

# RECORD OF PROCEEDINGS

Minutes of

Special Meeting

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held August 21, 2018

The Council of the City of Milford met in special session in Council Chambers at 745 Center St. at 5:30 p.m. on August 21, 2018. Mayor Albrecht called the Work Session-Special meeting to order with the Pledge of Allegiance and a Moment of Silence and gratitude.

**Roll Call: Present:** Mayor Albrecht, Ms. Russell, Mr. Brady, Ms. Chamberland, Mr. Haskins, Ms. Evans. Mr. Brady made a motion to excuse Vice Mayor Brewer who was running late. Ms. Russell seconded the motion. All voted yes. Vice Mayor Brewer arrived soon thereafter.

## Work Session agenda-

An open discussion for the Downtown Design Guidelines presented by Jay Stewart. A package of information in its first draft which combined the existing B-2 district chapter and the OMO zoning district chapters into a single ("MRD" Milford River District) chapter. For the next Tuesday meeting he has proposed a few discussion topics that they need council direction and input on. Any other comments or suggestions on the first draft of the MRD chapter will be welcomed.

The following information was discussed at this Worksession -

**Review procedure for major and minor building improvement applications-** Two step process. Added an extra month for bigger projects. 60 day process. Gives those involved time to make changes. Micro brewery downtown - modify the terminology to say something other than micro brewery. Suggested that we could add its own land use i.e.: distillery. Mr. Stewart said that they will research this further. Especially regarding any smell that may come from a distillery location. It is listed in conditional uses.

**Density for multi-family structures** - proposing as conditional use, capped at no more than six units per acre. If 7 or higher shall only be permitted with an approved planned development overlay district strict designation. Forcing a re-zone on the overlay district. Currently it is 12 an acre and permitted by right. Extra level of review to have council be the final approving body. Density at river flats is 22 per acre vs. 12/6 currently.

**First floor office uses** - conditional use process- PC could put reasonable conditions on that. 2nd or 3rd floor it would be a permitted use. You would have to meet applicable standards. possibly placing a square footage requirement on offices to help regulate. Unresolved at this time.

**Sign standards** - there needs to be a limit to the length in projecting arm signs. Also, with the neon signs, it is internally lit. And as of today, you are not allowed to do internally lit signs. Open signs are allowed. The challenge is that some of the businesses have lit up beer signs that they are using. This needs to be enforced across the board. Discussion about whether the sign was there first or the code regulation was there first was discussed. The signs can be in the building but not in the window. Our Ordinance allows up to 50% of the space for signage with a permit. It cannot be an internally lit sign without a permit. Park National Bank has a waiver on their sign. As long as it is not removed, it is okay.

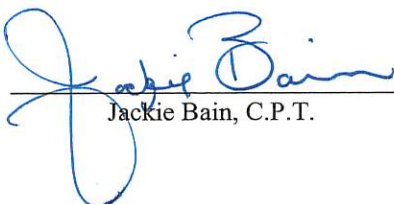
**Building height** - height restriction is 45 feet in the district. Most will fall within the average size on the block.

**Enforcement of color/aesthetic features in the district** - there is a current color palette. Keep the current pallet? It is appropriate. Enforce the color was discussed by council and staff.

Other questions, comments & suggestions on the first draft of the MRD zoning district chapter were discussed during the work session. The next step will be a public meeting in Council Chambers.

## Adjourn:

There being no further business to come before the special council meeting, the meeting adjourned at 6:50 p.m. with a motion from Ms Evans, seconded by Ms. Chamberland. All voted yes.

  
Jackie Bain, C.P.T.

Fred Albrecht, Mayor



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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

HeldAugust 21, 201820

The Council of the City of Milford met in regular session in Council Chambers at 745 Center St. at 7:00 p.m. on August 21, 2018. Mayor Albrecht called the meeting to order with the Pledge of Allegiance and a Moment of Silence and gratitude for our Milford Community Fire Department.

Present: Mayor Albrecht, Vice Mayor Brewer, Ms. Russell, Mr. Brady, Ms. Chamberland, Mr. Haskins Ms. Evans.

Proclamation: Milford Community Fire Department-Assistant Chief Mark Flanigan as he marks his retirement after Forty two years.

