



Welcome to the City of Oxford’s 2021 Online Popular Annual Financial Report Document

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Oxford is located southwest of Dayton and north of Cincinnati in a primarily rural area in the Miami Valley Region of Southwestern Ohio. The City lies approximately 6 miles east of the Indiana state line in the northwest corner of Butler County. The City has a population of approximately 22,885 (2019 census estimate) and covers an area of approximately 7.50 square miles. Oxford was organized as a municipality in 1830 as a direct result of the grow-

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Aquatic Center located in Oxford Community Park

City of Oxford, Ohio 2021 Popular Annual Financial Report

City Council

- William Snavely — Mayor
- Chantel Raghu — Vice-Mayor
- Jason Bracken— Councilor
- Glenn Ellerbe — Councilor
- Amber Franklin — Councilor
- Alexandria French— Councilor
- David Prytherch — Councilor

This report was prepared for the Citizens of the City of Oxford to provide a condensed overview of the City's financial results as of December 31, 2021. The information contained in this report was obtained from the City's 2021 Annual Comprehensive Financial Report, which is prepared in conformance with Generally Accepted Accounting Principles (GAAP). The City's 2021 Annual Comprehensive Financial Report was audited by the Clark, Schaefer, Hackett CPAs & Advisors, and received an unmodified (clean) opinion. This report is unaudited and is presented on a GAAP basis, as well as cash based financial data from various sources. To obtain an audited Annual Comprehensive Financial Report, with complete financial results, a copy is available in the Finance Department in the Municipal Building and is also posted on the City's website:

https://www.cityofoxford.org/government/departments/finance_utilities/citybudgetdocuments.php

Scroll down the page click on "Financial Reports" and it's located under "Annual Financial Reports"

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Government Finance Officers Association

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City of Oxford

Ohio

For its Annual Financial Report
for the Fiscal Year Ended

December 31, 2020

Christopher P. Morrill

Executive Director/CEO



Oxford is located southwest of Dayton and north of Cincinnati in a primarily rural area in the Miami Valley Region of Southwestern Ohio. The City lies approximately 6 miles east of the Indiana state line in the northwest corner of Butler County. The City has a population of approximately 23,035 (2020 census) and covers an area of approximately 7.50 square miles. Oxford was organized as a municipality in 1830 as a direct result of the growing prominence of Miami University, which was founded in 1809 as a state university and plays a significant role in the community. Oxford possesses a college-town environment in a beautiful rural setting. The University, with a student population of approximately 19,000 for fall of 2021 enrollment, is both a direct and indirect source of many jobs in the City. The University also contributes substantially to the social and cultural environment enhancing Oxford's unique living experience.

The City of Oxford is a home-rule municipal corporation created under the laws of the State of Ohio. The City operates under its own Charter. The Charter, which provides for a Council-Manager form of government, was adopted in 1960. The governing Council is responsible for the enactment of ordinances and resolutions to establish policies and to conduct City business, including the annual budget ordinances, and resolutions approving the expenditure of money. The seven-member Council is elected by its citizens as follows: Four members are elected in an odd-numbered year with the remaining three elected in the following odd-numbered year. Council members serve four-year terms and are limited to two consecutive terms. The Mayor and Vice Mayor are chosen by Council from among its members to serve a two-year term. The City Council appoints a City Manager, a Law Director/City Solicitor, and Finance Director. The City Manager is responsible for appointing the Department Heads and City staff. The City Manager is also responsible for the implementation of the Council's policies and other day-to-day administration and service delivery to its constituents. The City provides numerous services, including, among others, police, fire, and emergency services protection; the construction and maintenance of highways and streets; parks and recreational program services; and water, waste water, storm water management, and solid waste services.

Governmental Activities - Expenses by Function

<u>Expenses</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Security of persons and property	\$8,448,985	\$9,247,405	\$3,734,801
Public health services	133,367	215,288	129,301
Leisure time activities	1,745,849	1,690,665	2,132,662
Community and economic development	762,929	1,132,111	1,328,799
Transportation	5,477,619	3,020,821	3,164,874
General government	2,399,064	3,492,954	2,262,040
Interest on long-term debt	<u>213,719</u>	<u>224,707</u>	<u>308,076</u>
Total governmental activities	\$19,181,532	\$19,023,951	\$13,060,553

Functions/Programs

Major Variances

Security of persons and property - 3% COLA increase all full time employees except Firefighter/EMT who were in the process of union formation, decrease is due to a significant drop in pension and OPEB expenses.

