

**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING  
REGULAR MEETING  
MONDAY, MARCH 2, 2015 – 7:00 P.M.  
CITY HALL**

**MEMBERS PRESENT: JERRY D. ROSEBERRY, MAYOR; COUNCILMEMBERS: JIM WINDHAM; TERRY SMITH;  
SARAH DAVIS; LYN PACE; DAVID EADY AND GEORGE HOLT**

**OTHERS PRESENT: Bob Schwartz, City Manager; Dave Harvey, Police Chief; David Strickland, City Attorney;  
Hoyt and LaTrelle Oliver, Kendra Mayfield, Judy Greer, J.P. Godfrey, Mike and Cheryl Ready, Carol and Neil  
Penn, Norbert Thompson, Nita Carson, Judy Roberts from Nova Scotia (friend of Nita Carson), Mike Besaw**

The meeting was called to order by the Hon. Jerry D. Roseberry, Mayor and the invocation given by Lyn Pace.  
Pledge of allegiance

**A motion was made by Smith, seconded by Windham to accept the Agenda for the March 2, 2015 Mayor and  
Council Regular Meeting. The vote was 7 in favor and 0 opposed. The motion was approved.** Attachment A

**Honorary Councilmember**

Mayor Roseberry announced Ms. Nita Carson as the Honorary Councilmember for March as appointed by  
Councilmember Jim Windham and presented her with a Proclamation as appreciation for her participation.  
Attachment B

**A motion was made by Windham, seconded by Pace to approve the Minutes of the Regular Meeting February  
2, 2015. The vote was 7 in favor with 0 opposed, the motion was approved.** Attachment C

**A motion was made by Eady, seconded by Smith to accept the Minutes of the Planning Commission for  
December 9, 2014. The vote was 7 in favor with 0 opposed, the motion was approved.** Attachment D

**PLANNING COMMISSION RECOMMENDATIONS/PETITIONS**

Planning Commission Chairman Mike Ready gave an update regarding the Development request from property  
owner Gina Ruggeri located at 201 Williams Street for the addition of a 400 square foot garage to the east side  
of the property attached to the house. The Planning Commission had instructed Ms. Ruggeri that a survey  
would be needed to clearly determine the setbacks. Ms. Ruggeri provided a survey prepared by Jordan  
Engineering depicting the required setbacks with a 30 ft. build to line on the Williams Street side and a 10 ft.  
build to line on the Asbury Street side. Based on these findings the Chair of the Planning Commission approved  
the Development request.

**CITIZENS COMMENTS/CONCERNS**

Mr. Michael Besaw – Mr. Besaw presented a letter to Council for the purpose of the possibility of him  
purchasing a parcel of city property adjacent and behind his property at 1020 Emory Street. Mr. Besaw stated  
this parcel would allow him driving access to the front of his house to allow a handicap access to the front door  
so certain members of his family can enter with ease and without trouble. This item was moved to the March  
16, 2015 Work Session for further discussion. Attachment E

Mrs. LaTrelle Oliver – Mrs. Oliver expressed concern regarding the newly purchased property by Oxford College which might have implications for zoning. Mrs. Oliver then read a statement from one of the Cline Scholarship recipients this year's Freshman Elizabeth Joyce Smedley as published in the Allen Memorial Methodist Church newsletter. The statement was "Beth loves going to a small, liberal arts school, but having the promise of a good diploma at the end of it all. She thinks Oxford College is an adorable campus and it's the perfect fit for her. She enjoys Covington Square. Though 'a pain to drive in sometimes', she thinks it is absolutely gorgeous and has a lot of really cool shops and restaurants. She recently spent two hours at Scoops with friends just talking and enjoying themselves. Beth thinks it's cool that it feels sometimes like you're back in an older era. Mrs. Oliver concluded in saying something to ponder "older era". Attachment F

### **Mayor's Reports**

Mayor Roseberry made the following announcements and Reminders:

1. ARBOR DAY IN OXFORD – The Arbor Day celebration on Saturday February 21<sup>st</sup> was excellent by any measure. We owe special thanks to the Tree Board leaders and volunteers. This is Oxford's 17<sup>th</sup> year as a Tree City. It was a joint celebration with Oxford College which was awarded its first Tree Campus designation.
2. CITY AND COLLEGE MEETING – The mayor and council will meet with Oxford College Dean Stephen Bowen, Myra Frady and other college representatives on March 5<sup>th</sup> at 10:00 am in the community room. The college will present an update on construction and newly acquired property. All council members are invited to participate in the meeting. The meeting is open to the public.
3. ECG & MEAG Solar Initiative – If you registered for the ECG - MEAG Solar Initiative meeting (deadline was 2/27/15), it is scheduled for March 9, 2015 at the MEAG Training Center, 148 Powerhouse Road, Forsyth, Georgia. There will be a presentation on the possible impact of recent state legislation on MEAG cities.
4. ENVIRONMENTAL PLANNING: Opportunities and Financing Available – NEGRC will host an educational workshop on environmental planning at their offices in Athens from 10:00 am – until noon on March 24<sup>th</sup>. Registration deadline is March 19<sup>th</sup>. RSVP to [jball@negrc.org](mailto:jball@negrc.org) or 706-369-5650.
5. NEWTON COUNTY TOMORROW – Newton County Tomorrow (NCT) held its first meeting since re-organization and expanded the Board of Directors to include the mayors of the five cities in Newton County. The Board now consists of nine elected or appointed officials and eleven citizens as at-large members.
6. OPEN MEETINGS REMINDER – Attorney General Sam Olens has issued open meetings guidelines for public officials. Briefly, council members may not discuss the public's business in private meetings (with some exceptions), including those conducted by electronic means. Any citizen has standing to complain directly to the Attorney General's office. Civil penalties start at \$1,000 for the first offense. Criminal penalties may also apply. The city attorney will speak to this briefly tonight and if council wishes he will speak in greater detail at a future work session. Attachment G

Mayor Roseberry asked City Attorney David Strickland to give a brief summary of these new guidelines. Attorney Strickland said it's all about interpretation whether the discussion is in a meeting or electronically. He advised council they should take caution in predetermining a vote prior to a meeting. It would be best to reserve any comments in relation to a vote for the official meeting. Members can meet to discuss as long as there is no quorum.

**Charge for Sewer Availability** - City Manager Bob Schwartz presented a first reading of an ordinance by The City Council of the City of Oxford to Amend Chapter 36 Utilities, Article IV sewer service, by adding section 36-93 paragraph (h) minimum sewer charge if unconnected; to repeal all conflicting ordinances; to provide for severability, an effective date; and for other purposes. Attachment H

**City Entrance Signs** – Councilmember Terry Smith presented on behalf of the ad-hoc sign committee members Ms. Sarah Davis, Ms. Judy Greer, and himself. The goal was to create a recommendation to the Council for city limit signs. The guiding principle was to create signage that is simple and consistent, while at the same time reflective of Oxford’s historic nature. Considerations were given to simplicity, aesthetically pleasing, focus on city, cost (initial cost as well as the cost of maintenance and/or replacement), warranty, ease of installation, rights-of-way issues such as easement or acquisition of property, DOT requirements, including safety and placement and consistency. Mr. Smith stated we have (9) nine locations in the city which need signage. Five (5) of these signs would be for Emory Street North and South, Old Oxford Road, East Soule Street and Moore Street these signs would be 24” x 36” hanging from the arm on a 4” x 4” black metal post. The other four (4) signs would be for East Richardson, West Richardson, Haygood and Stone Streets. These signs would be an 18” x 24” sign mounted on a 4” x 4” black metal post. The material is metal with a poly foam coating as presented to you tonight. For the wordage we focused on Oxford. We wanted people to know they are in Oxford and it was founded in 1839. The maximum cost of all (9) nine signs will be less than \$6,000. After discussion: Attachment I

**A motion was made by Smith, seconded by Windham to approve the (9) signs as described from our current vendor Printability with a maximum cost of \$6,000. The vote was 7 in favor with 0 opposed. The motion was approved. After further discussion a motion was made by Eady, seconded by Smith to amend the original motion to hold off and change the wording on the signs to read Chartered 1839 rather than Established 1839 and to allow the committee time to come back with color samples before making a final decision. The vote was 7 in favor with 0 opposed. The motion was approved.**

**Management of Undeveloped Land Owned by the City** – City Attorney David Strickland presented a draft license agreement for the use of city property for Jeffrey and Janice Wearing as it relates to the use of a portion of the unopened rights-of-way of Coke Street and George Street. After discussion:

**A motion was made by Holt, seconded by Windham to table this item for further discussion at the March 16, 2015 work session. The vote was 7 in favor with 0 opposed. The motion was approved.** Attachment J

**Invoice Approval -**

**A motion was made by Holt, seconded by Eady to approve the invoices. The vote was 7 in favor with 0 opposed. The motion was approved.**