Proceedings: Approve the July 17th Council Meeting Proceedings Ms. Evans made a motion to approve the proceedings. Mr. Brady seconded the motion. All voted yes Approve the July 24th Special Council Meeting Proceedings Mr. Brady made a motion to approve the proceedings. Ms. Russell seconded the motion. Ms. Evans abstained All others voted yes

Correspondence: Ohio Division of Liquor Control – Coffee Table LLC dba Main Cup request for a hearing or no request for a hearing to vote Ms. Brewer made a motion to do nothing. Ms. Evans seconded the motion. All voted yes

Standing Committee Reports:

Community Development Committee Meeting Minutes August 15, 2018The meeting was called to order at 5:00pm by Ted Haskins Present: Ted Haskins, Lisa Evans, Sandy Russell Staff: Michael Doss, Lori Pegg, Visitors: Jason Cross, Charles Evans

Skate Park Proposal Jason Cross approached the committee with a request to have the City install a concrete multifunctional action sports park, similar to those that many of the surrounding neighborhoods have constructed for use by skateboarders, bmx’ers, roller skaters and scooters. There is not one in this area, and the current one at Miami Meadows he feels is dangerous and in disrepair, so people who want to skate around here have to go to other communities. He recommends putting it at Riverside Ball Fields and also including a dog park, which he believes is the biggest draw at Miami Meadows. So, families could come for the kids to skate and the parents can let the dogs play in the dog park. All of these people would then patronize the businesses in their own town instead of having to go elsewhere. Ms. Evans asked about the maintenance costs over time, and he noted that since it is made of concrete, the only maintenance would be if there were a crack. Mr. Cross would be happy to help with the groundwork and feels that it could be done for around \$200,000. The Committee agreed to bring it up for discussion at the budget meetings this fall for complete council discussion.

Riverside Park Shelter

Ms. Pegg presented bid results from Clermont County for the Riverside Park Shelter Project. Only one bid was received and it came in 54% over the engineer’s estimate. This grant money is HUD funds which has to be bid at prevailing wage, which the engineer was not aware of. There is still additional money in the budget for the project, so the committee agreed to have the County rebid the project with the new engineers estimate utilizing prevailing wage.

Clermont County Parks Grant

Ms. Pegg discussed the 2018 Community Parks Improvement Program from the Clermont County Park District. This is a newer program from the County that offers grants for communities in the County to take advantage of. A Parks & Recreation commission meeting was called to discuss, but the members who had stated they were coming did not attend, so Ted Haskins and myself were the only ones there. To ensure we didn’t miss out on the opportunity for these funds, Public Works Director, Nate Clayton was consulted about projects that would improve the safety of any of our parks and he suggested repairing the retaining wall at the Trailhead and provided Ms. Pegg with all of the information needed for the application.

The committee agreed to make a motion to draft a resolution (or ordinance) expressing its support for a Community Park Improvement Grant application to be submitted to the Clermont County Park district. Which application will reimburse expenses for the improvements listed on said application to the community park of Milford Ohio known as the Little Miami Bike Trailhead. Ms. Russell seconded the motion. All voted yes

There being no other business the meeting was adjourned at 6:10pm. Ms. Brewer asked Mr. Doss about the Park and Recreation Committee meeting that was scheduled but no one attended, were their responses back that they weren't attending? What happened? Ms. Evans said that two responded that they were coming, one other responded that they were on vacation. The two that wanted the meeting didn't show up to the meeting. What is the plan with Parks and Rec? Are we going to try and send out another meeting notice and reconvene again? Mr. Haskins answered yes. Movning forward we have to have some sort of meeting discussion on how we are going to square it up and accomplish and how that is all going to work. Originally Lori Pegg was going to speak about this but the person who called the meeting did not show up and it ended up being just Lori and I and we were not able to do anything with just the two of us at the meeting. Ms. Evans said there was a bit of discussion at this meeting regarding the direction of Parks and Rec. Mr. Albrecht said that it would be a good idea to reach out one more time to see if those same people are interested on serving on the committee and if not, then the discussion will come back to council to figure out what to do. Ms. Brewer said that there has never been a Park and Rec meeting where no one attended.