Leisure time activities - 3% COLA increase all full time employees and resumption of recreation programs, activities and a very busy summer at the City's Aquatic Center.

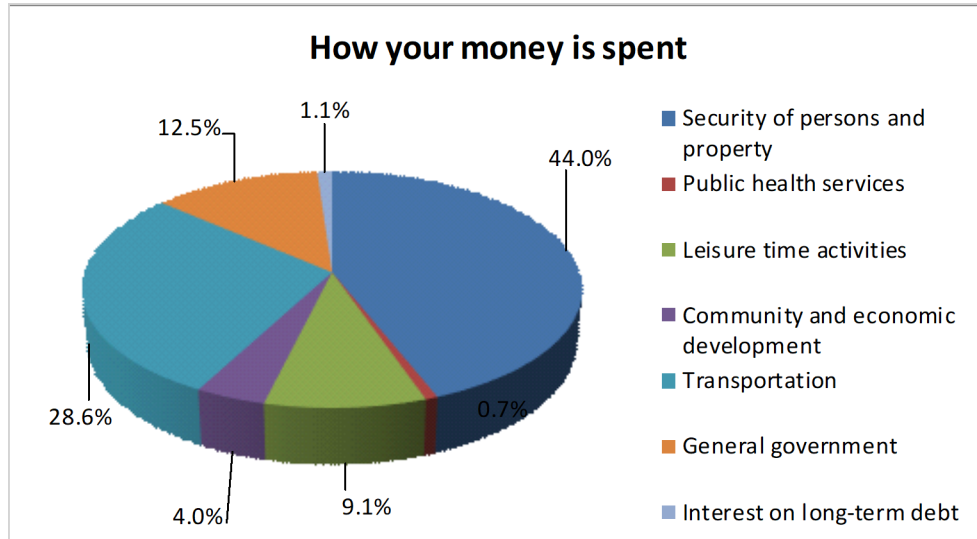
Community and economic development - Decrease in pension and OPEB costs.

General government - Decrease primarily related to costs funded with CARES Act funding during 2020 and the decrease in pension and OPEB costs.

Transportation - 3% COLA increase all full time employees costs incurred on the High Street pedestrian safety project. As discussed above, the City was just a sponsor for a grant for improvements on Miami University's campus to accommodate fewer crosswalks and bus pickups and install permanent decorative road dividers to increase traffic safety. These improvements will be maintained by Miami University.

Interest on long-term debt - The decrease in interest on long-term debt is attributed to interest and debt issuance costs associated with \$7,215,000 in various purpose bonds to refinance the Aquatic Center bond anticipation notes and finance roadway improvements.

Governmental Activities - Expense Descriptions



“These descriptions of major services provided are intended to give the reader a better understanding of them and is not meant to be an all inclusive list.”

Functions/Programs

Security of persons and property

Public health services

Leisure time activities

Community and economic development

Transportation

General government

Major Services Provided

Policing, dispatch for Police and Fire & EMS, animal control, street lighting and marking as well as capital spending

Cemetery maintenance, Butler County health services and various donations to local agencies

Senior Center upkeep, Aquatic Center operations, concession for both Aquatic Center and park, park maintenance, recreational programs and administration as well as capital spending

Planning, Inspections, economic development, urban forestry, Community Block Development spending as well as capital spending

Street maintenance and repair, State Highway spending, Parking control as well as capital spending

Management Information Services, City Manager, Finance, Income Tax, Law, Human Resources– Assistant City Manager, Clerk and Council, Municipal and Courthouse upkeep, City Garage, Engineering, Insurance as well as capital spending

Governmental Activities - Revenue by Type

<u>Revenues</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Charges for services	\$3,527,505	\$2,488,038	\$3,076,721
Operating grants & contributions re- stricted to specific programs	1,064,092	2,560,480	876,901
Capital Grants and Contributions restricted to specific programs	3,637,726	995,974	1,012,226
Income taxes general	8,703,534	8,635,125	9,342,313
Income taxes fire & EMS	1,258,713	1,233,955	1,323,602
Property & other taxes	2,633,027	2,204,215	2,378,187
Payments in lieu of taxes	377,604	327,788	328,127
Operating grants & contributions not restricted to specific programs	709,220	581,500	655,381
Investment earnings	(60,033)	333,921	507,682
Miscellaneous	416,904	797,807	369,830
Transfers	<u>0</u>	<u>(256,307)</u>	<u>(40,000)</u>
Total governmental activities	\$22,268,292	\$19,902,496	\$19,830,970

Revenues

Major Variances

Charges for services - The increase is attributed to the increase which occurred in transportation and leisure time activities, due to returning to normal operations for parking and recreational activities.