**INVOICES OVER \$1,000.00**

VENDOR	DESCRIPTION	AMOUNT
	<b>ROUTINE MONTHLY BILLS PAID</b>	
City of Oxford	Monthly Utility Billing of City owned properties Feb	1,848.16
GMA	GMEBS Retirement Fund (February)	6,383.59
Humana	Health Insurance (March)	6,819.57
Newton County BOC	Cornish Creek Water Fund	10,867.00

<b>Newton County Water &amp; Sewer Sophicity</b>	Services from 12/30/14 – 1/29/15 IT in a Box	4,917.29 1,331.96
<b>Southeastern Power Administration</b>	SEPA energy cost- January	3,207.10
<b>PURCHASES/CONTRACT LABOR</b>		
<b>Georgia Municipal Association</b>	Workers Comp Self-Insurance Fund 2015	17,376.00
<b>C. David Strickland</b>	Professional Services- January	5,500.61
<b>Bankcard Center</b>	Education & Training, GACP dues, shipping fees, misc. (coffee, honorary councilmember lunch, etc.)	1,088.16
<b>Georgia Department of Labor</b>	Unemployment Benefits-period ending 9/30/14	4,290.00
<b>HD Supply Power Solutions</b>	Supplies for Science Building electric service at Oxford College	12,220.00
<b>Latham Home Sanitation</b>	Waste removal service (January)	5,428.74
<b>Taser International</b>	Body cameras (4) for Police	2,044.17
<b>McNair McLemore Middlebrooks</b>	Payroll services (W2s)	1,676.85
<b>Woco Pep Oil</b>	Gas for city vehicles & equipment	2,375.87
<b>Treadwell, Tamplin &amp; Co.</b>	FY2014 Year End Audit	6,000.00
<b>Newton County B.O.C.</b>	Professional Fire Services 2014	18,310.70
<b>APPROVED CONTRACTS</b>		
<b>Jordan Engineering</b>	Whatcoat sidewalk- layout & estimate	1,185.00
<b>Marable-Pirkle, Inc.</b>	Pole Change Out & Upgrade- Phase A 20% complete	10,580.00
<b>Marable-Pirkle, Inc.</b>	Pole Change Out & Upgrade- Phase B 20% complete	9580.00
<b>Marable-Pirkle, Inc.</b>	Pole Change Out & Upgrade-Phase A 100% complete	42,320.00
<b>Marable-Pirkle, Inc.</b>	Pole Change Out & Upgrade-Phase B 100% complete	38,320.00
<b>Perkins Generator Sales &amp; Service</b>	Generator purchase for Maintenance Facility (final invoice)	2,383.84

**Executive Session** - to consider real estate transaction.

**A motion was made by Smith, seconded by Eady to go into an Executive Session at 8:12 pm. The vote was 7 in favor, 0 opposed. The motion was approved.** After discussion:

**A motion was made by Windham, seconded by Smith to exit the Executive Session at 8:40 and go back into the regular session. The vote was 7 in favor, 0 opposed. The motion was approved.**

City Attorney David Strickland informed council of his negotiations with Mr. Andrew Byrd, property owner of 104 Watson Street – Tax Map and Parcel No. (X0120-00000-004-000). Mr. Byrd has accepted the proposal of \$67,000 for the purchase of his property. Strickland presented a contract and said if council is in agreement with this proposal he will execute the contract for the purchase. After further discussion council asked Attorney Strickland to continue with this purchase.

**A motion was made by Windham, seconded by Eady to authorize City Attorney Strickland to proceed with the purchase of the property at 104 Watson Street – Tax Map and Parcel No.(X0120-00000-004-000) at the cost of \$67,000. The vote was 7 in favor, 0 opposed. The motion was approved.**

**Financials** - Mayor Roseberry informed council that as of January 31, 2015 the General Fund Operating account has an excess of \$1,212,976. He informed council that in past it was the practice of the finance committee to only keep \$600,000 to \$700,000 in the operating checking account. After discussion Mayor Roseberry requested

a motion to authorize the City Clerk to move \$500,000 from the checking account at United Bank and move it into a 12 month CD at BB&T.

**A motion was made by Smith, seconded by Holt to authorize the City Clerk to move \$500,000 from the United Bank checking account to a 12 month CD at BB & T. The vote was 7 in favor, 0 opposed. The motion was approved.**

**A motion was made by Windham, seconded by Smith to adjourn the regular session at 8:47 pm. The vote was 7 in favor, 0 opposed. The motion was approved.**

Respectfully submitted,



Lauran Willis

City Clerk

**OXFORD MAYOR AND COUNCIL  
REGULAR MEETING  
MONDAY, MARCH 2, 2015 – 7:00 P.M.  
CITY HALL  
A G E N D A**

1. Call to Order, Mayor Jerry D. Roseberry
2. Invocation
3. Pledge of Allegiance
4. Motion to accept the Agenda for the March 2, 2015 Mayor and Council Regular Meeting
5. \* **Honorary Councilmember** – Councilmember Windham has appointed Ms. Nita Carson as the Honorary Councilmember for March.
6. \* Motion to approve the Minutes of the Regular Meeting February 2, 2015.
7. \* Motion to accept the Minutes of the Planning Commission for December 9, 2014.
8. Planning Commission Recommendations/Petitions
9. Citizen Concerns
  - a. **Mr. Michael Besaw** – Mr. Besaw has requested time to discuss with Council the possibility of him purchasing a parcel of city property adjacent and behind his property at 1020 Emory Street. We have enclosed a copy of Mr. Besaw’s written request along with a copy of letter from the city to him.
10. Mayor’s Report
11. \* **Charge for Sewer Availability** – We have enclosed an ordinance for first reading approval.
12. **City Entrance Signs** – Councilmembers Smith and Davis will report on behalf of their *ad-hoc* committee.
13. \* **Management of Undeveloped Land Owned by the City** – We will review a draft license agreement for the use of city property with David Strickland, city attorney.
14. Invoice Approval
15. **Executive Session** – to consider real estate transaction and to discuss possible litigation.
16. Adjourn

## INVOICES OVER \$1,000.00

VENDOR	DESCRIPTION	AMOUNT
<b>ROUTINE MONTHLY BILLS PAID</b>		
<b>City of Oxford</b>	Monthly Utility Billing of City owned properties Feb	1,848.16
<b>GMA</b>	GMEBS Retirement Fund (February)	6,383.59
<b>Humana</b>	Health Insurance (March)	6,819.57
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<b>Newton County Water &amp; Sewer</b>	Services from 12/30/14 – 1/29/15	4,917.29
<b>Sophicity</b>	IT in a Box	1,331.96
<b>Southeastern Power Administration</b>	SEPA energy cost- January	3,207.10
<b>PURCHASES/CONTRACT LABOR</b>		
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<b>Marable-Pirkle, Inc.</b>	Pole Change Out & Upgrade-Phase A 100% complete	42,320.00
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## ***PROCLAMATION***

***WHEREAS***, citizen input is important to the City Council of the City of Oxford so we can better govern our City; and

***WHEREAS***, it is important to show the citizens of our City how our City operates and how City Council functions; and

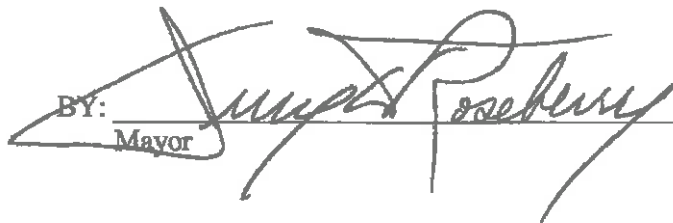
***WHEREAS***, City Council has created the Honorary Councilmember of the Month Program in Oxford; and

***WHEREAS***, Councilmember Jim Windham has nominated Ms. Juanita Carson to serve for this month.

***NOW, THEREFORE***, I, Mayor Jerry D. Roseberry, do hereby appoint Ms. Juanita Carson as the Honorary Councilmember for the City of Oxford for the month of March.

***SO PROCLAIMED***, this second day of March 2015.

**MAYOR AND CITY COUNCIL OF OXFORD**

BY:   
Mayor

ATTEST:   
City Clerk





**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING  
REGULAR MEETING  
MONDAY, FEBRUARY 2, 2015 – 7:00 P.M.  
CITY HALL**

**MEMBERS PRESENT: JERRY D. ROSEBERRY, MAYOR; COUNCILMEMBERS: JIM WINDHAM; TERRY SMITH; SARAH DAVIS; LYN PACE; DAVID EADY AND GEORGE HOLT**

**OTHERS PRESENT: Bob Schwartz, City Manager; Dave Harvey, Police Chief; David Strickland, City Attorney; Hoyt and LaTrelle Oliver, Kendra Mayfield, Judy Greer, Mary Godfrey, J.P. Godfrey, Mike and Cheryl Ready, Carol and Neal Penn, Lisa Dorward, Norbert Thompson**

The meeting was called to order by the Hon. Jerry D. Roseberry, Mayor and the invocation given by Lyn Pace.  
Pledge of allegiance

**A motion was made by Eady, seconded by Smith to accept the Agenda for the February 2, 2015 Mayor and Council Regular Meeting. The vote was 7 in favor and 0 opposed. The motion was approved.** Attachment A

**Honorary Councilmember**

Mayor Roseberry announced Mrs. Mary Godfrey as the Honorary Councilmember for February as appointed by Councilmember George Holt and presented her with a Proclamation as appreciation for her participation.  
Attachment B

**A motion was made by Pace, seconded by Windham to approve the Minutes of the Regular Meeting January 5, 2015. Councilmember George Holt requested an amendment to the January 5, 2015 minutes be revised to include the vote count on the Variance requests for the construction of the Oxford College dining hall to reflect the official vote as 5 in favor with 0 opposed with Councilmember Lyn Pace abstained and Councilmember David Eady not present. With is amendment this motion was 7 in favor with 0 opposed, the motion was approved.** Attachment C

**PLANNING COMMISSION RECOMMENDATIONS/PETITIONS**

Planning Commission Chairman Mike Ready said the Planning Commission is in favor of reappointing Ron Manson and Vivian Harris to serve another three year term.

