD. IT DOES NOT REPRESENT A BOUNDARY SURVEY

Drawing:
13D034-000 ES
Scale
1"=200'
Drawn by:
DDS
Checked By:
BRJ
Issue Date:
12-06-13

**TALAWANDA CITY SCHOOL DISTRICT
BOARD OF EDUCATION**
PART OF LOT #2665
CITY OF OXFORD
BUTLER COUNTY, OHIO

ROADWAY AND UTILITY EXHIBIT



318 S. College Avenue
Oxford, OH 45056 - 513.523.4270

Date: December 6, 2013

Description: Roadway and Utility Easement
Board of Education of the
Talawanda City School District



Location: Part of Lot #3772, City of Oxford
Butler County, Ohio

Situated in part of Lot #3772 of the City of Oxford, Butler County, Ohio, and being a roadway and utility easement in part of the lands of the Board of Education of the Talawanda City School District, as recorded in Official Record 8096, Page 1518 of the Butler County Recorder's Office, and being further described as follows:

Commencing, at the northwest corner of right of way of University Boulevard being the southwest corner of Lot #3289; of Indian Trace & Arrowhead Crossing as recorded in Plat Envelope 3313, Page A of the Butler County Recorder's Office;

thence, leaving said southwest corner of Lot #3289; of Indian Trace & Arrowhead Crossing and with the west right of way of said University Boulevard, South 02° 17' 31" West, 9.01 feet to the **True Point of Beginning**; thence, continuing with said west right of way of said University Boulevard, South 02° 17' 31" West, 82.17 feet;

thence, leaving said west right of way of said University Boulevard and through said lands of the Board of Education of the Talawanda City School District for the following six courses:

- 1) with a curve to the right, having a central angle of 47° 30' 33", a radius of 411.00 feet, an arc length of 340.80 feet, and a chord bearing and distance of North 67° 17' 42" West, 331.12 feet;
- 2) North 43° 32' 26" West, 275.90 feet;
- 3) with a curve to the left, having a central angle of 45° 00' 00", a radius of 329.00 feet, an arc length of 258.40 feet, and a chord bearing and distance of North 66° 02' 26" West, 251.81 feet;
- 4) North 88° 32' 26" West, 637.24 feet;
- 5) with a curve to the left, having a central angle of 14° 54' 44", a radius of 329.00 feet, an arc length of 85.63 feet, and a chord bearing and distance of South 84° 00' 12" West, 85.39 feet;
- 6) South 76° 32' 51" West, 521.97 feet to the centerline of the CSX Railroad, being the east line of the lands of Duvall Properties, LLC, as recorded in Official Record 7362, Page 2165 of the Butler County Recorder's Office;

thence, with said centerline of the CSX Railroad and with said east of the lands of Duvall Properties, LLC, with a curve to the left, having a central angle of 01° 14' 03", a radius of 3811.23 feet, an arc length of 82.10 feet, and a chord bearing and distance of North 16° 14' 07" West, 82.10 feet to the southwest corner of Lot #2820, being the lands of Clawson Properties I, LLC, as recorded in Official Record 7577, Page 1342 of the Butler County Recorder's Office;

thence, leaving said centerline of the CSX Railroad and said east line of Duvall Properties, LLC and with the south line of said Lot #2820, North 76° 32' 51" East, 579.74 feet;

thence, continuing with said Lot #2820., South 88° 32' 26" East, 691.03 feet;

thence, leaving said Lot #2820 for the following three courses:

- 1) with a curve to the right, having a central angle of 45° 00' 00", a radius of 411.00 feet, an arc length of 322.80 feet, and a chord bearing and a distance of South 66° 02' 26" East, 314.57 feet;
- 2) South 43° 32' 26" East, 275.90 feet;
- 3) with a curve to the left, having a central angle of 48° 20' 36", a radius of 329.00 feet, an arc length of 277.59 feet, and a chord bearing and distance of South 67° 42' 44" East, 269.43 feet to the **True Point of Beginning**, containing 4.018 acres of land, more or less and being subject to all legal highways, easements, restrictions and agreements of record.

The above description was prepared from an Exhibit prepared by Bayer Becker, David Douglas Smith, Licensed Professional Surveyor #7121 in the State of Ohio, December 6, 2013.



Drawing:	13D034-000 ES
Scale	1"=200'
Drawn by:	DDS
Checked By:	BRJ
Issue Date:	12-06-13

**BOARD OF EDUCATION OF THE
TALAWANDA CITY SCHOOL DISTRICT
PART OF LOT #3772
CITY OF OXFORD
BUTLER COUNTY, OHIO**

ROADWAY AND UTILITY EXHIBIT



318 S. College Avenue
Oxford, OH 45056 - 513.523.4270

Date: December 6, 2013

Description: Roadway and Utility Easement
Talawanda School District
Board of Education

Location: Part of Lot 2821, City of Oxford
Butler County, Ohio



Situated in part of Lot #2821 of the City of Oxford, Butler County, Ohio, and being a roadway and utility easement in the lands of the Talawanda City School District Board of Education, as recorded in Official Record 7861, Page 23 and Official Record 6978, Page 2200 of the Butler County Recorder's Office, and being further described as follows:

Beginning at the southwest corner of Lot #3669 of South Farm Section 2A as recorded in Plat Envelope 4002, Page A of the Butler County Recorder's Office and being the **True Point of Beginning**;

thence, with the south line of said South Farm Section 2A South 88° 59' 39" East, 728.97 feet to the centerline of Kehr Road and being the southeast corner of the lands of Cobblestone Community Church, Inc. as recorded in Official Record 7665, Page 632 of the Butler County Recorder's Office;

thence, leaving said southeast corner of Cobblestone Community Church, Inc. and with said centerline of Kehr Road, South 00° 14' 19" West, 85.70 feet;

thence, leaving said centerline of Kehr Road and through part of Lot #2821, being the lands of Talawanda School District Board of Education for the following five courses:

- 1) North 89° 41' 46" West, 983.56 feet;
- 2) with a curve to the right, having a central angle of 36° 18' 19", a radius of 411.00 feet, an arc length of 260.43 feet, and a chord bearing and a distance of North 71° 32' 36" West, 256.09 feet;
- 3) North 53° 23' 27" West, 306.29 feet;
- 4) with a curve to the left, having a central angle of 36° 09' 50", a radius of 329.00 feet, an arc length of 207.66 feet, and a chord bearing and a distance of North 71° 28' 22" West, 204.23 feet;
- 5) North 89° 33' 16" West, 98.39 feet to the east line of Lot #2664 and being the lands of EVR Investments, LLC as recorded in Official Record 7033, Page 1447 of the Butler County Recorder's Office;

thence, with said east line of Lot #2664 and said east line of EVR Investments, LLC, North 00° 01' 08" West, 82.00 feet to the southwest corner of Lot #3695 of South Farm Section 3 as recorded in Official Record 7951, Page 589 of the Butler County Recorder's Office;