Income taxes - The increase is primarily due to the pick up of business activities as the City starts to slowly rebound from COVID restrictions and the return of most Miami University students in the fall to resume classes.

Property & other taxes - The increase is attributed to a gradual increase in hotel tax revenue and revaluation of properties by the Butler County Auditor's office in 2020.

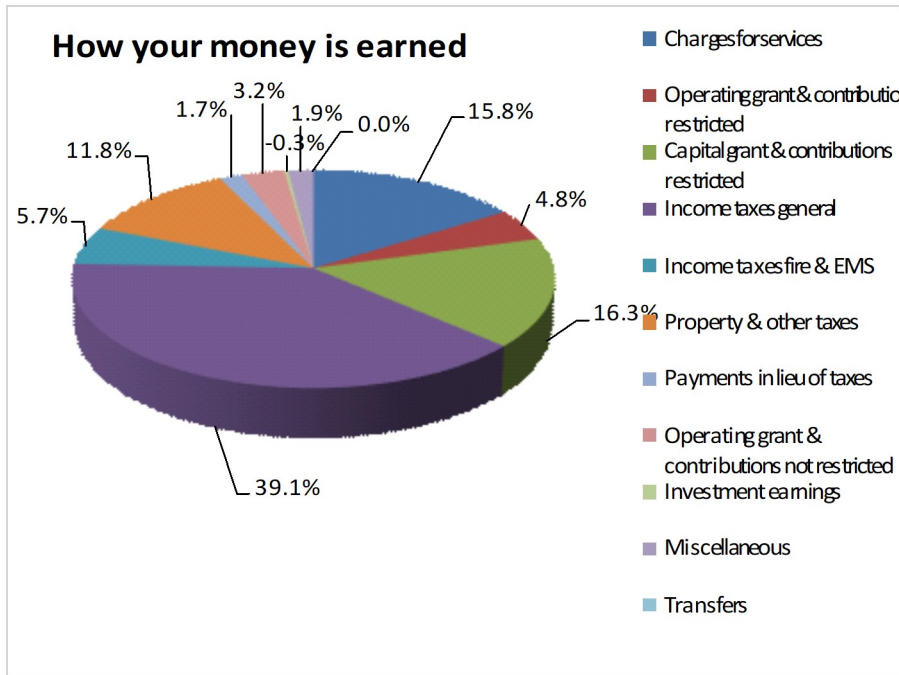
Payments in lieu of taxes - The third of 10 years collection of TIF receipts being used to pay off \$2,600,000 in bonds issued in 2019 for the South-pointe Roadway Improvements also increased due to the revaluation by the Butler County Auditor's office in 2020.

Operating grants and contributions not restricted to specific programs - The decrease is attributed to the receipt of CARES Act funds to assist with expenses associated with the COVID-19 pandemic received in 2020.

Investment earnings - The decrease is attributed to market condition, reinvestment of rollover investments into lower yielding assets.

Miscellaneous - The decrease is attributed to the City receiving one dividend from the Ohio Bureau of Workers' Compensation compared to three in 2020.

Governmental Activities - Revenue Descriptions



“These descriptions of major sources of revenue are intended to give the reader a better understanding of them and is not meant to be an all inclusive list.”

Revenues

Charges for services

Operating & capital grants & contributions

Income taxes general

Income taxes fire & EMS

Property & other taxes

Payments in lieu of taxes

Investment earnings

Miscellaneous

Major Sources

Fines, Cost & Forfeitures, EMS Billings, Township EMS Contributions, Rent, Dog License Sales, Cemetery Charges, Special Assessments, Senior Center Rent, Concessions, Swimming Pool Receipts, Recreation Fees, Ball Field Rentals, Various Permits, Zoning Fees, Loan Repayment Interest, Auction Sales, Meter Revenues, Parking Leases and Permits, Cable Franchise Fees, Various Sales, Fees and Charges

Various Federal, State, Miami University, County Grants and Payments, Alcohol Education Fees, 4th of July and special events contributions, Red Brick & Ivy Gifts, Motor Vehicle Licenses Fees, Gasoline Taxes, and Contributed Capital

