

RECORD OF PROCEEDINGS

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

Held February 7, 2023 20

The Council of the City of Milford met in Council Chambers at 745 Center Street at 7:00pm on February 7, 2023.

Mayor Evans called the meeting to order with the Pledge of Allegiance and a Moment of Silence

Roll Call

Present: Mayor Lisa Evans, Vice Mayor Sandy Russell, Kyle Mitchell, Kristopher Parrish, Janet Cooper, Ben Redman and Kim Chamberland. Also present was City Manager, Michael Doss and Law Director Bryan E. Pacheco. The public was able to view via Facebook live and via ICRC TV broadcast.

Oath of Office - Swearing in of Officer Jeff Hagy by Chief J. Mills

Presentation – Proposed Rivers Edge Development – Mr. Doss introduced Pete LaRose and Jackson Klein who represent the Acquisitions Team from Vision Development (Also In Attendance Michael Dean/Attorney With Dinsmore & Shohl LLP). They presented information for their proposed project at Rivers Edge (next to Target) and to utilize a Financial TIF that will be critical for their project to get developed. Conceptual design package information was reviewed via a PowerPoint slide presentation for a Class A Luxury Apartment Community. Vision Community Student study was also reviewed.

Proceedings

Approve the Council Meeting minutes from January 17, 2023 Ms. Russell made a motion to approve. Seconded by Mr. Parrish All yes

Financial Statements

Adopt December Financial Report Ms. Russell made a motion to adopt Seconded by Mr. Parrish All yes

Public Comments none at this time

Standing Committee Report:

Administrative Services Committee report – Kristopher Parrish

Administrative Services Committee Meeting Minutes January 31, 2023

Mr. Parrish called the meeting to order at 4:30 p.m. Present: Kristopher Parrish, Kim Chamberland, Lisa Evans Staff: City Manager, Michael Doss, Finance Director Pat Wirthlin, Executive Assistant Jackie Bain, Waste Water Supervisor Dave Walker Visitors: Michael Dean/Attorney with Dinsmore & Shohl LLP and Waste Water Supervisor Dave Walker Proceedings: Approve the proceedings from the January 11, 2023 Administrative Services Committee Minutes. Ms. Evans made a motion to approve. Seconded by Mr. Parrish. DISCUSSION: PROPOSED TIF FOR RIVERS EDGE Mr. Doss introduced Mike Dean/ Dinsmore & Shohl LLP, who has been working with the city on the Tax Increment Financing (TIF) on the proposed development located between Target and the movie theatre at Rivers Edge. The committee reviewed proposed legislation which would establish the TIF for that parcel proposed by Vision Development. Mr. Doss explained that this is a TIF for ten years at 75% of real property tax exemption. This parcel, if developed, would have a period of ten years, 75% of its assessed value in taxes would be exempt. The remaining 25% would be collected based off of the value which would then be dispersed amongst Clermont County, Milford Schools, and also the City of Milford. Typically, with a TIF there are Service Payments. As part of this incentive, we are foregoing this. Mr. Doss also noted that this has a 30-million-dollar threshold with a mark. They are proposing a 50-million-dollar development and wanted to mention that there was some analysis done by Dinsmore which referenced how many estimated students would impact the Milford schools. Mr. Dean reviewed TIF leverage and conditions to be met by the developer to maintain this exemption. He explained the development agreement and model numbers used to come up with occupancy rates and income tax information. Mr. Doss explained that even though we are discussing property tax, exemptions, tenure of 75%, he did want to make a point from the City’s standpoint that in the analysis that Dinsmore conducted, there was a projection of an annual income tax of approximately \$201,000 annually from the people that would be living out at this complex. And also, as construction is going on, projected year and a half, to two years, we are looking at about \$30,000 annually in just construction tax from those working at the site. It is an incentive and an investment. For ten years we will make up some of the monies directly through our municipal income tax as well. Ms. Evans asked if the developers would be required to put in sidewalks to connect to the main road and traffic. Mr. Doss explained that this would be information that would come out of Planning Commission and the development negotiations. THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION Seconded by Ms. Chamberland All yes DISCUSSION: AMENDING APPROPRIATION ORDINANCE 2022-181 Finance Director Pat Wirthlin reviewed a list of proposed amendments to the City’s 2023 budgeted appropriations. The total increases amount to \$5,263,923. The majority of amendments represent reappropriations (carry-overs) from 2022 of unfinished projects. THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE AMENDING APPROPRIATION ORDINANCE 2022-181 BY INCREASING THE