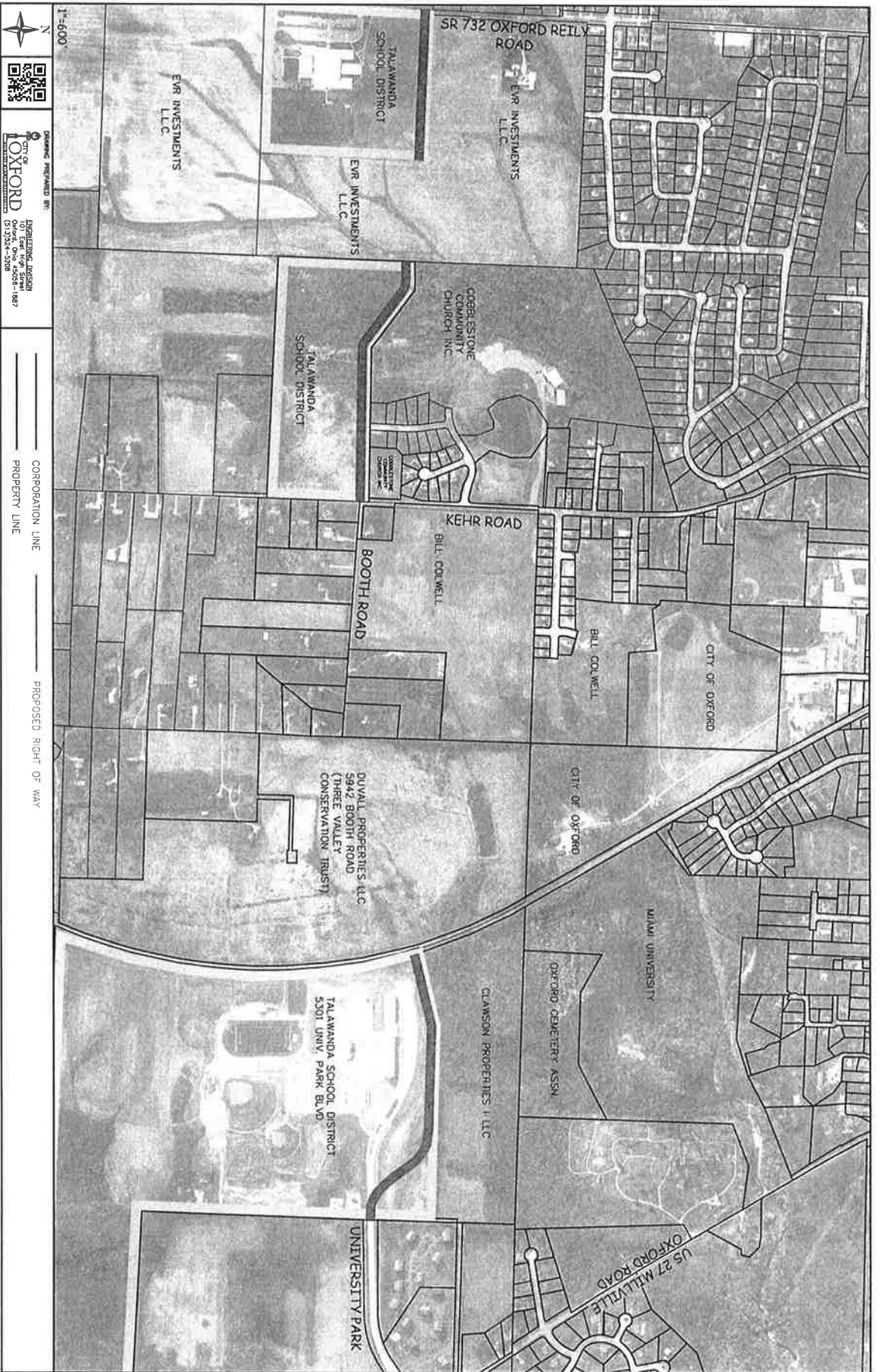
thence, leaving said east line of Lot #2664 and said east line of EVR Investments, LLC. and Lot #3695 for the following three courses:

- 1) South 89° 33' 16" East, 233.20 feet;
- 2) South 55° 25' 07" East, 546.38 feet;
- 3) South 88° 59' 39" East, 352.90 to the **True Point of Beginning**, containing 3.889 acres of land, more or less and being subject to all legal highways, easements, restrictions and agreements of record.

The above description was prepared from an Exhibit prepared by Bayer Becker, David Douglas Smith, Licensed Professional Surveyor #7121 in the State of Ohio, December 6, 2013.



ROADWAY AND UTILITY EXHIBIT



CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Economic Development Department

For the January 7, 2014
City Council Meeting

Prepared by: G. Alan Kyger
Date Prepared: December 11, 2013

Agenda Title: North US 27 Property Annexation (Statement of Services)

Recommendation: Approval

Merion Realty has requested annexation of the vacant land it owns on the northeast corner of College Corner Pike and Todd Road. This annexation will allow this site the privilege to access the City of Oxford's Water & Sanitary systems.

This 14.5 acre site abuts the Koenig John Deere dealership and adjoins Gillman's Home Center. While neither of these two sites are currently in the City, both have signed an agreement which allows them access to the City of Oxford's water & sanitary service. These same agreements require the sites to be annexed into the City, upon request from the City to do so.

During review of the Merion Realty annexation request, it was decided, it would be in the City's best interest to request annexation of both the Koenig Equipment and Gillman's Home Center sites.

As the Annexation Map was being created, the City realized while the parcels which adjoin Gillman's Home Center along Ringwood Road are currently within the City boundary, each Ringwood Road parcel has a 20 foot road ROW which is not with-in the City's corporate boundary.

As a result of this, six addition parcels are included in this annexation petition. Had this not occurred, ½ of Ringwood Road would have stayed in the Township, while the other ½ annexed into the City.

This annexation package includes a Road Maintenance Agreement between the City of Oxford and Oxford Township for a section of Todd Road which abuts the Merion Realty site.

In summary, this annexation package will move the existing City boundary past the existing boundaries along Todd Road and Ringwood Road. It contains 33.55 acres on nine parcels, with nine separate owners.

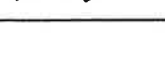
Reviewed By:

Initial Date

Department Head:

City Attorney:

City Manager:

1-3-14

RESOLUTION NO.

RESOLUTION ADOPTING A STATEMENT INDICATING THE SERVICES THE CITY OF OXFORD, OHIO WILL PROVIDE TO THE 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 PETITIONERS, AS PROVIDED BY OHIO REVISED CODE SECTION 709.023.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Council, having received the notification of a petition for annexation from First Baptist Church, John T. Ratliff, Ringwood Properties Ltd., Irving Materials Inc., Koenig Equipment, Inc., Merion Realty, Inc., GHCOL LLC., and Timothy H. Myers Tr. of the Ernest A. Myers Trust for 33.550 acres of land in the Township of Oxford, Butler County, Ohio hereby accepts said petition.

SECTION 2: Council hereby adopts this resolution indicating what services the City will provide to the land to be annexed to the City in accordance with Ohio Revised Code Section 709.023(C).

SECTION 3: The City of Oxford, Ohio hereby states that it will provide, upon the finalization of the annexation, the following services to the Territory: law enforcement, recreation programming, maintenance of any and all public streets and alleyways, keeping same open, in repair and free from nuisance, and professional planning staff; which said services shall be available immediately or as required thereafter upon finalization of the annexation. In addition, the facilitation of public utility services which include potable water, sanitary and storm sewerage, solid waste collection and disposal, electricity, street lighting and fire inspection, fire protection, paramedic and ambulance services, and any and all other services provided to or made available to the citizens of the City of Oxford, Ohio, as appropriate shall be available as the Territory is developed and such services become appropriate. Extension of all public utility services shall be subject to such regulations, conditions and fees as the City deems appropriate.

SECTION 4: The Clerk is hereby directed to forward a certified copy of this resolution to the Board of County Commissioners of Butler County, Ohio.

SECTION 5: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: January 7, 2014

Jung-Han Chen
Prepared By

Account Code No. #:

Budgeted Amount:

January 2, 2014 (revised)
Date Prepared

Agenda Title:	Repeal Section 1305.02 Additions, Insertions and Changes of the Oxford Property Maintenance Code and Adopt New Section 1305.02 Additions, Insertions and Changes of the Oxford Property Maintenance Code
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Recommendation:	Approval
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Discussion:

There are several amendments being proposed for City Council's consideration under this legislation, that specifically deal with carbon monoxide/photoelectric smoke detectors, foreclosed property notifications, tall grass notifications, and vacant lot mowing issues.

City Council has been discussing this legislation since December, 2013 and tabled it at the last regular meeting on December 17, 2013, recommending further clarification of the proposed language in relation to photoelectric smoke detector requirements. Councilor Keebler recommended that photoelectric smoke detector requirements be placed in the appropriate section of the property maintenance code.

The requirements for carbon monoxide smoke detectors will appear in Chapter 6. Chapter 7, which governs fire safety requirements, will be the appropriate location for smoke detectors. There will be a 3-year transition period from the ionization-type interconnected detection systems' conversion to a photoelectric smoke detection system. However, during this 3-year period, individual battery-powered photoelectric smoke detectors shall be installed to supplement the existing ionization detection system. Additionally, any new or replacement smoke detectors within a sleeping room shall be a photoelectric type after the adoption of this legislation. All changes are highlighted in blue in the attachment "Exhibit A".