1.75% Earnings Tax

0.25% Earnings Tax

Property Taxes, Hotel & Convention Taxes and Cigarette Taxes

Tax Incremental Financing Receipts

Interest on Investments

Auction Proceeds, Contributions, Memorial Tree Purchases, Various Contributions and Reimbursement from various sources

Business-type Activities - Expenses by Function

<u>Expenses</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Water	\$1,674,092	\$2,593,802	\$2,947,077
Wastewater	2,396,229	3,429,402	3,512,124
Solid Waste	1,569,908	1,621,529	1,643,825
Storm Water	12,445	29,690	49,006
Total Business-type activities	\$5,652,674	\$7,674,423	\$8,152,032

Functions

Major Variances

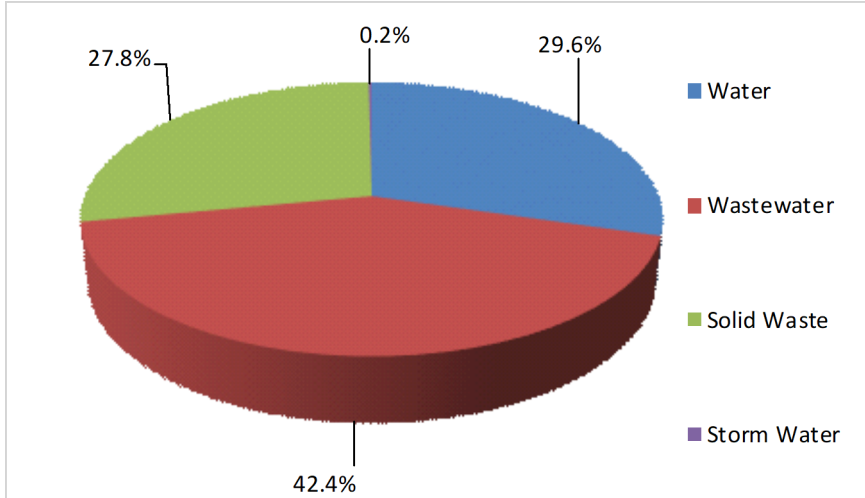
Water - The 3% COLA increase offset by decreases in pension and OPEB expenses.

Wastewater - The 3% COLA increase offset by decreases in the net pension and OPEB liabilities.

Solid Waste - The 3% COLA increase offset by decreases in the net pension and OPEB liabilities.

Storm Water - The decrease is due to fewer catch basin repairs as compared to 2020.

Business-type Activities - Expense Descriptions



“These descriptions of major services provided are intended to give the reader a better understanding of them and is not meant to be an all inclusive list.”

Functions/Programs

Water

Wastewater

Solid Waste

Storm Water

Major Services Provided

Water plant operations, customer service, well maintenance, distribution, administration, allocations from—Management Information Services, City Manager, Finance, Human Resources, Legislative, Engineering, Insurance as well as capital spending

Treatment plant operations, customer service, collection, administration, allocations from—Management Information Services, City Manager, Finance, Human Resources, Legislative, Engineering, Insurance as well as capital spending

Collection & Transfer Station, Administration, Utility Billing & Collections, Insurance as well as annual landfill post-closure maintenance

Storm water maintenance

Business-type Activities - Revenue by Type

<u>Revenues</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Charges for services	\$7,076,520	\$6,754,677	\$7,304,501
Operating grants & contributions restricted to specific programs	0	0	0
Capital Grants and Contributions restricted to specific programs	178,003	310,940	122,460
Investment earnings	(58,599)	308,551	410,630
Miscellaneous	36,884	134,920	29,586
Transfers	<u>0</u>	<u>256,307</u>	<u>40,000</u>
Total business-type activities	\$7,232,808	\$7,765,395	\$7,907,177

Revenues

Major Variances

Charges for Services - Increased water sales and subsequent wastewater treatment as a result of Miami University returning in 2021 to in class learning.

