



**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING  
WORK SESSION  
MONDAY, DECEMBER 19, 2022 – 6:30 PM  
CITY HALL**

**ELECTED OFFICIALS PRESENT:**

David Eady - Mayor  
Jeff Wearing – Councilmember  
Laura McCanless – Councilmember  
Mike Ready – Councilmember  
Jim Windham – Councilmember  
George Holt – Councilmember  
Erik Oliver - Councilmember

**STAFF PRESENT:**

Marcia Brooks – City Clerk/Treasurer  
Bill Andrew – City Manager  
Mark Anglin – Police Chief

**OTHERS PRESENT:** Art Vinson, Greg Deemer, Laurie Deemer, Dana Payne, Dave Huber, Mike McQuaide, Nick Cole

**Agenda (Attachment A)**

**1. Mayor’s Announcements**

None

**2. Committee Reports**

- a. **Trees, Parks, and Recreation Board** – No report.
- b. **Downtown Development Authority (DDA)** – Mike Ready provided the report for this Authority.
- c. **Sustainability Committee** – Laura McCanless provided the report for this Committee. She announced that Barbara Cole has joined the committee. Mayor Eady announced that a kickoff was held regarding the Congressional funding that includes the \$900,000 grant for Dried Indian Creek trail. He advised that it will probably be about five years before any dirt can be turned due to the complexity of requirements. The City is moving forward with other fund sources for this project for pre-construction needs such as right-of-way acquisition.
- d. **Planning Commission** – Bill Andrew reported two issues were brought up at the last meeting – filming in residential areas and short-term rentals. He will bring these issues to the Planning Commission for consideration.

**3. Rezoning Application for 1018 Emory Street (Attachment B)**

Mayor Eady reminded all in attendance that a zoning decision should be made based on the application, the Planning Commission's report, the statements of the applicant during the Public Hearing, and the eight criteria identified during the Public Hearing.

A map was presented by the applicant designating the Highway 81 corridor as part of the Town Center district for special attention areas. This map was from the 2008 City of Oxford Comprehensive Plan. This plan was the first time the State of Georgia allowed character areas in comprehensive plans. The 2018 Comprehensive Plan tightened up the definition of character areas in Oxford. Historic Oxford was limited to the 1837 plan. The Town Neighborhood was most of the developed residential areas. The other areas included in that plan were the Town Center area and the estate and rural residential areas.

The City Council in the last couple of years reduced the size of the Town Center Zoning District, removing all properties from the East side of Emory Street except two. The character areas are not zoning districts.

Jim Windham stated that a lot of time and effort was spent obtaining input from Council Members and the public for the 2018 Comprehensive Plan.

Jeff Wearing agreed with Mr. Windham. Mr. Wearing asked if the property in the application was in the Town Center district when it was first adopted. Mayor Eady advised that it was not. Mr. Wearing asked if the City has the right to zone each piece of property separately. Mayor Eady advised that under the Home Rule provisions of State law, the City does have that right.

Erik Oliver asked the applicant if she spoke to anyone with the City before purchasing the property. She stated no, however, City Manager Bill Andrew advised she did speak to him. Mr. Oliver stated that Mr. Andrew told him that he had advised her not to purchase the property based on past experience and his opinion of the difficulty of getting the zoning designation changed.

Mr. Oliver expressed that he is not in favor of approving the request because to do so would be inconsistent with the direction the City Council has moved in recent years and because it would directly impact the quality of life of adjacent property owners.

Laura McCanless is not in favor of approving the application because it does not satisfy the requirements for zoning, is not consistent with the City's comprehensive plan, and sets a dangerous precedent for other potential requests.

Mike Ready stated that he does not believe this would be considered spot zoning. He also stated that the City needs to watch out for its future interests.

George Holt stated if this application is approved the City should be ready to zone that whole part of the City as Office Professional. He also stated that the person who

bought the yellow house did not do their due diligence before buying it. If it had been him, he would have sought a zoning change before purchasing it.

Mayor Eady stated that when an attempt was made to put a real estate office in, the City fought against it, and decided then that they did not want to extend the commercial area beyond Tony Blair's practice. The current application is not consistent with the planning the City Council has been conducting.

**4. First Read for the Rezoning Ordinance for 1018 Emory Street**

Mayor Eady stated that since the consensus of the City Council is to vote against approval of the application for rezoning, it is not necessary to discuss this issue.

**5. First Read for Ordinances to Amend the City Zoning Code (Attachment C)**

Bill Andrew stated he has not received the corrections that had been requested from the Planning Commission. He recommends moving forward with the first reading at tonight's Special Called Meeting and leaving the ordinance out that needs changing if the changes have not been received by then. Jim Windham stated if they are not received by the second reading that ordinance can be dropped.

**6. First Amendment to the Power Purchase Contract (Attachment D)**

MEAG has requested an amendment to the solar power purchase contract to raise the cost per MWh from 25.91 to 29.06 and reduce the term from twenty to fifteen years.

Jim Windham asked if the City has the right to cancel and if there would be any financial repercussions from canceling. Bill Andrew stated if another amendment is requested and the City declines to participate in it, the City can exit the agreement. Mike Ready and Mayor Eady stated they did not see mention of any penalties for refusing to sign a new amended agreement.

Mr. Windham also asked for confirmation that the City of Oxford is not paying for anything other than power received. Mayor Eady confirmed that is correct.

**7. Adoption of GDOT Procurement Policy for The Procurement, Management, and Administration of Engineering and Design-Related Consultant Services (Attachment E)**

Mayor Eady stated that adoption by reference of this policy is required in order to administer GDOT projects.

**8. Discussion of Flock Cameras (Attachment F)**

Chief Mark Anglin made a presentation concerning flock cameras which are installed on poles beside the road and read license plates. They are used for identification and for investigative purposes, not traffic enforcement. He recommends placement of these cameras at four locations. The cost is \$2,500 per camera per year for the equipment and monitoring. All law enforcement agencies that are on the system have access to each other's cameras. Staff and City Council will include this for consideration in

budget discussions and investigate the possibility of partnering with Oxford College to possibly increase coverage in the City beyond four cameras.

9. **Request for Additional Access Road in NW Corner of Cemetery** (Attachment G)  
Bill Andrew discussed an additional quote received from Peach State Construction. Although the City Council previously voted to defer this project to FY 2024, Mayor Eady stated that Peach State Construction will be in the area possibly before the end of FY 2023. If funds are left for FY 2023, this project might could be completed with those funds while Peach State Construction is working on the sidewalk project they have been awarded the contract for.

Erik Oliver expressed concern about the possibility of burials being where the road is proposed. Marcia Brooks advised she would speak to Stacey Mullen about the ground-penetration radar documents the City has for the cemetery. Mayor Eady stated Jody Reid can also check the area with a manual detection tool.

Mr. Oliver also asked that several cemetery topics be included on a future work session agenda.

10. **Other Business**  
**None.**

11. **Work Session Meeting Review**

- a. Chief Anglin will provide a recommendation of strategic locations of the Flock cameras. Anyone who would like to view the system online can visit his office.
- b. Marcia Brooks will check on the ground penetrating radar documentation the City has for the cemetery.
- c. Jody Reid will check the area of the cemetery in question with his manual detection tool.

12. **Executive Session**

Executive Session was held to discuss personnel matters.

13. **Adjourn**

The meeting was adjourned by Mayor Eady at 9:04 p.m.

Respectfully Submitted,

Marcia Brooks



City Clerk/Treasurer