**CITIZENS COMMENTS/CONCERNS**

None

**Mayor's Reports**

Mayor Roseberry made the following announcements:

1. The Economic Development Through Tourism Regional meeting will be February 20, 2015, 10:00 am to noon at the Historic Winterville Train Depot, 101 Marigold Lane, Winterville, GA . If interested RSVP to Julie Ball, [jball@negrc.org](mailto:jball@negrc.org) or call 706-369-5650 by February 17<sup>th</sup>.
2. Electric Cities of Georgia Oxford Meeting - as previously advised, John Giles, President, Electric Cities of Georgia, has called a meeting of member cities to meet in Oxford's community room on February 5, 2015 at 9:00 am. The meeting will be about ECG services, cost allocation methodologies in preparation for ECG's FY16 budget. If you want to attend, ECG request you RSVP Rita Hillhouse at [rhillhouse@ecoga.org](mailto:rhillhouse@ecoga.org) or call her at 770-

563-1256.

3. Proposed Meeting with BOC has been cancelled – The Visioning Meeting called for February 13 at Charlie Elliott has been cancelled by the BOC and may be rescheduled at a later date.

4. Oxford Historical Society Meeting – The Oxford Historical Society will meet Monday, February 9<sup>th</sup>, 7:00pm, at Old Church.

5. Arbor Day in Oxford – Oxford will celebrate Arbor Day Saturday, February 21, 10:00am in the Community Room at City Hall.

6. New Chamber of Commerce President's Reception – The new President of the Newton County Chamber of Commerce will be introduced at a reception on Tuesday, February 3, 2015, from 4:00 pm until 5:30 pm at the Chamber offices.

7. Work Session – There will be a work session on Monday, February 16<sup>th</sup>, at 6:00 pm. Council member wanting to add an item to the agenda should have the information to the City Manager by Wednesday, February 11<sup>th</sup>. Attachment D

**Planning Commission Appointments** – City Manager Bob Schwartz stated the Planning Commission members serve there year terms on a rotating basis. This year the terms of Ron Manson and Vivian Harris expired in December 2014. Both members may be reappointed and both have said they are willing to serve another term. We recommend a motion to reappoint both Mr. Ron Manson and Ms. Vivian Harris for another three year term. A motion was made by Eady seconded by Smith to reappoint Mr. Ron Manson and Ms. Vivian Harris for another three year term. The vote was 7 in favor with 0 opposed. The motion was approved.

**July 4<sup>th</sup> Parade Committee** – Mayor Roseberry announced he has appointed Councilmember Sarah Davis to chair the 2015 July 4<sup>th</sup> Parade Committee. The parade committee should report back to Council at its April meeting including an operational plan for the parade and a recommendation for a Grand Marshal.

**Grounds Maintenance Contract** - City Manager Bob Schwartz reminded everyone as discussed at the January 26, 2015 work session the contract with Premier Tree and Shrub Care was for one year and may be renewed for on additional year. It is recommended the contract be extended for one more year.

A motion was made by Holt, seconded by Davis to renew the contract with Premier Tree and Shrub Care for one more year. The vote was 7 in favor with 0 opposed. The motion was approved.

**City Entrance Signs** – City Manager Bob Schwartz presented another final draft of the recommended primary entrance signs. He presented a sample of the product material and a photo of a sign at the entrances to the Newton County Denny Dobbs Park which is made from this material. After discussion it was agreed there needs to be more discussion regarding the material for the construction of the signs.

A motion was made by Windham, seconded by Holt to table this item for more discussion at the February 16, 2015 work session. The vote was 7 in favor with 0 opposed. The motion was approved.

**Invoice Approval -**

**A motion was made by Smith, seconded by Holt to approve the invoices. The vote was 7 in favor with 0 opposed. The motion was approved.**

**INVOICES OVER \$1,000.00**

<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
<b>ROUTINE MONTHLY BILLS PAID</b>		
City of Oxford	Monthly Utility Billing of City owned (Jan)	1,910.05
City of Oxford	Monthly Utility Billing for City owned (Nov)	1,907.97
City of Covington	Quarterly Sewer Charges 9/30/2014 – 12/31/2014	10,002.00
GMA	GMEBS Retirement Fund (January)	6,383.59
Humana	Health Insurance (February)	6,819.57
Newton County BOC	Cornish Creek Water Fund (Dec)	12,070.00
Newton County Water & Sewer	Services from 11/26/2014 – 12/30/2014	4,917.29
Sophicity	IT in a Box (January)	1,451.96
Southeastern Power Administration	SEPA energy cost (December Billing)	3,288.18
<b>PURCHASES/CONTRACT LABOR</b>		
Archie Ballard	Repairs & Maintenance to City Vehicles	1,050.00
Consolidated Pipe	Supplies and Materials (Pipe Horn)	1,398.00
Covington Auto Collision	Repairs to vehicle damaged by Police Vehicle	1,021.62
C. David Strickland	Professional Fees for December	2,107.86
Gresco Utility Supply, Inc.	Cond 1000'R /Cond 1800'Reel/Spring Ext	2,582.00
Gresco Utility Supply, Inc.	Materials for Oxford Square Electric Project	7,521.76
HD Supply Power Solutions	Electric Supplies for Science Building at College	3,755.94
McNair McLemore Middlebrooks	CPA Consulting Services (Dec)	1,949.40
M. Qader Baig	Legal Services July – December	2,400.00
MNS Construction	Repairs to Roof at 810 Whatcoat Street	1,675.00
Otis Elevator Company	Annual elevator maintenance fees	2,239.01
Utility Service Co. Inc.	Quarterly Tank maintenance Jan-March	2,715.32
<b>APPROVED CONTRACTS</b>		
Jordan Engineering	Technician Boundary, platting, research/Survey mapping and calculations	2,155.00
Anderson Grading	Emory/Asbury Water System Improvement	26,795.00

**Executive Session - to consider real estate transaction.**

**A motion was made by Windham, seconded by Pace to go into an Executive Session at 7:35 pm. The vote was 7 in favor, 0 opposed. The motion was approved.** After discussion:

**A motion was made by Smith, seconded by Windham to exit the Executive Session at 8:05 and go back into the regular session. The vote was 7 in favor, 0 opposed. The motion was approved.**

City Attorney David Strickland informed council that Mr. Hall, property owner of 502 Watson Street – (.59 AC), # (X0610-00000-002-000) accepted the proposal of \$24,000 for the purchase of his property. Strickland presented a contract and said if council is in agreement with this proposal he will execute the contract for the purchase. After further discussion council asked Attorney Strickland to continue with this purchase.

**A motion was made by Windham, seconded by Smith to authorize City Attorney Strickland to proceed with the purchase of the property at 502 Watson Street – (.59 AC), #(X0610-00000-002-000) at the cost of \$24,000. The vote was 7 in favor, 0 opposed. The motion was approved.** There being no further business:

**A motion was made by Windham, seconded by Smith to adjourn the regular session at 8:05 pm. The vote was 7 in favor, 0 opposed. The motion was approved.**

Respectfully submitted,

Lauran Willis  
City Clerk

## OXFORD PLANNING COMMISSION

Minutes – December 9, 2014

**MEMBERS:** Mike Ready, Chair; Jonathan Eady, Vice-Chair, Penny England, Vivian Harris, and Ron Manson. Shawn Gaither was absent.

**STAFF:** Bob Schwartz, city manager and zoning administrator.

**GUESTS:** Kendra Mayfield, Marguerite Abd El-Shahid, and James Johnson with Oxford College; and Debbie Fritz, architect with Lord, Aeck, and Sargent.

**OPENING:** Mr. Ready called the meeting to order and welcomed the guests.

**APPROVAL OF MINUTES:** Upon motion of Mr. Eady, seconded by Ms. Harris, the minutes for the meeting of November 11, 2014 were approved.

**OXFORD COLLEGE DINING HALL SETBACK VARIANCE REQUESTS** – Oxford College has submitted two variance requests to accommodate the construction of a new dining hall. The property is at 801 Asbury. It is bounded by Asbury, Pierce, and Wesley with private property to the north.