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INDIVIDUAL ITEMS AS LISTED ON THE ATTACHED CHART TOTALING \$5,263,923. Seconded by Ms. Chamberland All yes DISCUSSION: ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF MILFORD, OHIO AND DECLARING AN EMERGENCY Clerk of Council, Jackie Bain, presented information that once a year the City is required to pass an Ordinance adopting the replacement pages to the Codified Ordinances approved during the prior twelve months and amendments to the Traffic and General Offense Codes that were adopted by the Ohio General Assembly. Each year, the ordinances that are of a general and permanent nature of the city are codified. That is, they are collected, organized, and published to provide a directory of current, enforceable laws in an easy-to-use format. Distribution included updates to the city website, along with paper copies distributed to the Police, Fire and Administrative Departments. Paper copies were also mailed to Law Library in Batavia, Hamilton County, and the Clermont County Public Library. THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF MILFORD, OHIO, AND DECLARING AN EMERGENCY Seconded by Ms. Chamberland All yes DISCUSSION: APPOINTING REPRESENTATIVES TO THE CLERMONT COUNTY TAX INCENTIVE REVIEW COUNCIL Mr. Doss discussed Clermont County Department of Community + Economic Development served notice to the City that the CED is requesting each affected township, municipality, village, and school board to submit to them a copy of a Resolution appointing 2 representatives for the 2023 Tax Incentive Review Council (TIRC) meeting. The City Manager and Finance Director, were recommended to serve as the representatives. THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN RESOLUTION APPOINTING THE CITY MANAGER AND FINANCE DIRECTOR AS REPRESENTATIVES TO THE CLERMONT COUNTY TAX INCENTIVE REVIEW COUNCIL Seconded by Ms. Chamberland All yes DISCUSSION: QUOTE TO REPAIR VAC-ALL Mr. Doss presented repair quote for Vac-All Sweeper truck. The truck is in much need of repairs. We use this truck quite a bit. The quote from JCM Maintenance, LLC was reviewed at \$11,110.39. Mr. Parrish asked if there were few companies in the area that repair these trucks. Mr. Walker mentioned that there were few local companies that do this type of repair work. THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH JCM MAINTENANCE, LLC FOR THE REPAIR OF VAC-ALL SWEEPER TOTALING \$11,110.39 Seconded by Ms. Chamberland All yes DISCUSSION: QUOTES-CONSTRUCTION TESTING & SPECIAL INSPECTIONS/FIVE POINTS LANDING PARK Mr. Doss discussed quotes received that are part of the engineering costs associated with Five Points Landing. Instead of this being MSP, Inc there is a component in the project for Soil Sampling, Concrete Testing, steel reinforcement, which MSP (our engineer on the project) could not do. Alt & Witzig Engineering, Inc works with MSP on a variety of projects. We solicited a quote to them to come in and do the soil samples and inspect to assure as this project is going on with DER, that we are getting quality concrete, pavers, and various products and service into the project. It is compositional and structural that the services they provide pass inspections. THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ALT & WITZIG ENGINEERING, INC. IN THE AMOUNT OF \$15,250.00 FOR TESTING AND INSPECTION FEES Seconded by Ms. Chamberland All yes There being no further business, the meeting adjourned at 5:12 pm with a motion from Ms. Evans, Seconded by Ms. Chamberland Respectfully submitted, Jackie Bain, Executive Assistant