No additional changes to foreclosed property notifications, tall grass notifications, as well as vacant lot mowing issues were made.

Staff is asking City Council to approve this legislation.

Approved By:

Department Head:
City Attorney:
City Manager:

Initial Date

JHC 1/2/14
DRG 1/2/14

ORDINANCE NO.

AN ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE SECTION 1305.02 ENTITLED ADDITIONS, INSERTIONS AND CHANGES (TO THE OXFORD PROPERTY MAINTENANCE CODE) AND ADOPTING NEW OXFORD CODIFIED ORDINANCE SECTION 1305.02 ENTITLED ADDITIONS, INSERTIONS AND CHANGES (TO THE OXFORD PROPERTY MAINTENANCE CODE) AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The City Manager and the Community Development Director recommend Oxford Codified Ordinance Section 1305.02 entitled Additions, Insertions and Changes be repealed, and new Oxford Codified Ordinance Section 1305.02 entitled Additions, Insertions and Changes be adopted to provide necessary updates and clarifications within the Property Maintenance Code.

SECTION 2: Council accepts the recommendation of the City Manager and the Community Development Director and hereby repeals Oxford Codified Ordinance Section 1305.02 entitled Additions, Insertions and Changes and adopts new Oxford Codified Ordinance section 1305.02 entitled Additions, Insertions and Changes as set forth on exhibit "A" attached hereto and incorporated herein by reference.

SECTION 3: If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance. The Council of the City of Oxford hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 4: Nothing in this ordinance or in the Property Maintenance Code shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of actions acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 5: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

Exhibit A

PM-101.1 Replace “*International*” with “City of Oxford”.

PM-102.3 Replace “*International*” with “City of Oxford adopted”.

PM-103.5 Fee Schedule: The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as set forth in the most current annual fee schedule adopted by Council.

PM-104.2 Replace entire Paragraph with “**Inspections and Enforcement.**

a) The Code Official is hereby authorized to make inspections to determine the condition of rooming houses, lodging houses, dwellings, dwelling units, or fraternity houses and other premises located within the City. The Code Official is hereby authorized to enter, examine, and survey at all reasonable times, or at such times as may be necessary in all dwellings, dwelling units, rooming houses, lodging houses, rooming units, fraternity houses and premises. Single-family, owner-occupied dwellings will not be routinely inspected by the Code Official but will be inspected upon the filing of a written complaint as set forth hereinafter, or when the Code Official has personal knowledge of specific conditions that warrant inspection, or upon request of the owner/occupant. The Code Official will inspect owner-occupied dwellings only with the owner’s permission or in accordance with due process of law and the obtaining of an appropriate court order.

b) The Code Official will inspect any dwellings, dwelling units, rooming houses, lodging houses, rooming units, fraternity houses, any premises upon the formal written filing of a complaint signed by a person alleging a violation of this code.

Such inspection will take place within five working days from receipt of the complaint. All dwellings, dwelling units, rooming houses, lodging houses, rooming units, fraternity houses and premises requiring a rental permit shall be inspected on a regular and systematic basis. Notice shall be given to the owner or occupant or owner’s agent 24 hours in advance of any such inspection except;

1. In an emergency situation, or
2. For the purpose of validating there is no violation of Section PM-404 Occupancy Limitations, or
3. In those cases where the owner, agent, or occupant consents to inspection or when the premises are open and accessible to inspection.”

Add PM-104.7 “Coordination of inspections. Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector’s authority to enforce, the inspector shall report the findings to the code official having jurisdiction.”

PM-106.4 Replace entire paragraph with “**Violation Penalties.**

Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of \$250.00 or imprisonment for a term not to exceed thirty (30) days, or both, at the discretion of the court. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

PM-107.3 Replace entire paragraph with “**Method of Service.**

1. Delivered personally; or
2. Sent by first class mail with Certificate of Mailing to the last known address; or
3. Posting in a conspicuous place on or about the structure or property affected by such notice and by first class mail to the last known address.”

PM-110.1 Replace “two years” with “one year”.**PM-111.2** Replace “three” with “five”.**PM- 111.2.1** Add “but may be employees of the jurisdiction”.**PM-111.4** Replace “two-thirds” with “three-fifths”**PM-112.4.** Insert “\$100.00” and “\$500.00”.**PM-201.3.** Replace “*International*” with “City of Oxford adopted”.**PM-202.0** Insert the following definitions:**“Building.**

Any structure occupied or intended for supporting or sheltering any occupancy.

Dormitory.

A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group.

Hotel.

Any building containing six or more guestrooms, intended or designed to be occupied, or which are rented or hired out to be occupied, for sleeping purposes by guests.

One-family dwelling.

A building containing a dwelling unit designed for a family.

Two-family dwelling.

A building containing two (2) dwelling units, each unit designed for a family.

Family.

A person living alone, or two or more persons related by blood, marriage or adoption, including minor children in the lawful custody of an adult member or members of the family, living together as a single housekeeping unit and occupying a single dwelling unit, or a group of not more than four unrelated persons living together as a single housekeeping unit occupying a single dwelling unit and using only common entrances and exists.

Fraternity/Sorority.

A building which is occupied only by a group of university or college students who are associated together in a fraternity which is chartered by a national/international fraternity or recognized by Miami University and receive from the fraternity or its agents lodging and/or meals on the premises for compensation. Occupants may also include employees and pledges of the fraternity or its agents, and non-members not to exceed ten percent (10%) of the maximum occupancy of the building whom the fraternity or its agents permit to live in the house.

Lodging house.

A dwelling where lodging, but not meals, is provided for compensation for no more than twelve (12) persons who are not transients or members of the owner's family, and do not live as a single housekeeping unit in a family-like environment on a relatively permanent basis, and in which no cooking or dining facilities are provided in individual rooms.

Public nuisance.

Includes any of the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law;
2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures;
3. Any premises that has unsanitary sewerage or plumbing facilities;
4. Any premises designated by the code official as unsafe for human habitation;
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or insecure so as to endanger life, limb or property;
6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided;
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has an uncontrolled growth of weeds; or
8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises."

PM-302.4 Replace the entire paragraph with" Weeds"

All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all

grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers, ~~and gardens~~ **and fields used for agricultural purposes.**

(1) All properties within the City of Oxford must be maintained in accordance with § 302.4 of the Oxford Property Maintenance Code as amended and adopted by the City of Oxford, which prohibits grass or weed growth in excess of ten inches (10").

(2) If grass or weed growth exceeds ten inches (10"), the City will cause notice to the owner, occupant, or person having charge or management of any residential, commercial, or industrial lot or land within the corporate limits of the City. If the grass or weeds are not brought into compliance within ten (10) days of receiving notice, the City shall cause the weeds or grass to be cut at the owner's expense. The City will place a lien on the property for the amount owed in accordance with O.R.C. § 731.54.

(3) If a property is found to be in violation of §302.4, notice shall be issued in the following manner:

- a. For properties which are occupied:
 - i. Notice will be issued by a posting placed on or near the front door of the structure and a placard conspicuously placed in the front yard of the property. Said posting and placard shall be of a size, shape and color to be clearly visible and shall contain the following information:
 1. The nature of the Code violation; and
 2. An order to cut or remove the weeds or grass within ten days; and
 3. Statement indicating that should the property owner or current tenant fail to comply with the order, the City will cause the weeds or grass to be cut or removed at the owner's expense, and the City will place a lien on the property for the amount owed in accordance with O.R.C. § 731.54; and
 4. The penalties provided for removing the posting and placard before bringing the property into compliance; and
 5. Contact information of the appropriate city agency.
 - ii. Such posting and placard shall remain on the property until the property is brought into compliance with §302.4 of the International Property Maintenance Code as amended and adopted by the City of Oxford. Removal of the posting and placard before the property complies with § 302.4 shall constitute a violation of this section.
- b. For properties which are not currently occupied:
 - i. If the property owner's address is known, notice will be issued by certified mail, return receipt requested, to the owner's address. If the owner's address is unknown, notice will be published in a newspaper of general circulation in Butler County. The notice shall contain the following information:
 1. The nature of the Code violation; and

2. An order to cut or remove the weeds or grass within ten days; and
3. Statement indicating that should the property owner fail to comply with the order, the City will cause the weeds or grass to be cut or removed at the owner's expense, and the City will place a lien on the property for the amount owed in accordance with O.R.C. § 731.54; and
4. Contact information of the appropriate city agency.