Mr. Ready wanted to let the representatives of Oxford College know that the right-of-way for Asbury as shown on their drawings is not straight. That is, it bends halfway through their property. Based on the way the City of Oxford was laid out that is incorrect. The right-of-way should be a straight line. There followed a discussion between Mr. Eady and representatives of the college about the deeds for the property and the correct right-of-way line. Finally, it was noted by Mr. Ready that the college needed to be absolutely sure of the right-of-way line before starting construction. This would not affect the discussion of a variance of the setback requirements.

Ms. Abd El-Shahid reviewed the schematic drawing with the Planning Commission. Miss Fritz reviewed several of the other exhibits and then the two letters which she had prepared requesting the two variances. She noted that the property in question is wedge-shaped and trapezoidal and therefore is hard to build on. She reported that other buildings and houses along Wesley and Asbury are also very close to the right-of-way line.

Ms. Mayfield reported that the programming required by the new dining hall will take every inch available on this lot. Mr. Eady questioned whether or not a one foot setback would work. Miss Abd El-Shahid stated that they may not use all of the property up to the build to line, but they are trying to be realistic by requesting a zero setback to give them flexibility in the final design of the building. There was further discussion of the location of the loading dock and how delivery trucks would access the new dining hall.

*Upon motion of Mr. Manson, seconded by Ms. Harris, the Planning Commission approved a zero setback on Asbury for recommendation to City Council for a variance. All members voted in favor.*

Mr. Manson and Mr. Eady had a short discussion about the request on Wesley.

*Upon motion of Mr. Manson, seconded by Ms. Harris, the Planning Commission approved a zero setback on Wesley for recommendation to City Council for a variance. All members voted in favor.*

**OXFORD COLLEGE SIGN REQUESTS** - Oxford College submitted requests for three signs. These include a single-sided sign on Wesley Circle behind the current dining hall, a double-sided sign on Wesley Street at Wesley Circle pointing toward the current dining hall and a double-sided sign on Wesley in front of the current dining hall. The Planning Commission had reviewed the requests in advance based on the written submittal from the College.

*Upon motion of Mr. Manson, seconded by Ms. England, all three signs were approved as requested. All members voted in favor.*

**OXFORD COLLEGE FUTURE DEVELOPMENT PLAN AMENDMENTS:** Oxford College requests the approval of several amendments to the future development plan. Mr. Ready noted that this request was discussed on a preliminary basis during the Planning Commission meeting on November 11<sup>th</sup>. The proposed amendments are:

4a Existing and Proposed Land Use

4. Proposed Future Campus Life Center
5. Proposed Future Campus Life Addition of approximately 10,000 square feet.
31. Proposed Dining Hall approximately 20,600 square feet.

4c. Existing and proposed vehicular circulation patterns, including deliveries

1. West Moore Street will be the primary Campus entrance for delivery traffic. The delivery traffic will then turn right onto the service road to the west of Campus.
2. Pierce Street will be the primary Campus entrance for vehicular traffic.
3. Pierce Street will be the entrance for new dining delivery vehicles only.

4d. Existing and proposed pedestrian circulation patterns

1. Proposed Hamill Street closure to vehicular traffic to become a pedestrian corridor with a pedestrian cross walk to the east across Highway 81.

2. Pedestrian traffic will approach new dining facility crossing Pierce Street at Asbury Street and Wesley Street and will cross Wesley Street at Pierce Street.

Mr. Johnson reviewed the changes in the list of amendments. The big changes are the addition of a new dining hall and the closing of Hamill Street. Ms. Mayfield discussed the other changes. Mr. Manson asked whether there was any timetable for the closing of Hamill and what would be the treatment of the closed street; that is, what would it look like? Ms. Mayfield said that the college was planning to propose a project to close Hamill and would be more specific at a later date. After further discussion, Mr. Ready recommended that the College take the closing of Hamill Street out of this list of amendments. We could return to that issue in a later time. The representatives of Oxford College agreed to that request.

*Upon motion of Mr. Manson, seconded by Mr. Eady the list of proposed amendments to the future development plan were approved for recommendation to City Council, with the exception of 4d 1., which refers to Hamill Street. All members voted in favor.*

**ADJOURNMENT:** Mr. Ready reminded everyone that we are required to have an organizational meeting in January. He then wished everyone "Happy Holidays" and adjourned the meeting at 8:31 PM.

Submitted by:

Bob Schwartz, zoning administrator and city manager

RECEIVED  
FEB 20 2015

Mike Besaw  
1020 Emory St  
Oxford Ga. 30054  
[Squarebikes@gmail.com](mailto:Squarebikes@gmail.com)

2/15/2015

The City of Oxford  
Jerry D. Roseberry  
110 West Clark Street  
Oxford Ga. 30054

Dear City Council of Oxford:

This letter of intent is for the sole purpose to obtain a small parcel of land that is owned by the city of Oxford, located directly behind and or "in front of" 1020 Emory St Oxford Ga. 30054.

The parcel is only 136' X 105', 14,820 square feet.  
(The width of my property 136', and only 105' back)

This parcel would allow me driving access to the front of my home, I simply only want a drive way to the front of my home, allowing handicap access to the front door, so certain members of my family can enter my home with ease and with out any trouble,

I did try and purchase two acres directly behind my home from Emmett O. Hughes that the city ended up obtaining, being that my home has no road frontage and shares an easement driveway, the city frowned upon the idea, and ended up with the entire six acres including the two acres that I wanted as well. If the city of Oxford would consider to grant me this small parcel I would be forever Grateful to a town that I already love and believe in, surly this sliver of an acre will not be missed by the city, I can not build on it, nor can I subdivide the land, I only want drive access to the front of my home. Please see the attached documents showing the very small parcel. I will pay to have it re-surveyed as well.

By chance the city of Oxford would sell me this small parcel, I would be prepared to make an offer in the sum of \$500.00 being that my funds are limited as I am in the process of opening a bicycle shop located on the town square of Covington, joining the camber of commerce, and getting very involved with our community. I ask that the city of Oxford please consider my request. Thank you for your time and acknowledgement.

Sincerely,



Michael C. Besaw  
404-606-8788



[Zoom County](#)
[Zoom to Box](#)
[Zoom In](#)
[Zoom Out](#)
[Pan by Hand](#)
[Get Info](#)
[Zoom To Parcel](#)
[Center On Parcel](#)
[Measure](#)
[Area Tool](#)
[Print Page](#)
[Search Sales](#)
[Additional O](#)

Controls

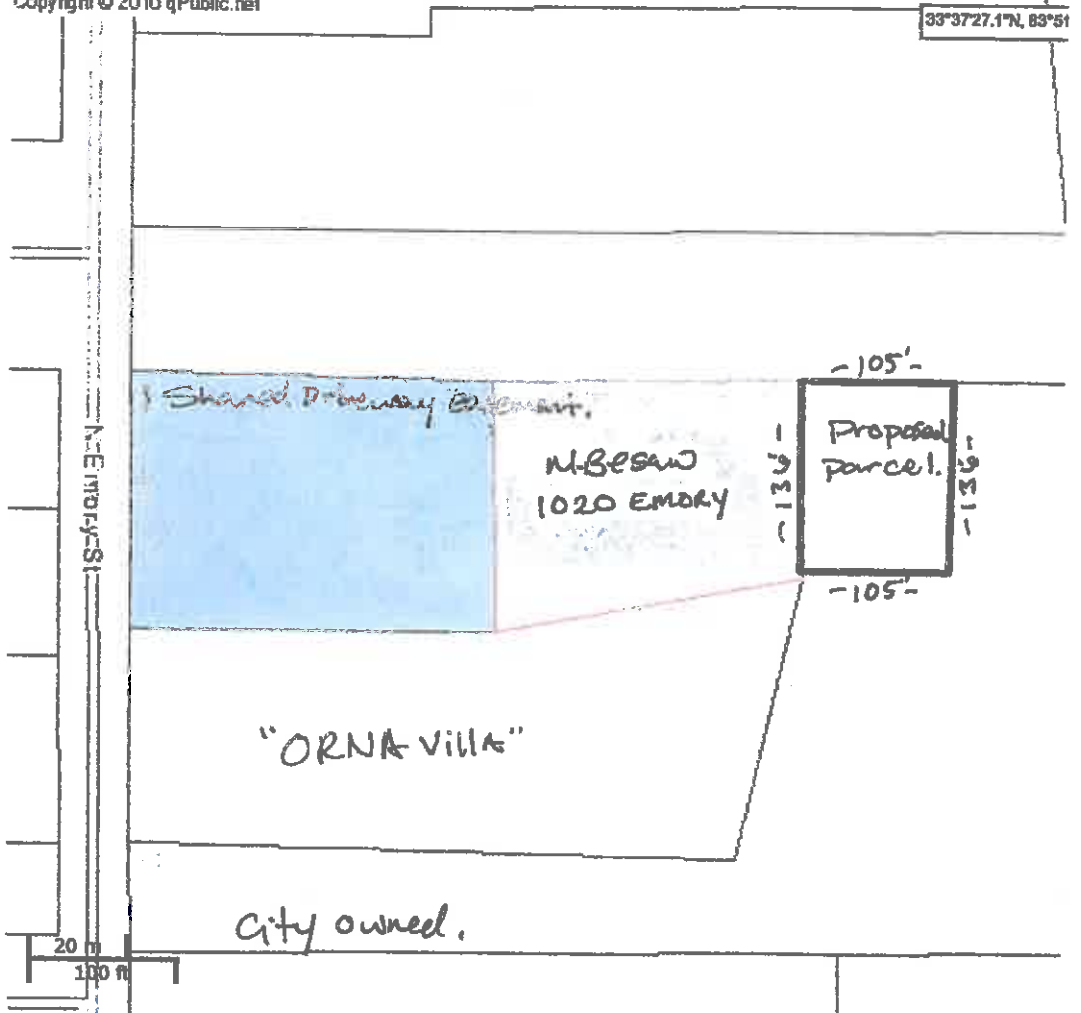
Available Layers

- Map Index
- Zoning
- Cities
- Parcels
  - Parcel Numbers
  - Address #
- Yearly Sales
- Roads
- Lakes & Rivers
- Flood Map
- Wet Lands
- Soil Analysis
- Political Districts
- Aerial Photos (2013)
- Aerial Photos