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City Manager’s Report

Mr. Doss introduced Mr. Joe Casteel - The new Water Department Superintendant

MEMORANDUMTO: City Council CC: Mike Minniear, Law Director Jackie Bain, Administrative Assistant/Clerk FROM: City Manager DATE: August 21, 2018RE:Manager’s Report

CITY MANAGER Chamber Drive Development – Eagle Development has announced two tenants for their three unit building located on Chamber Drive. Firehouse Subs and Starbucks will anchor both ends of the building. The investment is \$2.2 million dollars and expected to bring a combination of approximately 24 FT/PT jobs to Milford. Groundbreaking ceremony is scheduled for Thursday, August 30th at 11 am. Both business establishments are expected to open operations by mid fall. PUBLIC WORKS Public Works Facility – The construction crew continues to finish the exterior of the building and attention is focused on the interior. The project is expected to be complete by the end of October. Jonas Memorial Park – The plan is to keep the garage and the two other structures will be trained in and burned by the MCFD November 10th. The department solicited and received three quotes for asbestos removal. The City Engineer is working with Dodds Monuments on foundation requirements for the monument, a potential walk way and a couple of benches to surround the monument. Preliminary schedule for the delivery of the monument is early November. Laurel Storm - The City Engineer submitted a 2019OPWC Grant application for funding of stormwater and street improvements to Laurel Avenue.SR 126 Stabilization- Geostabilization International started work on August 6th and are expected to complete work by August 24th. A reminder that one lane will continue to be closed until the work is complete. STANDING COMMITTEE MEETINGS None at this time REMINDERS Second Saturday Music September 8th from 6 pm – 8 pm. Performance by The Mondays on Garfield Avenue and Main Street in Downtown Old Milford Rallye Porsche September 15th from 8 am – 3 pm on Main Street in Downtown Old Milford Art Affaire September 22nd from 11 am – 5 pm on Main Street in Downtown Old Milford

Police Department Report

Chief Mills reported CPA spots have all been filled anc Council Member Haskins is part of the class Lyp Sync Challenge went viral - at last check there were 284,000 views with a tremendous amount of positive feedback. Cameo apearances by Council members Brewer and Russell.

If you are interested in golfing and having a fun time you are encouraged to take part in the annual By Golly's Annual Golf Outing on October 13th. Oct 13 all proceeds support Shop With a Hero program. We are hoping to help even more this year. Tom Seaman and his crew at By Golly's who gives us 100% of the proceeds from the event to the program.

Fire And Ems Report

Chief Baird reported that they have been tremendously busy since the previous council meeting. He wanted to thank people that asked them to be part of the concessions at the Sparks in the Park event. It was the resurgence of the Fire Fighters Club. The first opportunity to get out and help fund the club and the activity and things that go along in supporting the club's activities. Also wanted to thank all those that were part of and attended Mark's Retirement celebration. He and Susan were overwhelmed by the tremendous turnout.

Public Comments:

**Donna Lucky - Wallace Avenue Milford Ohio** Ms. Lucky had a suggestion to do with Public Safety. Anyone who walks along Main Street and wants to cross in the crosswalk is taking their lives into their own hands. Drivers have no idea that there is a crosswalk there even though there is a sign there to allow pedestrians to pass. Recommends lighted signs that would indicate that there is a crosswalk at that location. Milford could look into this to at least grab the attention of some of the drivers that there could be pedestrians in the walkway.

**Dan Lynch - Little Miami Brewing Milford Ohio** Mr. Lynch wanted to come here tonight to say how excited they are to be part of this awesome community. We have had over 80,000 visitors to the brewery. And FC Cincinnati coming to town is awesome. We are huge supporters! Thank you to the community and thank you to council we are humbled and grateful to be part of this community. It has gone above our expectations in every way. We are blessed to call Milford home. Ms. Brewer said that we are quite lucky to have you. Your restaurant looks wonderful right at the river, the beer is awesome and the food is delicious. The atmospere is always fun even on a weeknight. Mr. Lynch said it has become part of the community. We have the dog friendly patio, and families. They say craft beer brings a community together and it really does.