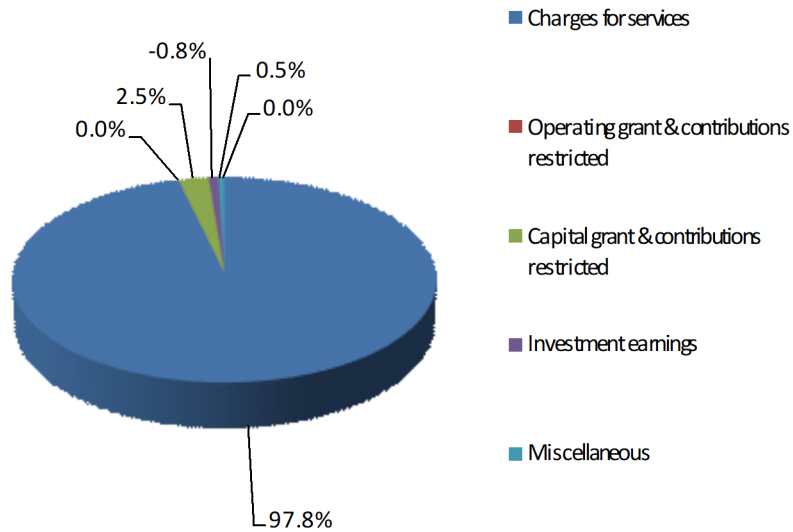
Grants and Contributions restricted to specific programs - Decrease is attributed to Ohio Public Works Commission for the water main project for the upgrading and boring project under the railroad crossing on High Street received in 2020.

Investment earnings - The decrease is attributed to market condition, reinvestment of rollover investments into lower yielding assets.

Miscellaneous - The decrease is attributed to the City receiving one dividend from the Ohio Bureau of Workers' Compensation compared to three in 2020.

Business-type Activities - Revenue Descriptions

How your money is earned



“These descriptions of major sources of revenue are intended to give the reader a better understanding of them and is not meant to be an all inclusive list.”

Revenues

Charges for services

Operating & capital grants & contributions

Investment earnings

Miscellaneous

Transfers

Major Sources

Auction Sales, Water Sales, Water Meters & Taps, Account Initiation Fee, Backflow Preventer Permits, Wastewater Collection Charges, Wastewater Taps, Solid Waste Collection Charges, Solid Waste Dumpster Charges, Solid Waste Recycling Charges, One-Time & Yard Waste Permits

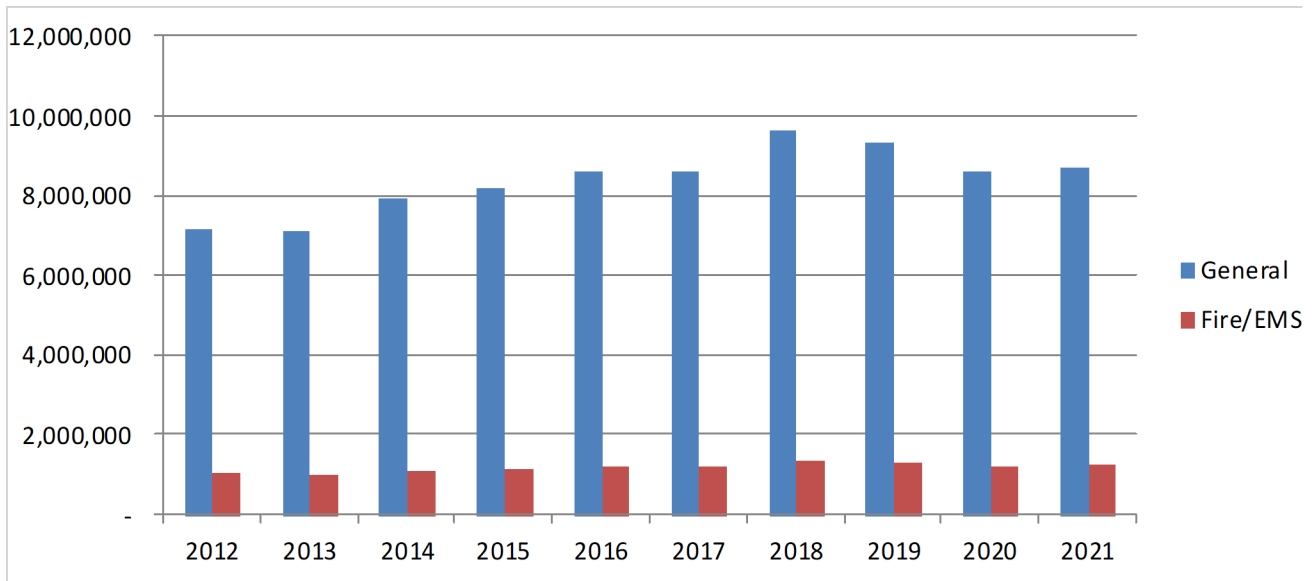
Water & Wastewater Capacity Benefit Contributions, and Contributed Capital