[Show Scale](#)

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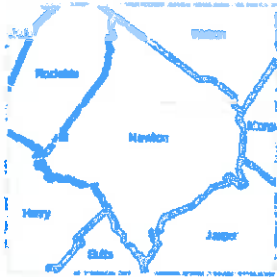


Newton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the last certified taxroll. All data is subject to change before the next certified taxroll.

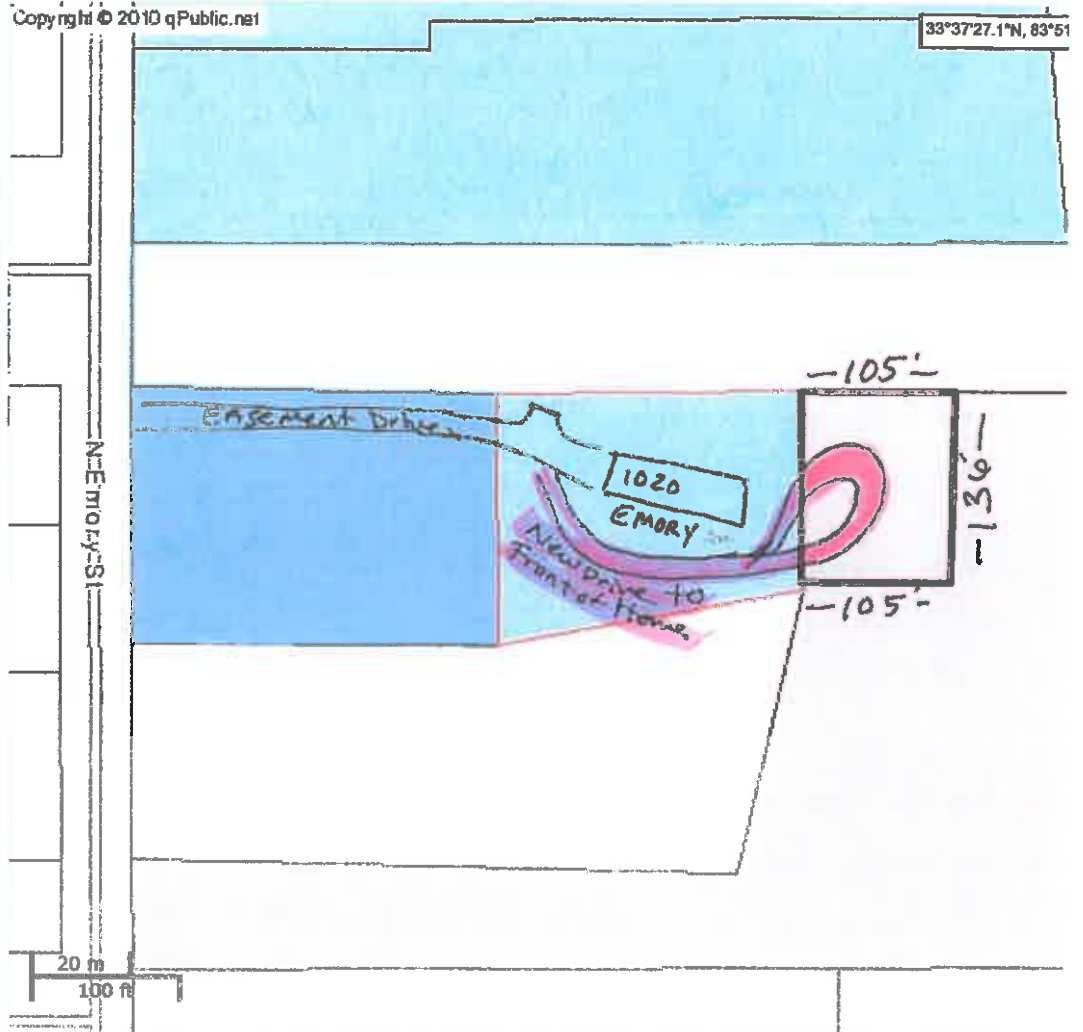
[Zoom County](#)
[Zoom to Box](#)
[Zoom In](#)
[Zoom Out](#)
[Pan by Hand](#)
[Get Info](#)
[Zoom To Parcel](#)
[Center On Parcel](#)
[Measure](#)
[Area Tool](#)
[Print Page](#)
[Search Sales](#)
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Controls

- Available Layers
- Map Index
- Zoning
- Cities
- Parcels
- Parcel Numbers
- Address #
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Show Scale

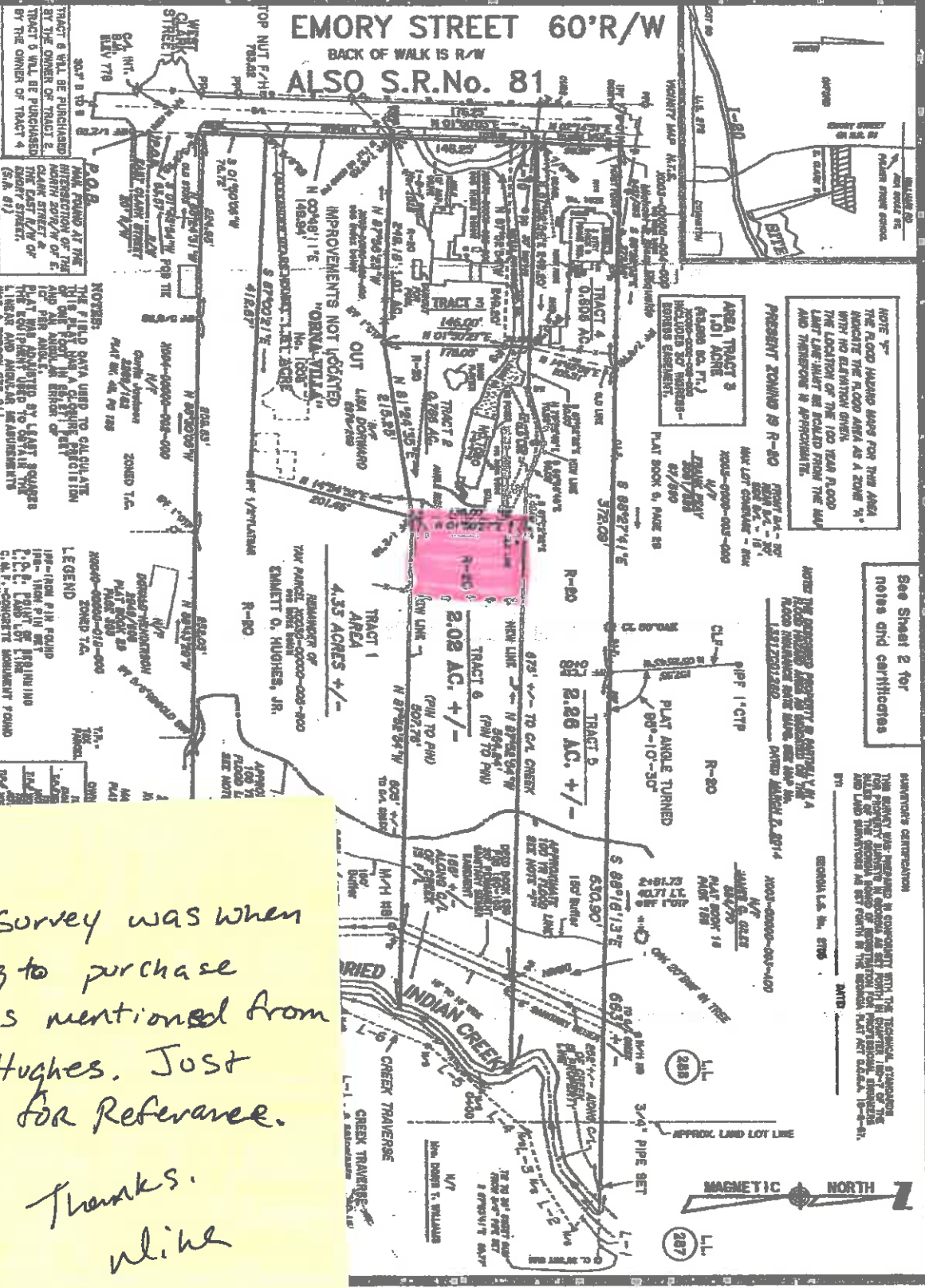


Newton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the last certified taxroll. All data is subject to change before the next certified taxroll.