**Patricia Lawrence - Miami Township** running for State Representative in the 65th District. Milford is a bright spot in Clermont County. Ms. Lawrence is a native Ohioan. She grew up in Dayton. She moved to Cincinnati to go to school, UC and Xavier, where she met her husband. Received their Masters Degrees. Bought 1st house in Owensville. And have been in Miami Township since 2005 where they raised their two daughters. A former teacher who believes very strongly in education. We need to invest in education. And we need to bring our tax dollars back from Columbus and put it back into education. We need oversight for our forepocket and not for profit schools. Believes that the schools are the strength of the



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community and that we invest in them. We all invest in our future. We all know that strong communities effect the value of our homes. Between living in Owensville and Miami Township, I lived in South Carolina which is a right to work state. She recognizes what the standard of living looks like in a Right to work state and it is not good enough for Ohio. I belive that we pay for what we value. I value our teachers, our First Responders. When we think of Clermont County we need to think of good paying jobs. And we have a lot of good job growth here but we need to pay people fairly for that as well. I also have a lot of board experience. Has served on six, currently serving on two. Two of the boards were national. President of one. Secretary of a very large board of approximately 42,000 members. That means that I know how to get things accomplished. I know how to do meaningful work, collaborate, reach across the aisle and I look forward to working with you.

**Nancy Meyer Row House Gallery Milford Ohio-** thinks Milford is going in the right direction. We have been in business here for 47 years. It is the best mix of businesses in downtown since they have been open. We have seen a lot of changes in the community. We thank LMBC for coming in to the community. FC Cincinnati would be a great addition to help drive some more traffic into the community.

**Chris Hicks - Woodward Court Cincinnati Ohio** wanted to put something in the record before council approves the FC Cincinnati agreement in a little bit. Reading from the agreement that you are going to approve dated the 15th from page 4. The city will consumate the acquisition of property pursuant to the terms of purchase agreements. Mr. Hicks received and email today that he wanted to read a couple of copies from Mike Minniear, your Solicitor or Law Director. It says three points - to be absolutely clear, the city of Milford is not now or nor have we ever been in possession of any purchase agreement or other document that would have been presented and signed by Expressway Park. The city did not purchase the property from Expressway Park and the parties to that transaction have not provided the city with a copy of the signed document. Nor do we have any document signed by BDRidge relating to the FCC project. Mr. Hicks felt that was important to be in the record of the meeting because of the fact that we are talking about a real estate transaction of which 70% of the money, 3.5 million dollars of the 5 million is the amount that is in the agreement, is being paid for from tax dollars. in addition, the funding mechanism of bonds will obligate taxpayers both the county, from county tax revenues and from city of Milford tax revenues, or non tax revenues or whatever they are to 5.4 million dollars worth of debt payments over twenty years. the notion that you guys, the public, and the other people voting on this agreement, were elements involved with this agreement, have not seen the purchase agreements relating to the real estate transactions do not have visibility, I am assuming then, of how the amounts were negotiated, who's getting paid fees out of those things or any of that, seems to me to be bad government at it's worse in terms of lack of proper stewardship over tax for dollars and taxable obligations, 5.4 million dollars worth of debt services is a lot of money. Your agreement requires you to execute on purchase agreements as part of this but apparently according to Mike Minniear, representing council, none of you have seen this or have been involved with the actual purchase agreements or know the terms and conditions associated with them. And nobody in the public and no taxpayer is allowed to see those purchase agreements. I just want to make sure, I am sure you are going to approve the agreement but I just want to make sure it is in the record that the city of Milford approve 5.4 million dollars worth of debt payment on the part of the citizens including your own taxpayers, without ever seeing the purchase agreements related to the real estate that is being acquired using that debt. Thank you very much.

**Laura Wahlen- Robby Ridge Milford Ohio** as a member of this community she wanted to take a moment to recognize that all of you or other people who step forward and ask to be voted into your position or were people who were hired for your position. Our community put our trust in you to lead our community. At this time, just like Nancy, I want to echo, that I love the direction that Milford is taking. The Sparks in the Park event in July this year is fabulous. I love our Second Saturday events. I love the live music that we are bringing into town. My husband and I came from a community that had live music every Wednesday night in the summer. And we greatly missed that event in the six years that we have lived here in Milford. I love that this is coming here. I want to say that I put my faith in you, as leaders of our community, people that who have either been elected into your position or hired to your position, I trust you to make the right decisions for Milford going forward as I have seen evidence in the years in living here.