Interest on Investments

Miscellaneous sales, Special Assessments, Various Reimbursement from various sources

Movement of monies between Funds

Income Tax Receipts



Income Tax Facts & Figures

- In 1946, the City of Toledo established the first municipal income tax in the State of Ohio.
- In 1957, the Ohio General Assembly enacted Uniform Municipal Income Tax Law providing broad regulations for municipalities to follow.
- On May 19, 1970 the City Council of the City of Oxford passed Ordinance No. 1165 imposing a 1% municipal income tax.
- The City of Oxford's income tax rate was increased by .75% to 1.75% on January 1, 1994 following passage of a Levy during 1993.
- In August of 2007, the City of Oxford contracted with RITA (Regional Income Tax Agency) for the administration and collection of it's municipal income tax.
- In the fall of 2010, Issue 15 was approved by 63% of voters to increase the rate by .25% in order to provide a major funding source for the City of Oxford's Fire & EMS operations.
- In 2021, income tax receipts accounted for 69.3% of all General Fund revenues. These funds help support many core services provided by the City of Oxford as well as paying for Capital improvements and equipment associated with these core services.
- In 2021, income tax receipts accounted for 60.8% of all Fire & EMS Fund revenues. These funds help support many core services provided by the Fire & EMS department as well as paying for Capital improvements and equipment associated with these core services.

"As a result of the passage of Issue 15 in the fall of 2010, and the subsequent collections beginning 2011, the City's Fire & EMS department is now a 24 hour 7 day a week operation with a minimum of 5 members per shift. In 2015 the Fire & EMS department added three full time Captains to better manage the Fire & EMS operations. In both 2017 & 2018 the Fire & EMS department added three full time paramedic/firefighters to complement the three full time Captains as well as part-time paramedic/firefighters to round out the department".

Property Taxes

2021 Property Tax Payment Calculation

County	Value	Taxable Value	Rate
	25,000	8,750	0.35000
	<u>75,000</u>	<u>26,250</u>	0.35000
	100,000	35,000	0.35000
First Half Tax		765.71	
Second Half Tax		<u>765.72</u>	
		1,531.43	

Millage Rate	Inside Effective Millage	Tax Due	% Total
City of Oxford			
6.900000	6.508235	227.79	14.87%

Oxford Township			
0.240000	0.240000	8.40	0.55%

Talawanda CSD			
55.300000	26.500014	927.50	60.57%

Butler County			
9.720000	7.395458	258.84	16.90%

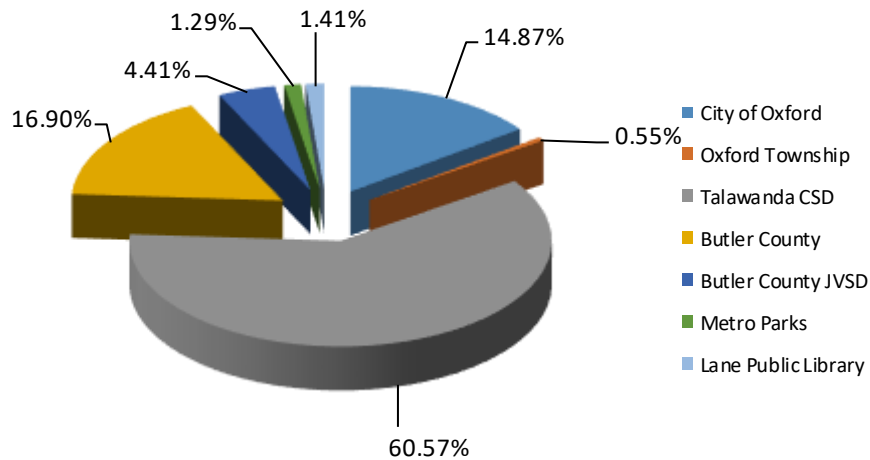
Butler County JVSD			
1.930000	1.930000	67.55	4.41%

Metro Parks			
0.700000	0.564518	19.76	1.29%

Lane Public Library			
0.750000	0.706282	21.59	1.41%

75.540000 43.755050 1,531.43 100.00%

Property Tax Distribution



Property Tax Facts & Figures

- County auditors must reappraise all real estate every six years.
- County auditors must update these values three years following the reappraisals.
- Property taxes are based on 35% of the market value (value County Auditor assigns a property) except certain agricultural property.