**EMORY STREET 60'R/W**  
 BACK OF WALK IS R/W  
**ALSO S.R.No. 81**



**HOUSTON ENGINEERING, INC.**  
 DESIGN ENGINEERS AND SURVEYORS  
 SINCE 1964 J.C. ALBERNAZ-ENGINEERS, INC. 1424 VETERANS DRIVE SUITE 3  
 CONNERS, GEORGIA 30012  
 PH (770) 493-9471  
 FAX (770) 918-9074



**NOTES:**  
 THE FIELD DATA USED TO CALCULATE THIS PLAT WAS OBTAINED FROM A RECONSTRUCTION OF THE ORIGINAL RECORD PLAT OF THE EAST 1/2 OF TRACT 5 WILL BE PURCHASED BY THE OWNER OF TRACT 2. TRACT 5 WILL BE PURCHASED BY THE OWNER OF TRACT 4 (S.A. 817)

**IMPROVEMENTS NOT LOCATED:**  
 "ORNA VILLA"  
 No. 1002  
 1983-000-002-000  
 1983-000-002-000  
 1983-000-002-000

**LEGEND:**  
 1983-000-002-000  
 1983-000-002-000  
 1983-000-002-000  
 1983-000-002-000

**NOTE:**  
 THIS PLAT WAS MADE FOR THE AREA ABOUT THE FLOOD AREA AS A ZONE "A" WITH NO RESURVEY GIVEN. THE LOCATION OF THE 100 YEAR FLOOD LIMIT LINE MUST BE OBTAINED FROM THE MAP AND THEREFORE IS APPROXIMATE.

**PRESENT ZONING IS R-80**  
 1983-000-002-000  
 1983-000-002-000  
 1983-000-002-000

See Sheet 2 for notes and certificates

**EMMETT O. HUGHES, JR.**  
 1983-000-002-000  
 1983-000-002-000  
 1983-000-002-000



This old survey was when I was trying to purchase the 2 acres mentioned from Emmett Hughes. Just using this for reference.  
 Thanks.  
 Mike

110 W. Clark Street  
Oxford, GA 30054  
Phone 770-786-7004  
Fax 770-786-2211  
www.oxfordgeorgia.org



Incorporated December 23, 1839

Mayor Jerry D. Roseberry  
City Manager Bob Schwartz  
City Clerk Lauran Willis

Monday, February 23, 2015

Mr. Michael C Besaw  
1020 Emory Street  
Oxford, GA 30054

Dear Mike:

This is to confirm our telephone conversation of Monday morning, February 23. You have submitted a request to purchase a parcel of land currently owned by the City of Oxford. This request was submitted on Friday February 20<sup>th</sup>.

Only the City Council of the City of Oxford can approve a sale of city property. I will put this item on the agenda for the City Council meeting for Monday, March 2, beginning at 7 PM. You should attend the meeting in order to present your request.

In the meantime, you will need to remove the fence posts which you have placed in holes (but not yet cemented in place) around this parcel. This is city property and you have no authority to construct a fence around the property. You agreed to remove the fence posts by tomorrow.

Thank you for your cooperation. We will see you at the Council meeting on Monday, March 2.

Sincerely,

  
Bob Schwartz  
City Manager

c: City Council

## FROM THE WORSHIP COMMITTEE

Harriett Jordan, Worship Committee Chairman  
770-786-8923 / [stormybanks@bellsouth.net](mailto:stormybanks@bellsouth.net)

### Worship Highlights



**Transfiguration  
Sunday - February 15**

## Palm / Passion Sunday

Worship on Palm/Passion Sunday embodies the sharp contrasts of Holy Week. In the Entrance with Palms, we experience the joyous demonstration of loyalty to Jesus as He enters Jerusalem. In the Proclamation and Response, we confront and respond to the story of Jesus' passion. On this occasion, we experience the story in its wholeness before we reflect at greater length on its various parts on Maundy Thursday and Good Friday. There is no triumph without suffering, no crown without a cross.

This year, Palm/Passion Sunday is **March 29**. Since this is a fifth Sunday we will be worshipping together with Rust Chapel. We will worship in Old Church at 11AM.

### Morning Worship in March

*Lift high the cross, the love of Christ proclaim*

*Till all the world adore His sacred name.*

- 01<sup>st</sup>:** **Second Sunday in Lent**  
**Guest Preacher: Rev. Mike Selleck**  
**'What Is In Your Basket'** (John 6:1-13)
- 08<sup>th</sup>:** **Third Sunday in Lent**  
**'The Foolishness of the Cross'** (1 Corinthians 1: 18-25)
- 15<sup>th</sup>:** **Fourth Sunday in Lent**  
**'Graceful Living'** (Ephesians 2: 1-10)
- 22<sup>nd</sup>:** **Fifth Sunday in Lent**  
**'Trust and Obey'** (Hebrews 5: 5-10)
- 29<sup>th</sup>:** **Palm/Passion Sunday**  
**Fifth Sunday Combined Worship at Old Church**

### March 2015 Acolyte Schedule

- 01<sup>st</sup>:** Brett Gourlay / Becca Hall  
**08<sup>th</sup>:** Emelia Jenkins/ Matthew Vincent  
**15<sup>th</sup>:** Jessica Hall / Nolan Hall  
**22<sup>nd</sup>:** Rebecca Arnold / Brett Gourlay

## The Music Score

By Harriett Jordan, Director of Music Ministry  
(770-786-8923 / [stormybanks@bellsouth.net](mailto:stormybanks@bellsouth.net))

### Featured Musicians

The anthem in Morning Worship on March 8, will feature soloist Rebecca Arnold and guest violinist, Jake McCarthy.

### Music Ministry Celebration & Appreciation

On **March 22**, participants in the Allen Memorial UMC Music Ministry will be recognized in Morning Worship. Music will be presented by the Hand Bell Choir, the Chancel Choir and Organist Susan Braggiotti. The entire church family is invited to an Evening Meal in Lovern Hall at **5:30 p.m.**

This is an opportunity to celebrate this ministry of the church and to express appreciation to the volunteers who give of their time and talents each week in rehearsals and during Worship events.

### ✓ Cline Scholar

The Cline Family has established a fund to provide financial assistance to Oxford College students each year. These students participate in the Music Ministry of Allen Memorial United Methodist Church. One of the Cline Scholarship recipients this year is Freshman **Elizabeth Joyce (Beth) Smedley**. Beth sings alto in the Chancel Choir. She was also one of the narrators for the 2014 Christmas Musical.

Her hometown is Durham, North Carolina. Her parents recently moved to Bedford, Virginia to be near family. She has a younger sister and an older brother and older (married) sister. She has a niece who is almost two years old and another niece or nephew is due to arrive July.

Beth loves going to a small, liberal arts school, but having the promise of a good diploma at the end of it all. She thinks Oxford College is an adorable campus and is the perfect fit for her. She enjoys Covington Square. Though 'a pain to drive in sometimes', she thinks it is absolutely gorgeous and has a lot of really cool shops and restaurants. She recently spent two hours at Scoop with friends just talking and enjoying themselves. Beth thinks it's cool that it feels sometimes like you're back in an older era.

Beth loves to act, write, and paint; and, she can make bracelets and necklaces with wire weaving. So, it's understandable that she is pursuing a Major in English and a Minor in Theater.

She is a member of Oxford Fellowship and is co-writer, editor and voice actor for a new campus radio show called "Good Morning, Oxford!" She plans to continue her education at Emory. After graduating, she plans to attend another university to get her LIS degree. She hopes to become an academic librarian and, maybe someday, a published author.

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## MAYOR'S NOTES FOR CITY COUNCIL MEETING MARCH 2, 2015

### Mayor Announcements and Reminders

#### 1. ARBOR DAY IN OXFORD

The Arbor Day celebration on Saturday February 21<sup>st</sup> was excellent by any measure. We owe special thanks to the Tree Board leaders and volunteers. This is Oxford's 17<sup>th</sup> year as a Tree City. It was a joint celebration with Oxford College which was awarded its first Tree Campus designation.

#### 2. CITY AND COLLEGE MEETING

The mayor and council will meet with Oxford College Dean Stephen Bowen, Myra Frady and other college representatives on March 5<sup>th</sup> at 10:00 am in the community room. The college will present an update on construction and newly acquired property. All council members are invited to participate in the meeting. The meeting is open to the public.