PM 302.4.1 Vacant lots: Vacant lot shall be mowed in the manner described below on a regular basis complies with § 302.4

(1) **The front yard of the vacant lot shall be mowed in accordance with the front yard setback stipulated either on the recorded subdivision plat or the minimum front yard setback of the zoning district where the vacant lot is located, whichever is larger.**

(2) **The side yard of the vacant lot shall be free of tall grass when the lot is abutting a developed lot with a house. The side yard is defined by the Oxford Zoning Code.**

PM 302.4.2 One notification per calendar year shall be deemed notice for all subsequent violations during the same calendar year.

PM-304.1.1 Delete Paragraph.

Add "PM-304.3.1 Residential House Sign: All residential house signs shall be maintained in good repair with proper anchorage and in a safe condition.

- a.) The sign may be either a wall sign or a freestanding sign but not both.
- b.) No more than six square feet in area.
- c.) Indirect illumination only.

Add "PM-304.3.2 Interior unit identification: Every rooming unit and every dwelling unit in every rooming house, lodging house or fraternity house of more than three units shall be numbered in a plain and conspicuous manner, the number to be placed on the outside of the door, or within thirty inches (30") of the door, to such rooming unit or dwelling unit."

PM-304.14 Insert "May 15" and "October 15".

PM-305.1.1 Delete Paragraph

PM-308.2.1 Replace with "Rubbish storage facilities.

It shall be the responsibility of the owner to supply such facilities or containers for all dwelling units in a dwelling containing more than four dwelling units and for all dwelling units located on premises where more than four dwelling units share the same premises. In all other cases it shall be the responsibility of the occupant to furnish such facilities or containers unless the owner has agreed to supply such facilities."

PM-308.3.1 Replace with “**Garbage facilities.**

It shall be the responsibility of the owner to supply such facilities or containers for all dwelling units in a dwelling containing more than four dwelling units and for all dwelling units located on premises where more than four dwelling units share the same premises. In all other cases it shall be the responsibility of the occupant to furnish such facilities or containers unless the owner has agreed to supply such facilities.”

PM-310 Add “**SECTION 310 RENTAL PERMITS****PM-310.1 Permits required.**

No person shall operate a rental unit(s), rooming house, lodging house, multiple dwelling, or fraternity house unless he has a valid rooming house, lodging house, multiple dwelling, dwelling unit, or fraternity house permit issued by the Code Official in the name of the operator for the specified rooming house, lodging house, multiple dwelling, dwelling unit, or fraternity house. No person shall rent or lease a dwelling unit, except to a member of his or her family, without a dwelling unit rental permit issued by the Code Official in the name of the owner or operator for the specific dwelling unit. The operator shall apply to the Code Official for such permit, submitting the required form, plans and paying the required processing fee. The initial required permit shall be issued by the Code Official as soon as feasible after the Code Official has an opportunity to determine by an on-premises inspection, that the rooming house, lodging house, multiple dwelling, dwelling unit, or fraternity house complies with the applicable provisions of this chapter and is lawfully occupied under the relevant building code. A copy of this permit shall be protected and displayed in a conspicuous place on the premises at all times and shall state the maximum occupancy permitted under the provisions of this chapter, if any, as well as the name of the designated agent. Every person holding such a permit shall return such permit to the Code Official within ten days after having sold, transferred, given away or otherwise disposed of the ownership, interest, control or operation of any such rooming house, lodging house, multiple dwelling unit, dwelling unit, or fraternity house. Every rooming house, lodging house, multiple dwelling, dwelling unit, or fraternity house rental permit shall expire at the end of one year following the effective date of issuance, unless sooner revoked pursuant to PM-310.4, or by operation of PM-110. A rooming house, lodging house, multiple dwelling, dwelling unit or fraternity house rental permit may not be reissued to another operator without re-inspection of the premises by the Code Official.

Application and payment of fees for renewal of a rooming house, lodging house, multiple dwelling, dwelling unit or fraternity house rental permit shall operate as authority for the operator to continue operation of the rooming house, lodging house, multiple dwelling, dwelling unit, or fraternity house for which renewal application is made, until such time as the Code Official, in writing, denies or issues subsequent permit. No permit will be renewed more than once without an inspection by the Code Official.

PM-310.1.1 Exceptions.

Permits are not required for Single family homes that are subject to a two (2) party agreement where no monetary compensation is paid by either party and the exchange does not exceed two (2) years in duration, whereby owners occupy each other's single family home.

PM-310.2 Agent required.

Every owner of a dwelling not residing on the premises shall appoint and designate an agent to act in his behalf and shall notify the Code Official with the telephone number of the appointed agent and the notification shall contain an acceptance of such appointment signed by the designated agent. An individual may act as his or her own agent. The agent required by this section shall be a permanent resident of Butler county, Ohio, or an adjoining county or an entity operating a permanent office in Butler county, Ohio or an adjoining county. Adjoining counties are Hamilton, Montgomery, Preble and Warren Counties in Ohio, and Dearborn, Franklin and Union Counties in Indiana.

PM 310.2.1 Definitions - Agent. An Agent is defined as a responsible person or entity who acts for, or in place of, the owner of a property with the responsibility of providing a healthy and safe environment for the inhabitants by complying with all applicable rules and regulations.

PM-310.3 Appeal of permit denial.

Any person whose application for a permit has been denied may request and shall be granted a hearing on the matter pursuant to PM-111 Means of Appeals.

PM-310.4 Revocation of rental permits.

Whenever, upon inspection of any premises requiring a rental permit, the Code Official finds that conditions or practices exist which are in violation of any provision of this chapter, the Code Official shall give notice in accordance with PM-107 to the owner, or owner's agent, of such premises. At the end of the time period specified in the notice, the Code Official shall re-inspect the premises and if the Code Official finds that such conditions or practices have not been corrected and if no petition for hearing has been filed, the Code Official shall give notice in writing to the owner or owner's agent that the permit has been revoked. Upon receipt of such notice, the owner or owner's agent shall immediately cease operation of such rental unit or rental units and no person shall let for occupancy or occupy for sleeping or living purposes any dwelling unit therein.

PM-310.5 Appeal of permit revocation.

Any person who has received notice that his permit is to be revoked unless existing conditions or practices at the rental premises are corrected, may within ten days after the date of such notice request and shall be granted a hearing upon the matter pursuant to PM-111.0."

~~PM — 310.6.1 Carbon monoxide detector required~~

~~In any residential rental property that has either fossil fuel burning equipment or an attached enclosed garage, a carbon monoxide detector must be installed in the immediately vicinity outside of each sleeping area.~~

~~PM — 310.6.2 Photoelectric smoke detectors required~~

~~A photoelectric smoke detector must be installed outside of each sleeping area and on every level or rental residence. A minimum of one photoelectric smoke detector must be installed for every 1200 square feet of living space per level. Photoelectric smoke detectors or dual sensor smoke detectors may be used to meet the existing building code requirements or be installed supplemental to the existing building code requirements.~~

PM—310.6.3 Installation

~~Detectors must be installed according to the manufacturer's instructions. Smoke Detectors retrofitted in a rental residence that has a hardwired battery back-up smoke detection system shall be may be connected in to such a system.~~

PM-401.3. Replace “*International*” with “City of Oxford”.

PM-404.1.1. Add “Every window of every room used for sleeping shall be supplied with shades, draw drapes, or other devices or materials which when properly used will afford privacy to the occupant of the room.”

PM-404.4.1 Replace “50” with “70” and “4.6” with “6.5”.