City Manager’s Report

MEMORANDUM TO: City Council CC: Jackie Bain, Executive Assistant/Clerk  
FROM: City Manager DATE: February 7, 2023RE: Manager’s Report Clermont County Parks and Recreation Grant – The City intends to make application for grant funding for the resurfacing of the tennis court and establishment of a pickleball court at SEM. Wallace Avenue Waterline Projects – Bids were received for the Wallace Avenue supply line and Garfield Avenue discharge line projects. Contractors will be selected at the next Council meeting. Greenlawn Cemetery Mowing Bids – Bids are due to the City by 2:00 pm, Friday, February 17. State of the City Presentation – 2022-23 State of the City presentation is scheduled for the February 21 City Council meeting. STANDING COMMITTEE MEETINGS February 13 – Public Services Committee Meeting at 4:30 pm February 15 – Safety Services Committee Meeting at 4:30 pm REMINDERS February 8 – Planning Commission Meeting at 6:00 pm February 20 – City Hall closed for Presidents’ Day February 21 - City Council Meeting at 7:00 pm

Police Department

This report summarizes the various activities and functions of the Milford Police Department during the month of January. TRAINING • All members reviewed a new written directive on Disclosure of Exculpatory Evidence. NOTABLE OCCURRENCES • 120 Olympic, Rumpke Restoration, business reported an embezzlement offense in the range of \$250k. • The State Patrol was requested for an auto accident on Chamber Drive where a death resulted from a medical emergency. • 401 Milford Parkway (Wyler), the business account was compromised with approximately \$3,000,000.00 in attempted fraud. • 751 Chamber Drive: A breaking & entering incident involving firearms being stolen. The suspect was identified and arrested. All the firearms were recovered. • Officer Chastain had two drug interdiction traffic stops. The first involved 128 grams of marihuana seized, and the second stop resulted in a



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methamphetamine recovery just under the felony bulk amount. • A Mohawk Trail resident reported an unauthorized use of their motor vehicle. Officers signed an arrest warrant and coordinated with an outside agency to recover the vehicle. • Officers responded for an accidental discharge of a firearm on Forest Ave which resulted in a minor wound to the gun owner. • Officers investigated a suicide by firearm in the 900 block of Forest Ave. • Officer Clark responded to a road rage incident and that resulted in an arrest for OVI and having a handgun while being intoxicated. • Officer Dennis arrested an eighteen-year-old female for a high tier OVI. *ADMINISTRATIVE* • Sergeant West began the process of implementing the Cordico Officer Wellness App. • A complainant reported unprofessional treatment by the officers who removed him and his party from a restaurant at management’s request. The body camera footage was reviewed by three levels of command with no violations of policy observed. • The Detective Squad investigated 26 cases during the month. • There were two Response to Resistance incidents in January. *COMMUNITY RELATIONS* • CoHatch hosted us for a meet and great on January 19th. • On January 24th and 26th we hosted Benchmark Human Services for a tour of the police facility. • Officers provided a courtesy transport for a stranded subject at the Staybridge hotel, food for a homeless person loitering at McDonald’s, and temporary shelter at the station lobby for a subject during harsh weather conditions. • Officer Brown spoke at Pattison Elementary to an Enriching Kidz class about being home alone. • Officer Brown assisted with a baby-sitting class being taught at Pattison also involving Enriching Kidz. • Sergeant West met with our five Project Lifesaver clients to change out their batteries. • Officers conducted the following: o 131 Vacation House Checks o 310 Directed Patrols o 18 Cop Watch Forms *OUTSIDE MEETINGS AND ASSOCIATIONS* • Chief Mills attended the quarterly Advisory Committee meeting of the Crisis Intervention Team. • Chief Mills attended the Quarterly School Safety Committee meeting.