#### 3. ECG & MEAG Solar Initiative

If you registered for the ECG – MEAG Solar Initiative meeting (deadline was 2/27/15), it is scheduled for March 9, 2015 at the MEAG Training Center, 148 Powerhouse Road, Forsyth, Georgia. There will be a presentation on the possible impact of recent state legislation on MEAG cities.

#### 4. ENVIRONMENTAL PLANNING: Opportunities and Financing Available

NEGRC will host an educational workshop on environmental planning at their offices in Athens from 10:00 am – until noon on March 24<sup>th</sup>. Registration deadline is March 19<sup>th</sup>. RSVP to [jball@negrc.org](mailto:jball@negrc.org) or 706-369-5650.

#### 5. NEWTON COUNTY TOMORROW

Newton County Tomorrow (NCT) held its first meeting since re-organization and expanded the Board of Directors to include the mayors of the five cities in Newton County. The Board now consists of nine elected or appointed officials and eleven citizens as at-large members.

#### 6. OPEN MEETINGS REMINDER

Attorney General Sam Olens has issued open meetings guidelines for public officials. Briefly, council members may not discuss the public's business in private meetings (with some exceptions), including those conducted by electronic means. Any citizen has standing to complain directly to the Attorney General's office. Civil penalties start at \$1,000 for the first offense. Criminal penalties may also apply. The city attorney will speak to this briefly tonight and if council wishes he will speak in greater detail at a future work session.

STATE OF GEORGIA  
COUNTY OF NEWTON

Tabled  
Never  
ADOPTED

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF OXFORD TO AMEND CHAPTER 36 UTILITIES, ARTICLE IV SEWER SERVICE, BY ADDING SECTION 36-93 PARAGRAPH (H) MINIMUM SEWER CHARGE IF UNCONNECTED; TO REPEAL ALL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY, AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City pursuant to O.C.G.A. Sec. 36-35-3 known as the “Home Rule for Municipalities”, is authorized under paragraph (a) of the rule to adopt clearly reasonable ordinances, resolutions or regulations related to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

**WHEREAS**, the Mayor and Council of the City deem it in the best interest of the government and the residents of the City, and further as a matter of public safety, to establish a minimum sewer fee for those owners whose properties lie within the City, and which are required to be connected to public sewer, but who have failed to timely complete the connection; and

**WHEREAS**, the Mayor and Council of the City of Oxford have determined that the proper means of addressing said concern is to amend Chapter 36: Utilities; Article IV: Sewer Service: Section 36-93: Use of Public Sewers Required; and

**NOW THEREFORE**, be it ordained by the Mayor and Council of the City of Oxford that Chapter 36: Article IV: Section 36-93 be amended by adding paragraph (h), as follows:

(Additions are in *underlined bold italics*)

**Section 1.**

**Section 36-93 Use of public sewers required.**

*(h) Minimum sewer charge if unconnected. Any owner of a property situated within 100 feet of rights-of-way containing public sewer, who has been timely notified of the requirement to connect to the public sewer line as required by paragraph (e), and who has not done so, shall be*



charged the minimum sewer charge each month until the required connection is properly made. This charge shall begin at the conclusion of any associated judicial proceedings, and shall be included within the City's utility bill and shall be in addition to any judicial penalties incurred for failing to comply with the requirements of paragraph (e).

## **Section 2. Repeal of All Ordinances in Conflict**

All ordinances and resolutions or portions thereof in conflict with this ordinance are repealed to the extent of their conflict.

## **Section 3. Severability**

If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and such remainder shall remain in full force and effect.

## **Section 4. Effective Date**

Pursuant to Sec. 2-21 (9) (D), this Ordinance shall be in full force and effect five (5) days after its final passage.

First reading, this 2<sup>nd</sup> day of March 2015.

Second reading and adoption, this 6<sup>th</sup> day of April 2015.

## **CITY OF OXFORD**

\_\_\_\_\_  
**Jerry D. Roseberry, Mayor**

\_\_\_\_\_  
**Sarah T. Davis, Council Member**

\_\_\_\_\_  
**David Eady, Council Member**

\_\_\_\_\_  
**George R. Holt, Council Member**

\_\_\_\_\_  
**Lyn Pace, Council Member**

\_\_\_\_\_  
**Terry A. Smith, Council Member**

**James H. Windham, Council Member**

**ATTEST:**

**Lauran Willis, City Clerk**

**{The Seal of the City of Oxford, Georgia}**

**APPROVED AS TO FORM:**

**C. David Strickland, City Attorney**

## City Limit Sign Committee

### **Members**

Terry Smith, Judy Greer, and Sarah Davis

### **Goal**

To create a recommendation to the Council for City Limit Signs

### **Guiding Principle**

To create signage that is simple and consistent, while at the same time reflective of Oxford's historic nature.

### **Considerations**

Simplicity

Aesthetically pleasing

Focus on the City

Cost (initial cost as well as cost of maintenance and/or replacement)

Warranty

Ease of installation

Right-of-way issues (easement or acquisition of property)

DOT requirements, including safety and placement

Consistency: other city signage could be similarly designed (directional, informational)

### **Placement (9) and Sizes**

24" X 36" sign hanging from the arm on a 4" X 4" black metal post:

Emory St. South

Emory St. North

Old Oxford Rd.

E. Soule St.

Moore St.

18" X 24" sign mounted on a 4" X 4" black metal post:

E. Richardson St.

W. Richardson St.

Haygood St.

Stone St.

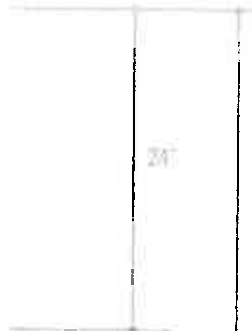
Submitted 3/2/2015



PLAN VIEW



①



72"

FRONT VIEW



PLAN VIEW



2

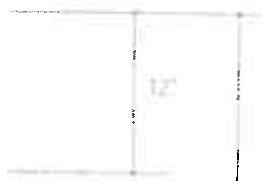
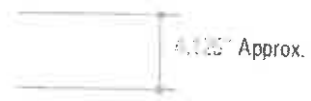


72"

FRONT VIEW



PLAN VIEW



FRONT VIEW

72"



OLD  
CHURCH



**LICENSE AGREEMENT**

**THIS REVOCABLE LICENSE AGREEMENT** (the "License Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2015, by and between the **CITY OF OXFORD, GEORGIA**, a Municipal Corporation of the State of Georgia ("City"), and **JEFFREY WEARING** and **JANICE D. WEARING**, of Newton County, Georgia (collectively "Wearing"),

**RECITALS**

A. City is the owner of certain real property located at Wesley Street, Oxford, Newton County, Georgia 30054 (the "Property" or "Licensed Area"), described in Exhibit "A", which is attached hereto is incorporated herein.

B. City desires to issue a License to Wearing (a portion of which shall be reserved for the exclusive use of Wearing, and a portion of which shall be non-exclusive to Wearing) for the use of a portion of the unopened right-of-ways of Coke Street and ~~George Street~~, within the City of Oxford, Georgia, as designated by City, during the Term, as herein defined, for the following purposes only: to maintain the current approved passive uses as a pond, green space and extended yard area contiguous to Wearing's residence. (the "Uses"). The licensed area is further and more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

**NOW, THEREFORE**, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are herewith acknowledged, the parties hereto intending to be legally bound, hereby agree as follows:

1. **Grant of License.** City hereby grants to Wearing the license to the Licensed Area for the Uses, provided that such Uses by Wearing shall not interfere with the use and enjoyment by City of any of City's other property or disturb the state of City's other property. The license shall be exclusive to Wearing for the portion of Licensed Area identified on the attached plat as "pond" and all portions of the Coke Street Right-of-Way north of said pond, within the Licensed Area; the balance of the Licensed Area – within the George Street Right-of-Way, not inclusive of the pond area shall be non-exclusively available for Wearing's use. Any other use of the Licensed Area by Wearing is expressly prohibited.
2. **Security Deposit.** \$ \_\_\_\_\_ .00 to be returned to Wearing so long as Wearing faithfully performs all obligations hereunder.