PM404.5. Table. Living room for 1-2 occupants – replace “120” with “No requirement”

PM-505.1 Replace “*International*” with “Ohio”.

PM-602.2 Replace “locality indicated in Appendix D of the *International Plumbing Code*” with “City of Oxford”.

PM-602.3 Insert “October 15” and “May 15”.

PM-602.3. Replace “Appendix D of the *International*” with “City of Oxford”.

PM-602.4. Insert “October 15” and “May 15”.

PM-603.3 Add “Access to outdoor mechanical equipment shall be maintained under all weather conditions”.

PM-604.3.1.1 Replace “*International*” with “City of Oxford”.

PM-604.3.2.1. Replace “*International*” with “City of Oxford”.

PM 608 Add SECTION 608 CARBON MONOXIDE DETECTORS**PM 608.1 Add Carbon Monoxide Detector.**

In any residential property that has either fossil fuel burning equipment or an attached enclosed garage, a carbon monoxide detector must be installed in the immediate vicinity outside of each sleeping area.

.PM-702.1 Replace “*International*” with “City of Oxford”.

PM-702-2. Replace “*International*” with “City of Oxford”.

PM-702.3. Replace “*International*” with “City of Oxford”.

PM-704.1. Replace “*International*” with “City of Oxford”.

PM 704.2 Replace the entire paragraph with: **Smoke Alarms.**

Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations:

1. In each room used for sleeping purposes.
2. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics, one for every 1200 sq. ft. of area per level. In dwellings or dwelling with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the low level is less than one full story below the upper level and the covered area does not exceed 1200 sq. ft.

ADD PM 704.3 Smoke Alarm Type. Effective March 1, 2014, smoke alarms required under 704.2.2 (outside sleeping area) and 704.2.3 (each level) must be photoelectric type detectors, and any new or replacement smoke alarms installed within a sleeping room after that date shall be photoelectric type detectors.

RENUMBER PM 704.3 to PM 704.4

RENUMBER PM 704.4 to PM 704.5 and replace the entire paragraph with “Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm shall activate all alarms within the dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise level with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.
3. Where ionization type interconnected detection systems were installed prior to March 1, 2014, the requirement for photoelectric detectors may be satisfied either by replacing the interconnected detectors or by installing supplemental, battery-powered, individual detectors and maintain both systems. After March 1, 2017, all interconnected detection systems shall be changed out to photoelectric type detectors.

ADD PM-704.6. Fire Extinguisher “All rental units for which a permit is required pursuant to PM-310 shall be equipped with a fire extinguisher in or near the kitchen

CHAPTER 8

Replace in its entirety with **“REFERENCED CODES”**

This chapter lists the standard codes which the City of Oxford has adopted and that are referenced in various sections of this document. The standards are listed herein by the title and version. The application of the referenced standards shall be as specified in Section 102.7.

Title:	Version
National Electrical Code	2011
Ohio Building Code	2011
Ohio Fire Code	2011
Ohio Mechanical Code	2011
Ohio Plumbing Code	2011
Residential Code of Ohio	2013

CHAPTER 9 NOTIFICATION OF FORECLOSURE FILING

SECTION 901 DEFINITION

901.1 DEFINITION

(a) **“Person”** means a natural person or any legal entity including, but not limited to, a corporation, firm, partnership, trust or association, and specifically including the attorney and/or law firm representing a party initiating a foreclosure complaint or action.

(b) **“Vacant”** means that no person actually resides in any part of the building on the property, or that no person conducts a lawful business in any part of the building located on the property, or that there is no primary structure on the property.

SECTION 902 NOTICES TO THE CITY OF FORECLOSURE FILING

902.1 NOTICE REQUIREMENT. Any person who files a complaint or otherwise initiates a foreclosure involving real property located within the corporation limits of the City of Oxford shall notify the Code Official of the filing of the foreclosure complaint, within ten (10) days after filing the complaint with the relevant court, by filing with the Code Official a complete copy of the complaint and the contact name, address and phone number of the complainant.

SECTION 903 PERSONS RESPONSIBLE FOR MAINTENANCE

903.1 Responsible person for maintenance.

(a) If the building or structure located on the property that is the subject of the foreclosure is vacant at the time of the filing of the foreclosure, or if the property is otherwise vacant, then the person filing the foreclosure complaint shall also notify the City of the name, address and contact information of the person who will be responsible for maintaining the property.

(b) If the building or structure located on the property that is the subject of the foreclosure becomes vacant at any time after the filing of the foreclosure, then the person filing the

foreclosure complaint shall notify the City of the name, address and contact information of the person who will be responsible for maintaining the property within ten (10) days of the vacancy.

(c) If at any time during the foreclosure proceedings there is a change in the person(s) responsible for maintaining the property, then the person filling the foreclosure complaint shall notify the City of the name, address and contact information of the person who will, or who has, assumed responsibility for maintaining the property within ten (10) days.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Economic Development Department

For the January 7, 2014
City Council Meeting

Prepared by: G. Alan Kyger
Date Prepared: December 11, 2013

Agenda Title: North US 27 Property Annexation (Accepting the Annexation)

Recommendation: Approval

Merion Realty has requested annexation of the vacant land it owns on the northeast corner of College Corner Pike and Todd Road. This annexation will allow this site the privilege to access the City of Oxford's Water & Sanitary systems.

This 14.5 acre site abuts the Koenig John Deere dealership and adjoins Gillman's Home Center. While neither of these two sites are currently in the City, both have signed an agreement which allows them access to the City of Oxford's water & sanitary service. These same agreements require the sites to be annexed into the City, upon request from the City to do so.

During review of the Merion Realty annexation request, it was decided, it would be in the City's best interest to request annexation of both the Koenig Equipment and Gillman's Home Center sites.

As the Annexation Map was being created, the City realized while the parcels which adjoin Gillman's Home Center along Ringwood Road are currently within the City boundary, each Ringwood Road parcel has a 20 foot road ROW which is not with-in the City's corporate boundary.

As a result of this, six portions of parcels are included in this annexation petition. Had this not occurred, ½ of Ringwood Road would have stayed in the Township, while the other ½ annexed into the City.

This annexation package includes a Road Maintenance Agreement between the City of Oxford and Oxford Township for a section of Todd Road which abuts the Merion Realty site.

In summary, this annexation package will move the existing City boundary past the existing boundaries along Todd Road and Ringwood Road. It contains 33.55 acres on nine parcels, with seven different owners.

Reviewed By:

Initial Date

Department Head: _____

City Attorney: _____

City Manager: _____

DKE 1/23/14

RESOLUTION NO.

A RESOLUTION ACCEPTING THE ANNEXATION 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 PETITIONERS, AS PROVIDED BY OHIO REVISED CODE SECTION 709.023.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Council, having received the notification of a petition for annexation from First Baptist Church, John T. Ratliff, Ringwood Properties Ltd., Irving Materials Inc., Koenig Equipment, Inc., Merion Realty, Inc., GHCOL LLC., and Timothy H. Myers Tr. of the Ernest A. Myers Trust for 33.550 acres of land in the Township of Oxford, Butler County, Ohio hereby accepts said petition.

SECTION 2: Council hereby consents to the annexation petition from First Baptist Church, John T. Ratliff, Ringwood Properties Ltd., Irving Materials Inc., Koenig Equipment, Inc., Merion Realty, Inc., GHCOL LLC., and Timothy H. Myers Tr. of the Ernest A. Myers Trust for 33.550 acres of land in the Township of Oxford, Butler County, Ohio in accordance with Ohio Revised Code Section 709.023(D).

SECTION 3: The Clerk is hereby directed to forward a certified copy of this resolution to the Board of County Commissioners of Butler County, Ohio.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

RECEIVED

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF BUTLER COUNTY, OHIO

PETITION BY OWNERS OF REAL ESTATE FOR ANNEXATION OF 33.550
ACRES OF LAND MORE OR LESS IN OXFORD TOWNSHIP, BUTLER COUNTY,
OHIO TO CITY OF OXFORD, OHIO

(Expedited Type 2 Annexation- Sections 709.021 & 709.023 Ohio Revised Code)

The undersigned, being the owners of freehold estates in land adjacent to the City of Oxford, Butler County, herein respectfully petition that the real estate hereinafter described be annexed to the City of Oxford, Butler County, Ohio.