Fire and Ems Report

December 2022 Fire Chiefs’ Report

Emergency Activity YTD Total Details	Fire Details	EMS Details	Patient Transports
2237	497	1740	1041
Budget YTD December 31, 2022	YTD	Over/Under Budget	Checking Account Balance
Expenses	89.8%	-10.2%	
Revenue	102.4%	+2.4%	*\$765,839.90

\*as of 12/31/22

General Firefighters and club members enjoyed assisting Milford Police Department at “Shop With a Hero” held at Milford Target. The fire department has worked for two years on increasing the versatility of the city’s ladder truck. Over this time a breathing air refilling system, battery-powered rotary saw, cutter, and spreader, stabilizer struts, and rope equipment were added. Milford Community Firefighters’ Club, Walmart, Federal Emergency Management Agency (FEMA), Firehouse Subs Public Safety Foundation, and many philanthropic individuals and businesses supported this project. Congratulations to District Chiefs Miles Miller and Nick Thiele for being accepted into the Ohio Fire Executive Program (OFE) Class 23 in 2023. Presented by the Ohio Fire & Emergency Services Foundation and Ohio Fire Chiefs’ Association, OFE is an executive development program to enhance and refine the leadership qualities of high-potential senior officers. City of Milford coworkers gathered at MCFD for the annual Employee Christmas Luncheon complete with a visit from Santa Claus, really great food, and unforgettable BINGO games.

2022 Year-End Statistics						
General	2022	2021	2020	2019	2018	Average
Total Details	2237	2010	1986	1981	2105	2054
EMS Details	1740	1655	1571	1561	1639	1633
Fire Details	497	355	415	420	466	431
City Details	2013	1820	1801	1784	1891	1852
Mutual-Aid Details	224	190	185	197	214	202
Overlapping Details	565	366	420	359	472	436
	25.3%	18.2%	21.5%	18%	22.5%	21%
Details by Jurisdiction	2022	2021	2020	2019	2018	Average
Milford	2013	1820	1801	1784	1891	1852
Anderson Township	33	24	10	10	4	16
Cincinnati	2	0	1	1	0	1
Clermont-Other	7	2	3	1	0	3
Hamilton-Other	4	3	3	5	6	4
Little Miami	1	1	2	1	1	1
Loveland-Symmes	34	34	32	38	33	34
Madeira-Indian Hill	9	10	4	18	10	10
Marlinton	6	1	10	0	0	3
Miami Township	100	75	74	75	86	82
Stonelick Township	1	0	0	1	2	1
Terrace Park	10	10	8	4	7	8
Union Township	17	30	38	43	65	39
	2237	2010	1986	1981	2105	2054

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MILFORD COMMUNITY FIRE DEPARTMENT, INC.

687B US ROUTE 50  
MILFORD, OHIO 45150  
513.831.7777

January 2023 Fire Chiefs' Report

Emergency Activity YTD

Total Details	Fire Details	EMS Details	Patient Transports
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Budget YTD

January 31, 2023	YTD	Over/Under Budget	Checking Account Balance
Expenses	8.2%	-0.1%	
Revenue	7.4%	-0.9%	*\$772,799.82

\*as of 1/27/23

General

30 firefighters from MCFD and other area departments completed the Blue Card Command Division Boss training. Thank you Staybridge Suites-Milford for graciously providing its meeting room for the class.

Thank you Colerain Fire Chief Allen Walls for the excellent post-incident review of that department's line of duty deaths and Miami Township Fire & EMS for making virtual attendance possible for MCFD crews. Other training this month included automobile extrication, Blue Card Command review, USAR in-service training over collapse rescue, and introduction to the 2023 SW Ohio Medical Protocol under which EMS is delivered to our residents.

Even with snow chains MCFD was having difficulty accessing a steep, icy driveway on a snowy day this month while answering a fire alarm detail. To the rescue came an Ohio Department of Transportation plow truck which happened to be passing by. Thank you ODOT for the emergency assistance!