3. Term. The term of the License shall be from \_\_\_\_\_, 2015 through \_\_\_\_\_, 2015, midnight prevailing local time, (the "Term"), subject to City's right to terminate the license granted herein upon a Default, or for Convenience, as herein defined.
4. Payments by Wearing. As consideration for the rights and license granted herein, Wearing shall pay to City \$ \_\_\_\_\_ .00 annually for the Term, payable in advance, by January 1 of each year.
5. Wearing's Covenants. Wearing hereby covenants and agrees as follows:
  - a. Wearing's use and exercise of this license shall comply with all applicable ordinances, laws and regulations of the City of Oxford and Newton County and all other applicable governmental authorities.
  - b. Except as expressly approved by City, Wearing shall not and shall have no right to construct temporary or other improvements at or about the Space, nor on any property under City's control without the prior, express written consent and approval of specific plans by City.
  - c. Wearing shall comply with all rules and regulations promulgated by City relating to the Space and the Property, from time to time.
6. Insurance. At all times during the Term, Wearing, at its sole cost and expense, shall keep, maintain and cause to be written a policy or policies of insurance with companies authorized to do business in the State of Georgia, insuring Wearing and City, as hereinafter defined, against any and all insurable liability in the form generally known as Home/Landowners and Property Damage insurance, including claims and demands made by any person or persons whomsoever for injuries received or property damaged in connection with the operation and maintenance of the Space and for any other risk insured by such policies, on an occurrence basis, with combined single limits of not less than \$1 Million. Evidence of such insurance satisfactory to City shall be delivered to City prior to the commencement of the Term, together with adequate evidence of the fact that premiums for such insurance have been paid. Such policies shall contain a provision that said policies shall not be canceled or terminated during the term hereof.
7. Default by Wearing. Upon Wearing's failure to perform, fulfill or observe any term or covenant contained in this license to be performed, fulfilled or observed by Wearing, or in situations involving potential danger to the health or safety of persons in, on or about the Property, the same shall be deemed a "default". Upon such event, City may, at its election, revoke and terminate this license and all rights and privileges granted herein, and exercise all rights and remedies available at law or in equity, including injunctive relief against the continued occupancy of the Space or Property by Wearing upon application to a court of competent jurisdiction, without requirement for posting of bond

or security. Upon such termination, Wearing will vacate the Licensed Area within thirty (30) days of notice and surrender Licensed Area to City.

8. Termination for Convenience by City. City may also, at its election, choose to revoke and terminate this license and all rights and privileges granted herein, at its convenience, with or without cause. Upon such termination, Wearing will vacate the Licensed Area within thirty (30) days of notice and surrender the Licensed Area.
9. Wearing's Indemnity. Wearing hereby indemnifies and holds City harmless from and against any and all claims, actions, damages, liabilities, and expenses resulting from or connected with any loss of life, personal injury and/or damage to personal or real property, arising from or out of the occupancy or use by Wearing of the Licensed Area or any part thereof or occasioned wholly or in part by any act or omission of Wearing, its officers, agents, contractors or employees, sub-licensees, and invitees. Wearing further indemnifies, releases from liability and holds City harmless from damages, abatement of rental, or otherwise, or any damage sustained by Wearing or any other person due to the Licensed Area, or part thereof or any appurtenances thereto becoming out of repair, or due to the happening of any accident, including, but not limited to, any damage caused by water, snow, windstorm, tornado and from any acts or omissions of Wearing. The foregoing to the contrary notwithstanding, in no event shall Wearing be required to indemnify City against Wearing resulting from affirmative acts or proven negligences solely on the part of City, and their respective its agents, contractors, or employees.
10. No Easement Created. City and Wearing intend that no easement be created by this license, notwithstanding that Wearing may incur expenses in connection with this license.
11. Notices. Any and all notices, demands, requests and responses thereto permitted or required to be given under this license shall be in writing, signed by or on behalf of the party giving such notice, and shall be delivered to the other party at the address of such other party set forth below:

If to City:       CITY OF OXFORD, GEORGIA  
                    110 W. Clark Street  
                    Oxford, Georgia 30054  
                    Telephone: 770-786-7004  
                    Facsimile: 770-786-2211

If to Wearing: JEFFREY WEARING and JANICE D. WEARING  
                    905 Wesley Street  
                    Oxford, Georgia 30054  
                    Telephone: \_\_\_\_\_  
                    Telephone: \_\_\_\_\_

12. Miscellaneous. (a) This license constitutes the entire understanding of City and Wearing with respect to the subject matter hereof and may not be amended or modified except by a writing signed by the City and Wearing. (b) City shall not in any way or for any purpose be deemed or become a partner of Wearing in the conduct of Wearing's business or otherwise, nor a joint venturer or a member of a joint enterprise with Wearing. (c) Wearing shall not have the right to assign or sublet Wearing's rights under this license. (d) Time is of the essence of this license. (e) This license shall be construed in accordance with the laws of the State of Georgia and shall be binding upon and shall inure to the benefit of the parties hereto and their respective legal representatives. (f) The parties each represent that no real estate agent or broker has any interest in this license.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals as of the day and year first above written.

**LICENSOR:**

**CITY OF OXFORD, GEORGIA,  
a municipal corporation of the State of Georgia**

**By: \_\_\_\_\_  
JERRY D. ROSEBERRY, MAYOR**

**Attest: \_\_\_\_\_  
LAURAN WILLIS, CITY CLERK**

**LICENSEE:**

\_\_\_\_\_  
**JEFFREY WEARING**

\_\_\_\_\_  
**JANICE D. WEARING**

**STRICKLAND & STRICKLAND, LLP  
ATTORNEYS AT LAW  
P.O. BOX 70  
COVINGTON, GEORGIA 30015-0070  
TELEPHONE (770) 786-5460  
FACSIMILE (770) 786-5499**

EXHIBIT "A"

All that tract or parcel of land lying and being within the City of Oxford, Land Lot 288 of the 9<sup>th</sup> Land District of Newton County, Georgia, containing 3.62 acres, according to a plat of survey for the City of Oxford, made by Jordan Engineering, Robert O. Jordan, Georgia Registered Land Surveyor No. 2902, dated 11/14/2014, a reduced copy of the same plat by this reference thereto is incorporated herein for a more particular and accurate description of said property, as Exhibit "B".

Subject to all easements and restrictions of record.

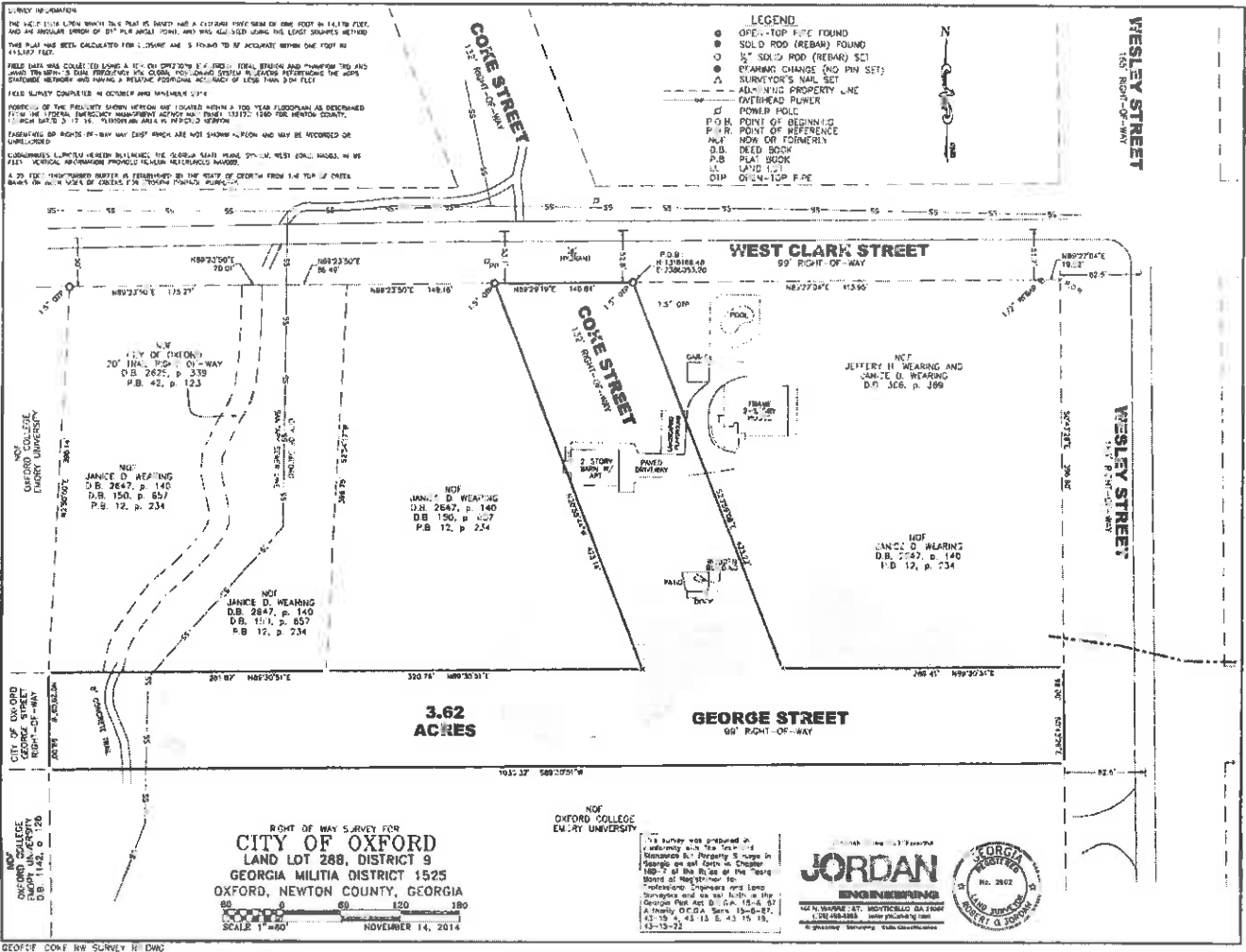


Exhibit "B"