Example:

Property's Market Value = \$100,000

Taxable Value = \$100,000 X 35% = \$35,000

City of Oxford Effective Millage = 6.508235

Tax Due to City of Oxford

$\$35,000 \times 6.508235 = \$227,791 / 1,000 = \$227.79$

- This example does not take into account any special provisions like 10% property tax rollback or 2.5% property tax homestead rollback . Currently both of these exemptions are reimbursed by the State of Ohio to local governments.

For further explanation of property taxes visit www.butlercountyauditor.org. This website is an excellent resource to obtain information on property taxes in Butler County, Ohio."

"Voters approved a 3.25 mill property tax in May of 2018 for the construction of the Oxford Area Trail system by a 69% to 31% margin which will sunset in 10 years. This is included in the City of Oxford total".

Name of Taxpayer	January 1, 2021	
	Assessed Value	Percent of Real Property Assessed Value
Duke Energy Ohio Inc.	\$12,974,170	3.34%
EVR Investments LLC	8,176,290	2.10%
Oxford West Properties 1 LLLP	7,592,880	1.95%
PEP Oxford OH LLC	6,786,240	1.74%
Tres Walnut LLC	5,713,780	1.47%
Stewart Developers LLC	5,583,620	1.44%
Paul W Baer Trust Properties LLC	5,322,510	1.37%
Gaslight Avenue At	5,134,910	1.32%
Brookside At Chestnut LLC	4,847,710	1.25%
MAM Oxford LLC	4,697,610	1.21%
Totals	<u>\$66,829,720</u>	<u>17.19%</u>
Total Assessed Valuation	<u>\$388,925,590</u>	

Real property taxes paid in 2021 are based on January 1, 2020 values.

Source: Butler County Auditor's Office

Employer	Nature of Business	2021		
		Number of Employees	Rank	Percentage of Total Employment
Miami University	Education	2,917	1	64%
Talawanda School District	Education	350	2	8%
Schneider Electric	Manufacturer	250	3	6%
McCullough Hyde Hospital	Hospital	245	4	5%
WalMart Associates, Inc.	Retail	200	5	4%
RDI Corporation	Marketing	165	6	4%
TriHealth G LLC	Healthcare	125	7	3%
City of Oxford	Government	121	8	3%
Kroger	Retail	80	9	2%
Wildberry Incense	Manufacturer	65	10	1%
Total		<u>4,518</u>		<u>100%</u>

"The City of Oxford is home to Butler County's largest employer, Miami University"

Demographic and Economic Statistics Last Ten Years

Year	Population (1)	Personal Income (in thousands)	Per Capita Personal Income	Unemployment Rate (2)
2012	21,444	269,786,964	12,581	7.10%
2013	21,351	268,616,931	12,581	6.90%
2014	21,470	320,976,500	14,950	4.80%
2015	21,782	323,027,060	14,830	4.20%
2016	22,104	350,171,568	15,842	4.20%
2017	22,341	361,857,177	16,197	4.10%
2018	22,859	363,092,356	15,884	4.00%
2019	22,885	389,594,240	17,024	4.50%
2020	23,110	412,629,050	17,855	4.40%
2021	23,035	430,593,255	18,693	4.40%

Sources: (1) 2020 US Census Bureau; 2012 - 2020 US Census Population Estimates
(2) Ohio Bureau of Employment Services; rates are for Butler County

Economic Updates:

The City has begun to experience growth in its property tax base because of recent economic development and community development activities. Recent housing projects and construction of new retail space have added to the assessed valuation of the community. 2020 was a revaluation year by the County Auditor's Office which also increased the City's Property tax revenue. Redevelopment continues in the Uptown District, which will have a positive impact on property tax receipts. The City is also seeing an uptick in redevelopment student housing projects making for a better mix of modern rental units. New projects include Lake Forest Phase 1, with 36 single-family condominium units on a roughly 12-acre site off US 27 and Lake Forest Drive. The Caroline Harrison Building on the south east corner of High St. and Campus Ave. will contain 11 apartments located on the 2nd and 3rd floors. The first floor will contain commercial tenant spaces. Construction continues in 2022 with an expected fall term opening. In the South Farm project, the developer proposes to subdivide this roughly 7-acre site into 25 single-family residential lots. The lots will be situated on a new public street (Hoover Drive), connected to an extended segment of Roberts Drive. In the Heron Pond project, the developer proposes to construct 15 detached single-family condominium units along a new private street connecting the existing private Cobblestone driveway to the intersection of Roberts Drive and Morgan Circle, which are public streets. A new development is going through the approval process Owl's Landing a 22 acre development with 86 single family lots off Brookville Rd

2021 IN REVIEW



2021 began with uncertainty and still impacting COVID-19 was so opportunity. our day-to-day lives, but vaccines were becoming available. Businesses and schools were open and learning to manage in rapidly changing environments. The City started looking to the future and working on long term projects again.