Congratulations to long-time, part-time Milford Community Fire Department firefighter Bob Kirby who recently retired from his career firefighter position at Loveland-Symmes Fire Department.

The MCFD Board of Trustees appointed Milford-resident Mr. Drew Burkett to the board, filling the seat previously held by Ms. Laura Whalen, who moved from the city. Thank you to Laura for her excellent work on the board, especially when lending her expertise in advanced data management and contract administration to the betterment of MCFD, and welcome, Drew!



Council Comments None at this time

**New Business** Ms. Russell made a motion to go into Executive Session at the conclusion of tonight's meeting pursuant to Section 3.05(2) of the Milford City Charter for the sole purpose of the consideration of the sale of city property and eminent litigation. We will be returning to Regular Session at the conclusion of the Executive Session for the sole purpose of adjourning the meeting. Seconded by Ms. Chamberland All yes

Mayor Evans wanted to let everyone know that her *I love Milford* vintage button was donated by Miriam Floria – extra buttons donated by Mrs. Floria are available at the City Administration Office Suite 218.

Ordinances And Resolutions

- 23-642** Resolution Appointing Representatives to The Clermont County Tax Incentive Review Council  
Ms. Russell made a Motion to adopt Seconded by Mr. Parrish All yes
- 23-190** Ordinance Approving the Editing and Inclusion of Certain Ordinances as Parts of The Various Component Codes of The Codified Ordinances of Milford, Ohio and Declaring an Emergency Ms. Russell made a motion to suspend the rules and read by title only Seconded by Ms. Chamberland All yes Ms. Russell made a Motion to adopt Seconded by Ms. Chamberland All yes
- 23-191** Ordinance Declaring Improvements to Parcels of Real Property to be a Public Purpose, Exempting Such Improvements from Real Property Taxation. Ms. Russell made a motion to suspend the rules and read by title only Seconded by Ms. Chamberland All yes Ms. Russell made a Motion to adopt Seconded by Ms. Chamberland All yes
- 23-192** Ordinance Amending Appropriation Ordinance 2022-181 Ms. Russell made a motion to suspend the rules and read by title only Seconded by Ms. Chamberland All yes
- 23-193** Ordinance Authorizing an Agreement with JCM Maintenance, LLC for the repair of the Vac-All Truck Ms. Russell made a motion to suspend the rules and read by title only Seconded by Ms. Chamberland All yes Ms. Russell made a Motion to adopt Seconded by Ms. Chamberland All yes



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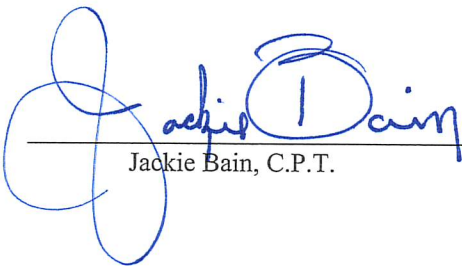
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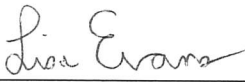
Held \_\_\_\_\_ 20 \_\_\_\_\_

**23-194** Ordinance Authorizing an Agreement with Alt & Witzig Engineering Inc for Construction Testing & Special Inspections of Five Points Landing Ms. Russell made a motion to suspend the rules and read by title only Seconded by Ms. Chamberland All yes Ms. Russell made a Motion to adopt Seconded by Ms. Chamberland All yes

**Old Business** none at this time

**Adjourn:** There being no further business to come before the City Council; the Regular meeting was adjourned into Executive Session at 7:53pm. Council returned from Executive Session and adjourned from Regular Session at 8:34pm with a motion from Ms. Cooper Seconded by Mr. Mitchell All yes

  
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Jackie Bain, C.P.T.

  
\_\_\_\_\_  
Lisa Evans, Mayor