The territory proposed for annexation contains 33.550 acres, more or less, in Oxford Township, Butler County, and is contiguous and adjacent to the boundary of the City of Oxford, Ohio, for five percent (5%) or more of the perimeter of the territory proposed for annexation. The undersigned understand the property will not be excluded from the township.

The full description of the territory sought to be annexed is attached hereto and incorporated herein as Exhibit "A".

1. The number of owners of real estate in the territory sought to be annexed is eight (8), the Petitioners.
2. A map or plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit "B".
3. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
4. There is no annexation agreement between the municipality and township pursuant to R.C. § 709.192 applicable to this annexation nor an applicable Cooperative Economic Development Agreement (C.E.D.A.) pursuant to R.C. § 701.07.
5. The owners who sign this petition by their signature expressly waive their right to appeal in law or equity from the Board of County Commissioners' entry of any resolution passed under R.C. § 709.023 and waive any rights they may have to sue on any issue relating to a municipal corporation requiring a buffer as provided in R.C. § 709.023 and further waive any rights to seek a variance that would relieve or exempt them from the buffer requirement.
6. Douglas R. Elliott, Jr. is hereby appointed and authorized to act as agent for Petitioners in securing such annexation.

7. Petitioners' agent is hereby authorized to make any amendments and/or deletions which in his absolute and complete discretion are proper under the circumstances then existing. In addition, the petitioners' agent is authorized to make such amendments and/or deletions in the petition, map, plat or description in order to correct any discrepancy or mistake noted by the County Engineer or others in their examination of the petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map or plat and description to the Board of County Commissioners on, before or after the date set for hearing of this petition unless otherwise specified by law.
8. "WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

OWNERS NAMES:

For: First Baptist Church

By: Madjessup Trustee

Date Signed: 11-12-13

John T. Ratliff
For: James E. & Carolyn A. Ratliff

By: John T. Ratliff

Date Signed: 10-30-13

For: Ringwood Properties LTD.

By: Robert D. Lawley

Date Signed: 10-31-13

For: Irving Materials Inc.

By: J. Shawn Buz

Date Signed: 10-30-13

For: Koenig Equipment, Inc.

By: Koenig Equipment

Date Signed: 10/23/13

For: Merion Realty, Inc.

By: WLS

Date Signed: 10/17/13

For: GHCOL, LLC

By: Charles Selman

Date Signed: 11/22/13

For: Ernest A. Myers Tr. * (Exhibit "C")

By: Leola Cameron Tr.

Date Signed: 10/29/13

Contact Information:

Owners/Petitioners:

Agent:

Douglas R. Elliott, Jr., City Manager
City of Oxford
101 E. High Street
Oxford, Ohio 45056
(513) 524-5279

1) First Baptist Church
Mae Jessup, Trustee
PO Box 237
Oxford OH 45056
765-732-3906

2) John T. Ratliff
6813 Fudge Road
West Alexandria OH 45381
937-456-3388

3) Ringwood Properties Ltd.
Robert Fawley, President
6715 Ringwood Rd.
Oxford OH 45056
513-523-4126

4) Irving Materials Inc.

T. Shawn Burgess
Secretary/Treasurer
8032 N State Rd 9
Greenfield IN 46140
317-326-3201

5) Koenig Equipment, Inc.

Ray Koenig, President
PO Box 549
Botkins, OH 45306
937-693-1556

6) Merion Realty, Inc.

Miles Krieger
V-P / Asset Manager
11350 McCormick Rd Suite 200
Hunt Valley MD 21031
410-568-6125

7) GHCOL LLC.

Charlie Gillman, President
271 St Rt 129 South
Batesville IN 47006
812-934-4282

*8) Timothy H. Myers Tr. of the Ernest A. Myers Trust Agreement dated June 10, 1988

Linda Cameron, Successor Trustee (Exhibit "C")
216 McKee Ave
Oxford OH 45056
513-523-6466

Date: December 10, 2013

Description: 33.550 Acres
Annexation

Location: U.S. Route. # 27, Todd Road and
Ringwood Road
Oxford Township, Butler County



Situated in Part of Original Lots 5 and 6, Section 16, Town 5, Range 1, Oxford Township, being parts of the lands of the Koenig Equipment, Inc., as recorded in Official Record 6242, Page 1972 and part of the lands of Merion Realty Inc., as recorded in Official Record 8362, Page 287 and part of the lands of the City of Oxford, as recorded in Official Record 8300, Page 352 and being part of the lands of City of Oxford, as recorded in Official Record 8113, Page 2303, and part of the lands of First Baptist Church of Oxford, as recorded in Official Record 6971, Page 1245 and part of the lands of Timothy H. Myers Tr. of the Ernest A. Myers Trust Agreement dated June 10, 1988., as recorded in Official Record 6253, Page 40, being part of the lands of John T. Ratliff, as recorded in Official Record 8635, Page 1681, and part of the lands of Ringwood Properties LTD., as recorded in Official Record 7278, Page 1348 and Official Record 8191, Page 1665, being part of the lands of Irving Materials, Inc., as recorded in Deed Book 1741, Page 373, and all of the lands of GHCOL LLC., as recorded in Official Record 7505, Page 1174 all of the Butler County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the northeast corner of said Lot 5, and being on the centerline of Todd Road, and on the City of Oxford corporation line and also being the northwest corner of the lands of Wal-Mart Real Estate Business Trust as recorded in Official Record 7739, Page 1755 of the Butler County Recorder's Office and the **True Point of Beginning**;

thence, with the east line of said Lot 5, with the west line of said lands of Wal-Mart Real Estate Business Trust and with said City of Oxford corporation line, South 02° 16' 58" West, 528.10 feet to the southwest corner of said lands of Wal-Mart Real Estate Business Trust and being on the north line of the lands of the City of Oxford as recorded in Deed Book 8209, Page 707 of the Butler County Recorder's Office and being on the centerline of Oxford College Corner Road (U.S. RT. #27);

thence, leaving said east line of said Lot 5, and said west line of said lands of Wal-Mart Real Estate Business Trust, with said City of Oxford corporation line, with the centerline of Oxford College Corner Road (U.S. RT. #27) and with said north line of the City of Oxford as recorded in Deed Book 8209, Page 707, with a curve to the right, having a central angle of 00° 39' 10", a radius of 12277.70 feet, an arc length of 139.87 feet, and a chord bearing North 43° 25' 36" West, 139.87 feet;

thence, continuing with said City of Oxford corporation line, with said centerline of Oxford College Corner Road (U.S. RT. #27) and with said north line of the City of Oxford as recorded in Deed Book 8209, Page 707 and with the north line of the lands of the City of Oxford as recorded in Deed Book 8229, Page 879, and the lands of the City of Oxford as recorded in Official Record 8113, Page 2303 of the Butler County Recorder's Office, North 43° 06' 01" West, 589.74 feet to a point and being South 43° 06' 01" East, 388.63 feet from the northwest corner of said lands of the City of Oxford as recorded in Official Record 8300, Page 352;

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6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