Today, as we look back at 2021 in the rearview mirror, COVID-19 is still here, but we got creative, adapted, and have managed to thrive as a community. This year has tested our resilience but we have remained a strong and caring community that is looking to the future.

Thank you to our residents and community members for making our community what it is.



MAJOR ACCOMPLISHMENTS

- Installation of free public wifi Uptown, Oxford Community Park, the TRI Center and Parkview Arms apartment complex using CARES funds
- New City website
- COVID vaccine hotline and transportation program
- College@Elm Innovation and Workforce development center partnership with Miami University
- Establish goal of carbon net neutrality for the Oxford Community by 2045
- \$2.7M grant for phase 5 of the Oxford Area Trail that will connect Talawanda High School and Middle School
- Support of affordable housing with partnership of Cottage Community project and passage of short term rental tax to support housing fund.
- Started Comprehensive Plan update for long-range planning



2021 Spotlight Feature - High St. Pedestrian Safety Project

Before:



After:



The City partnered with Miami University to complete this project. We applied for and received a grant from ODOT for up to \$1,055,000 and Miami paid for the balance of the improvements for the project. The City provided for administrative / engineering / construction management for the project, and also partnered with ODOT on an Urban Paving project that resurfaced US27 from Campus Ave to Chestnut St. Improvements included strategic placement of cross walks; widening the sidewalk on the south side of High St. for pedestrian and bicycle traffic; installation of pedestrian refuge islands; construction of transit stops for loading and unloading passengers; and GPS preemptive signalization for public safety vehicles.

City of Oxford

15 South College Avenue
Oxford, Ohio 45056

Monday-Friday 8 a.m. - 5 p.m.

Phone: 513-524-5200

Fax: 513-523-7298

Visit our website:

www.cityofoxford.org

City of Oxford Home of Miami University



Phone Numbers & Locations

City Manager	513-524-5201	15 South College Ave
Economic Development	513-524-5238	15 South College Ave
Clerk of Council	513-524-5213	15 South College Ave
Human Resources	513-524-5211	15 South College Ave
Community Development	513-524-5204	15 South College Ave
Building & Housing	513-524-5209	15 South College Ave
Finance	513-524-5202	15 South College Ave
Utility Billing	513-524-5221	15 South College Ave
Service	513-524-5206	15 South College Ave
Engineering	513-524-5208	15 South College Ave
Parking Control	513-524-5260	101 East High Street
Police Dispatch	513-523-4321	101 East High Street
Police Administration	513-524-5240	101 East High Street
Animal Control	513-524-5240	101 East High Street
Police Records	513-524-5246	101 East High Street
Fire	513-523-6324	217 South Elm Street
Parks & Recreation	513-523-6314	6025 Fairfield Road
Streets & City Garage	513-523-8412	945 South Main Street
Wastewater Collection	513-523-2017	501 McKee Avenue
Wastewater Treatment Plant	513-523-2911	501 McKee Avenue
Water Distribution	513-523-5014	4995 Trenton Oxford Road
Water Plant	513-523-1753	4995 Trenton Oxford Road

Brief History of Oxford and Miami University

In 1803, a college township was set aside in the almost uninhabited woodlands of north-western Butler County. In 1810, a year after Miami University was chartered, the Village of Oxford was laid out and the first lots were sold. In the following year the first school was built and by 1830, with a population of over 700, the Village of Oxford was incorporated. A Council Manager Charter form of government was adopted in 1960 and a decade later population growth had turned the village into a full-fledged city.

The original boundaries of the City consisted of the Mile Square. A number of annexations during recent decades increased the size, resulting in the City currently consisting of approximately seven and a half square miles.

Miami University was founded in 1809 and has about 19,934 students today. Miami University is the second oldest liberal arts educational institution in Ohio. Miami University is well

known for development of the McGuffey Readers by W.H. McGuffey, that began publication in 1836. The six readers were based on landmarks of world literature that had good basic values. The readers were used over one hundred years in United States schools.

**For all Emergency Police,
Fire or EMS calls dial...**

"911"