Ms. Brewer made a motion to go into Executive Session at the conclusion of tonight's agenda pursuant to section 3.051 of the Milford City Charter for the sole purpose of the consideration of the compensation of employment of a city employee. Ms. Evans seconded the motion. All voted yes.

Council Comments:

New Business:

Ordinances And Resolutions

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**18-609** A Resolution Authorizing a Community Park Improvement Grant Application to the Clermont County Park District Ms. Evans made a motion to adopt. Seconded by Ms. Russell. All voted yes.

Mr. Minniear asked for a motion from as Committee of the Whole to authorize the City Law Director to first prepare and present Ordinance 18-1395. Ms. Brewer made the motion Ms. Evans seconded the motion.

**18-1395** An Ordinance Authorizing a Development Agreement with the Clermont County Ohio Convention and Visitors Bureau and FCC Training Facility, LLC Ms. Brewer made a motion to suspend the rules and read by title only. Seconded by Mr. Brady. All voted yes. Ms. Evans made a motion to adopt. Ms. Brewer seconded the motion. All voted yes.

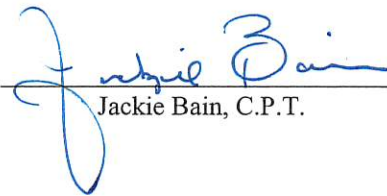
**Old Business:**

**Adjourn:**

Ms. Brewer made a motion to adjourn into Executive Session at 7:40pm. Ms. Russell seconded the motion. All voted yes.

Ms. Evans made a motion to adjourn from Executive Session at 8:47pm Seconded by Mr. Brady. All voted yes

There being no further business to come before the regular Council meeting, the meeting adjourned at 8:50 p.m. with a motion from Ms. Brewer to adjourn, seconded by Ms. Evans. All voted yes.

  
\_\_\_\_\_  
Jackie Bain, C.P.T.

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Fred Albrecht, Mayor



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GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held \_\_\_\_\_ 20 \_\_\_\_\_  
August 24, 2018

The Council of the City of Milford met in special session in Council Chambers at 745 Center St. at 5:00 p.m. on August 24, 2018. Mayor Albrecht called the meeting to order with the Pledge of Allegiance and a Moment of Silence.

Present: Mayor Albrecht, Vice Mayor Brewer, Ms. Russell, Mr. Brady, Ms. Chamberland, Mr. Haskins. Ms. Brewer made a motion to excuse Ms. Evans. Seconded by Ms. Chamberland. All voted yes. Ms. Evans did arrive shortly thereafter.

City Manager - Mr. Doss explained the cooperative agreement that will be entered into between Clermont County Convention and Visitors Bureau, Clermont County Commission and the City of Milford as advised from our bond council as part of securing our bond having this cooperative agreement that will coincide with our resolution that the commissioners passed on Wednesday.

Ms. Brewer read the ordinance.

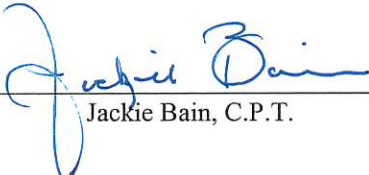
## ORDINANCES

**18-1396** Ordinance Authorizing the City Manager to Enter into a Professional Sports Facility Development Agreement as Revised with the Clermont County Convention and Visitors Bureau and Fussball Club Cincinnati Training Facility, LLC Ms. Evans made a motion to suspend the rules and read by title only. Mr. Brady seconded the motion. All voted yes. Ms. Evans made a motion to adopt. Seconded by Mr. Brady. All voted yes.

## ADJOURN

### Adjourn:

There being no further business to come before the Special Council meeting, the meeting adjourned at 5:10 p.m. with a motion from Ms. Brewer to adjourn, seconded by Mr. Brady. All voted yes.

  
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Jackie Bain, C.P.T.

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Fred Albrecht, Mayor