209 Grandview Drive
Fort Mitchell, Kentucky 41017
859-261-1113

318 South College Avenue
Oxford, Ohio 45056
513-523-4270

P.O. Box 3706
Lawrenceburg, Indiana 47025
812-537-9064

thence, leaving said centerline of Oxford College Corner Road (U.S. RT. #27), along said City of Oxford corporation line and being 20.00 feet south of the centerline of Ringwood Road and through said lands of City of Oxford as recorded in Official Record 8113, Page 2303 and said lands of First Baptist Church of Oxford and said lands of John T. Ratliff and said lands of Timothy H. Myers Tr. of the Ernest A. Myers Trust Agreement dated June 10, 1988 and said lands of Ringwood Properties Ltd. and said lands of Irving Materials, Inc., North 87° 18' 21" West, 879.06 feet;

thence, leaving said City of Oxford corporation line and through the right of way of said Ringwood Road and continuing with the east line of the lands of Peter C. Crum as recorded in Official Record 8416, Page 405 of the Butler County Recorder's Office, North 02° 17' 59" East, 348.19 feet;

thence, continuing with said east line of Peter C. Crum, North 47° 49' 59" East, 426.71 feet to the northeast right of way of said Oxford College Corner Road (U.S. RT. #27) being in said lands of Koenig Equipment, Inc.;

thence, along said northeast right of way of Oxford College Corner Road (U.S. RT. #27) and through said lands of Koenig Equipment, Inc., North 42° 10' 01" West, 503.10 feet to the south line of the lands of Proeschel Farms, LLC. as recorded in Official Record 6546, Page 437 of the Butler County Recorder's Office;

thence, with said south line of Proeschel Farms, LLC, South 88° 03' 28" East, 1446.58 feet to the centerline of said Todd Road, being the west line of the lands of Diana Zehler as recorded in Official Record 8260, Page 526 of the Butler County Recorder's Office;

thence, with said centerline of Todd Road and with said west line of the lands of Diana Zehler, South 02° 17' 03" West, 1004.85 feet to west line of the lands of Diana Zehler the **True Point of Beginning** containing 33.550 acres more or less and being subject to all legal highways, easements, restrictions and agreements of record.

The above description was prepared from an annexation plat by Bayer Becker, David Douglas Smith, Registered Surveyor #7121 in the State of Ohio, December 10, 2013.

OWNER INFORMATION

- 1

OWNER: CITY OF OXFORD
O.R. 8300, PG. 352
PARCEL #H3610016000044
2.252 ACRES
- 5

OWNER: FIRST BAPTIST CHURCH
O.R. 6971, PG. 1245
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4000028000006
0.096 ACRES
- 6

OWNER: JOHN T. RATLIFF
O.R. 8635, PG. 1681
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000014
0.069 ACRES
- 7

OWNER: RINGWOOD PROPERTIES LTD.
O.R. 7278, PG. 1348
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000012
0.069 ACRES
- 8

OWNER: RINGWOOD PROPERTIES
O.R. 8191, PG. 1665
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000010
0.069 ACRES
- 9

OWNER: IRVING MATERIALS INC.,
D.B. 1741, PG. 373
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000011
0.025 ACRES
- 10

OWNER: Koenig Equipment, Inc.,
O.R. 6242, PG. 1972
PARCEL #H3610016000040
9.662 ACRES
- 11

OWNER: Merion Realty, Inc.,
O.R. 8362, PG. 287
PARCEL #H3610016000002
14.428 ACRES
- 12

OWNER: GHCOL LLC
O.R. 7505, PG. 1174
PARCEL #H3610016000043
6.756 ACRES
- 13

OWNER: CITY OF OXFORD
O.R. 8113, PG. 2303
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4000028000018
0.049 ACRES
- 14

OWNER: TIMOTHY H. MYERS TR.
OF THE ERNEST A. MYERS TRUST
AGREEMENT DATED JUNE 10, 1988
O.R. 6253, PG. 40
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4000028000015
0.005 ACRES

PERCENTAGE OF CONTIGUOUS = 36.0%

ADJOINERS

- 2

CITY OF OXFORD
O.R. 8209, PG. 707
PARCEL #H4100028000023
- 3

CITY OF OXFORD
O.R. 8229, PG. 879
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4000028000024
- 4

CITY OF OXFORD
O.R. 8113, PG. 2303
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4000028000018
- 11

CITY OF OXFORD
O.R. 8153, PG. 436
PART OF LOT 1942 CITY OF OXFORD
PARCEL #H4100028000022
- 12

TIMOTHY H. MYERS TR.
OF THE ERNEST A. MYERS TRUST
AGREEMENT DATED JUNE 10, 1988
O.R. 6253, PG. 40
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4000028000015
- 13

DIANA ZEHLER
O.R. 8260, PG. 526
PARCEL #H3610016000003
- 14

CITY OF OXFORD
O.R. 8153, PG. 436
PART OF LOT 1942 CITY OF OXFORD
PARCEL #H4100028000022
- 15

JOHN T. RATLIFF
O.R. 8635, PG. 1681
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000014
- 16

RINGWOOD PROPERTIES LTD.
O.R. 7278, PG. 1348
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000012
- 17

RINGWOOD PROPERTIES, LTD.
O.R. 8191, PG. 1665
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000010
- 18

IRVING MATERIALS INC.
D.B. 1741, PG. 373
PART OF LOT 1943 CITY OF OXFORD
PARCEL #H4100028000011



OXFORD-COLLEGE CORNER RD.
U.S. ROUTE #27, TODD RD. AND RINGWOOD RD.
PART OF ORIGINAL LOTS #5 AND #6
SECTION 16, TOWN 5, RANGE 1
OXFORD TOWNSHIP, BUTLER COUNTY, OHIO
ANNEXATION PLAN

Drawing:	12D048-000 AX
Scale:	1" = 200'
Drawn by:	DDS
Checked by:	BRJ
Issue Date:	12-02-13

THIS PLAT IS BASED UPON DEED RECORDS
AND OTHER SOURCES AND IS NOT THE RESULT
OF A FIELD SURVEY.

List of Parcels Across the Road from Annexation Territory

Square D Co.

Mailing Address:

1415 S Roselle Rd
Palatine, IL 60067 7337

Parcel #H4100028000013

Terry Dudley, Etal

Mailing Address:

6744 Contreras Rd
Oxford, OH 45056

Parcel #H4000028000005

**Ernest A. Myers Revocable Living Trust
Private Settlement Agreement**

WHEREAS, by agreement dated June 10, 1988, Ernest A. Myers as grantor ("Grantor") created a revocable living trust with Timothy H. Myers as trustee ("Trustee"); and

WHEREAS, on December 11, 1996, Grantor and Trustee amended and republished said agreement in its entirety (said agreement, as amended and republished, being hereinafter referred to as the "Trust Agreement"); and

WHEREAS, the trust is for the benefit of Gitzene Myers, Linda M. Cameron and Timothy H. Myers; and

WHEREAS, the trust provides that if Linda M. Cameron or Timothy H. Myers is not living upon the death of Gitzene Myers, the share of Linda M. Cameron or Timothy H. Myers shall pass to her or his lineal descendants per stirpes; and

WHEREAS, the lineal descendants, at the time of the execution of this Private Settlement Agreement, of Linda M. Cameron are Michael M. Cameron and Andrew C. Cameron, and of Timothy H. Myers are Travis S. Myers, Lindsey C. Myers, and Whitney B. Myers; and

WHEREAS, Grantor is deceased; and

WHEREAS, O.R.C. §5801.10 authorizes all beneficiaries and the Trustee to enter into a private settlement agreement with respect to any matter concerning the construction of, administration of, or distributions under the terms of the Trust Agreement, the investment of income or principal held by the Trustees, or other matters; and

WHEREAS, O.R.C. §5801.10 is to be liberally construed in favor of the validity and enforceability of private settlement agreements; and

WHEREAS, the beneficiaries and Trustee desire that the Trust Agreement be amended so as to modify Section X thereof, relative to successor trustees; and

WHEREAS, the proposed modification does not contradict any dominant purpose or objective of the Trust Agreement; and the proposed modification is not inconsistent with the express provisions or purposes of the Trust Agreement, or is necessary for the due administration of the trust,

NOW, THEREFORE, in order to effectuate the above, the Trustee and the beneficiaries, for themselves and their respective descendants by virtual representation (O.R.C. §5803.03-.04), agree as follows:

1. The Trust Agreement shall be, and is hereby, amended by deleting Section X thereof and replacing it with the following new Section X:

X. If Trustee should die, resign or become disabled during the term of the trust, Linda M. Cameron shall be the successor Trustee. Upon the death, resignation or disability of Linda M. Cameron, or any other successor Trustee, the adult beneficiaries of the trust at that time shall agree on an individual trustee to serve as successor Trustee under all of the terms and conditions of this Trust Agreement.

2. This Private Settlement Agreement shall bind the heirs, executors, and assigns of the beneficiaries and Trustee.

[THE BALANCE OF THIS PAGE IS INTENTIONALLY BLANK]

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 12th day of May, 2009, by Gitzene Myers, Beneficiary.



THOMAS A. DIERLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Dierling
Notary Public, State of Ohio

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 12th day of May, 2009, by Linda M. Cameron, Beneficiary.



THOMAS A. DIERLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Dierling
Notary Public, State of Ohio

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 12th day of May, 2009, by Timothy H. Myers, Trustee and Beneficiary.



THOMAS A. DIERLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Dierling
Notary Public, State of Ohio

STATE OF Ohio, COUNTY OF Butler, SS:

The foregoing instrument was acknowledged before me this 13th day of May, 2009, by Michael M. Cameron, Beneficiary.



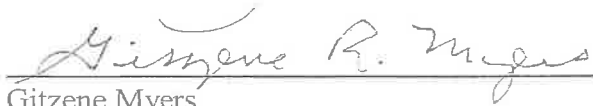
THOMAS A. DIERLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Dierling
Notary Public

3. This Private Settlement Agreement shall be controlled by the laws of the State of Ohio in effect as of the date hereof.

IN WITNESS WHEREOF, the beneficiaries and Trustee have set their hands to this Private Settlement Agreement.

BENEFICIARIES:


Gitzene Myers


Linda M. Cameron


Timothy H. Myers


Michael M. Cameron

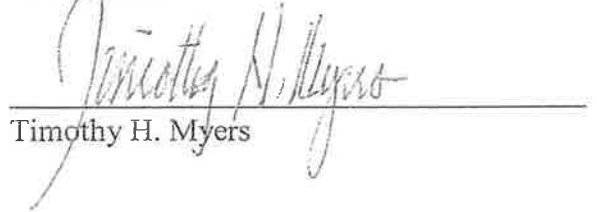

Andrew C. Cameron


Travis S. Myers


Lindsey C. Myers


Whitney B. Myers

TRUSTEE:


Timothy H. Myers

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 12th day of May, 2009, by Gitzene Myers, Beneficiary.



THOMAS A. DIEBLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Diebling
Notary Public, State of Ohio

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 12th day of May, 2009, by Linda M. Cameron, Beneficiary.



THOMAS A. DIEBLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Diebling
Notary Public, State of Ohio

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 12th day of May, 2009, by Timothy H. Myers, Trustee and Beneficiary.



THOMAS A. DIEBLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Diebling
Notary Public, State of Ohio

STATE OF Ohio, COUNTY OF Butler, SS:

The foregoing instrument was acknowledged before me this 13th day of May, 2009, by Michael M. Cameron, Beneficiary.



THOMAS A. DIEBLING, ATT. AT LAW
Notary Public, State of Ohio
My Comm. Has No Expiration Date
O.R.C. Section 147.02

Thomas A. Diebling
Notary Public

STATE OF Missouri, COUNTY OF St. Louis, SS:

The foregoing instrument was acknowledged before me this 19th day of May, 2009, by Andrew C. Cameron, Beneficiary.



Maria V. Tomarello
Notary Public

STATE OF Ohio, COUNTY OF Butler, SS:

The foregoing instrument was acknowledged before me this 31 day of May, 2009, by Travis S. Myers, Beneficiary.



KRISTIN K. PRINCELL
Notary Public, State of Ohio
My Comm. Expires June 19, 2010

Kristin K. Princell
Notary Public

STATE OF California, COUNTY OF Orange, SS:

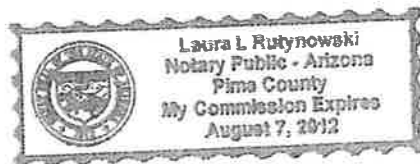
The foregoing instrument was acknowledged before me this 21st day of May, 2009, by Lindsey C. Myers, Beneficiary.



Tina T. Tsujihara
Notary Public

STATE OF ARIZONA, COUNTY OF PIMA, SS:

The foregoing instrument was acknowledged before me this 29th day of May, 2009, by Whitney B. Myers, Beneficiary.



Laura L. Rutynowski
Notary Public

A Special meeting of the Oxford City Council was called to order by Mayor Kevin McKeehan on Wednesday, December 11, 2013 at 5:17 p.m. Those members present were Bob Blackburn, Richard Keebler, Kate Rousmaniere, Mike Smith, Steve Snyder and Edna Southard.

Staff members present: Mr. Doug Elliott, City Manager; Mr. Mike Dreisbach, Service Director; Mr. Alan Kyger, Economic Development Director; and Ms. Mary Ann Eaton, Clerk of Council.

APPROVAL OF AGENDA

Mr. Blackburn moved to approve the agenda. Mr. Keebler seconded. The motion passed 7-0-0.

ORDINANCES

ORDINANCE **APPROPRIATE PROPERTY**

An Ordinance No. 3257 To Appropriate For Public Use All Right Title And Interest In A Certain Parcel Of Property Located At 4134 Millville-Oxford Road For The Purpose Of Acquiring Permanent And Temporary Rights-Of-Way To Construct And Widen Millville-Oxford Road (U.S. 27), Repealing Ordinance No. 3254 To Appropriate Property For Public Use And Declaring An Emergency. (Mike Dreisbach, Service Director)

Mr. Dreisbach thanked Council for considering three Ordinances as emergency ordinances and thanked Mr. Elliott for working with ODOT and Miami University to help meet the state's deadline with regard to filing the appropriation cases with the Clerk of Courts. Mr. Dreisbach noted the City would save \$300,000 with Miami University donating part of the right-of-way needed for the U.S. 27 South improvement project.

Mr. Elliott noted once the Ordinances were filed with the Clerk of Courts, ODOT would move forward with putting the project out for bids and construction.

Mr. Keebler advised Oxford City Council rarely considered emergency legislation but in this case there had been a lot of publicity regarding the project and the public has had plenty of notice regarding the property appropriations.

Mr. Snyder moved to adopt Ordinance No. 3257. Mr. Blackburn seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Keebler, Ms. Rousmaniere, Mr. Smith, Mr. Snyder, Ms. Southard, Mr. Blackburn, Mayor McKeehan (7)

NAY: None (0)

ABS: None (0)

ORDINANCE
APPROPRIATE PROPERTY

An Ordinance No. 3258 To Appropriate For Public Use All Right Title And Interest In A Certain Parcel Of Property Located At 4205 Millville-Oxford Road For The Purpose Of Acquiring Permanent And Temporary Rights-Of-Way To Construct And Widen Millville-Oxford Road (U.S. 27), Repealing Ordinance No. 3255 To Appropriate Property For Public Use And Declaring An Emergency. (Mike Dreisbach, Service Director)

Mr. Snyder moved to adopt Ordinance No. 3258. Ms. Rousmaniere seconded. The Ordinance was adopted by the following roll call:

AYE: Ms. Rousmaniere, Mr. Smith, Mr. Snyder, Ms. Southard, Mr. Blackburn, Mr. Keebler
Mayor McKeehan (7)

NAY: None (0)

ABS: None (0)

ORDINANCE
APPROPRIATE PROPERTY

An Ordinance No. 3259 To Appropriate For Public Use All Right Title And Interest In A Certain Parcel Of Property Located At 106 Thomson Court For The Purpose Of Acquiring Permanent And Temporary Rights-Of-Way To Construct And Widen Millville-Oxford Road (U.S. 27), Repealing Ordinance No. 3256 To Appropriate Property For Public Use And Declaring An Emergency. (Mike Dreisbach, Service Director)

Mr. Snyder moved to adopt Ordinance No. 3259. Mr. Blackburn seconded. The Ordinance was adopted by the following roll call:

AYE: Mr. Smith, Mr. Snyder, Ms. Southard, Mr. Blackburn, Mr. Keebler, Ms. Rousmaniere
Mayor McKeehan (7)

NAY: None (0)

ABS: None (0)

ADJOURN

Mr. Blackburn moved to adjourn at 5:34 p.m. Mr. Snyder seconded. The motion passed 7-0-0.