

RECORD OF PROCEEDINGS

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

Held August 18, 2020 20

The Council of the City of Milford met in Council Chambers at 745 Center Street at 7:00pm on August 18, 2020. Mayor Vilardo called the meeting to order with the Pledge of Allegiance and a Moment of Silence.

Roll Call: Present: Mayor Vilardo, Vice Mayor Lisa Evans, Kyle Mitchell, Benjamin Redman, Kim Chamberland and Ted Haskins. Ms. Evans made a motion to excuse Ms. Russell who was absent/vacation. Seconded by Ms. Chamberland. All yes Also present was City Manager, Michael Doss, Law Director Mike Minniear and the public via Facebook live and via ICRC TV live broadcast and those attending the meeting in person.

Public Hearing REZ 20-01 Milford South Phase 2, Zone Change from R-2 Single Family Residential District to R4 Multi-Family Residential District, Planned Development Overlay. Ms. Vilardo made a motion to open the hearing. Seconded by Ms. Chamberland. All yes. Ms. Holbrook distributed to council a hardcopy of the information being presented at this evening’s public hearings. Ms. Holbrook read detailed report information regarding the REZ 20-01 application (packet information available upon request). Ms. Holbrook was happy to answer any questions that council may have for her. None at this time. Mr. Tim Casto from Kleingers presented for the city and spoke about the topography, stormwater design configurations. Law Director, Mike Minniear swore in those testifying for the project.

Speakers for the Rezoning:
Paul Schirmer - Commercial Development Services Group, LLC Cincinnati Ohio
Mr. Schirmer explained the development to date. He highlighted the site itself and talked about the improved Phase I briefly and spoke about the PD request and followed up with the site engineering. Discussed the requested zone change from R-2 to R-4 for the Phase II property and what they envisioned. Mr. Schirmer also discussed issues that were brought to their attention.

Stan Messerly – MessCo Engineering Cincinnati Ohio Spoke about the technical details on traffic, stormwater and his calculation of open space at the Phase II site. Also discussed was the stormwater management and options of water flow at 729 Garfield Avenue.

Law Director, Mike Minniear swore in those testifying against the project.

Speakers Against the Rezoning
Mr. Lee Hatter – Apple Lane Milford Ohio
Mr. Hatter asked the question: Why are we just talking about Ms. McBroom’s property? And the school building looks horrible. Does not resemble a farm look or any property in Milford. He does not want the duplexes and the townhomes. He will agree with a small number of houses in Phase I. Phase II is ridiculous. The water drainage is also an issue for him. IF this goes thru, he is selling and leaving. He was born and raised here.

Scott Naylor - Apple Lane Milford Ohio
Mr. Naylor stated that based off the developer’s standpoint, he is downstream of the proposed development. He is concerned about what they are discussing with the detention ponds. He is happy with the R-2 designation. He would like to see single family detached homes in Milford that is consistent in the neighborhood. He has invested in Milford. This is just a variance request where they can make more money at our expense. The developers are going to build this, sell it and then move on. We have invested in this community and we will have to pay for this. Milford residents deserve better.

Mark Zigenhardt – Main Street Milford Ohio was sworn in by Law Director Mike Minniear
Mr. Zigenhardt said that he is totally against this. When council made the zoning from Institutional to R-2, that was the correct thing to do. And there is no reason to change it. He spoke of the discussions during the first Planning Commission meeting where there were proposals for Phase I. AT the meeting there were requests made to see both Phases at the same time before anything is decided. Leave it R-2. How can they apply for this when the school board are still the owners of the property? Advise to vote no on this.

Mayor Vilardo made a motion to continue the public hearing for public discussion and we are not voting tonight. Ms. Evans made the motion to continue the public hearing. Seconded by Mr. Haskins. All yes

Council discussion-
Ben Redman – addressed those speaking and said it was good to hear what people were saying. He needed some clarity on some information. He asked if Phase I was approved. Ms. Holbrook said yes. And Phase I still needs a final submission of plans and then it would go back to Planning Commission. Mr. Redman asked that if we vote no to this change, will Phase I continue to do the 20-single family? And have the issues with the residents, other than Ms. McBroom’s property been addressed by the city? Specifically, the water issues on Apple Lane. Ms. Holbrook said that the developer is putting in the detention ponds and the mound. A lot of that water is being redirected into the natural drainage path, which goes behind Ms. McBroom’s property. Mr. Tim Casto discussed the stormwater issues

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Kim Chamberland – asked if the water from this development will run into Apple Lane the way that it is going into the easement of the property. Mr. Casto said that they have not seen the final details of that information. There may be something unrelated specifically to this project that would have to be looked into.

Mr. Redman commented that if we have residents that have lived there for many years and we have never addressed their issues. It is concerning to him. We should prioritize our long-term residents. Mr. Messerly spoke on how they have been trying to address the concerns of the residents on Apple Lane and how their issues have been on the forefront since the beginning. He spoke on how the water runs down the hillside and moves onto Apple Lane. There is a preliminary plan of an earthen embankment that would prevent the water from continuing to flow towards Apple Lane. Possibly a concrete structure there which would be less evasive to the existing vegetation and an impediment to the houses. When they built the houses on Apple, the water flow was never accounted for.

Mr. Redman asked the developer, Mr. Paul Schirmer, if the rezoning for Phase II does not go through, are there plans to place single family homes there? Mr. Schirmer answered that they moved forward with these plans because they felt that these are meeting their needs and the needs of the community. With 400 to \$500,000 homes. With this caliper, the income tax and the cliental for the business district and not the same maintenance issues that you typically do with someone buying a \$60,000 who is looking to do a fixer upper type project. The school building was also discussed whether it was to be torn down or renovated. It has been encouraged to reuse if possible. Discussion of the materials to be used on the building was discussed. They are looking at coordinated efforts between Phase I and Phase II.

Ms. Chamberland asked if it is correct if this was to be rezoned to R-4 with Planned Development Overlay, the developer cannot add any more units without any council approval. Ms. Holbrook said yes, that is correct. And since it is Planned Development, it is very specific. And if this was sold, a new developer could not change things without coming to Planning Commission for approval.

Mayor Vilardo concluded the Public Hearing for REZ 20-01 Milford South Phase 2, Zone Change from R-2 Single Family Residential District to R4 Multi-Family Residential District, Planned Development Overlay

Public Hearing REZ 20-02 River Roe, Planned Development Overlay. Ms. Evans made a motion to open the Public Hearing. Seconded by Mr. Haskins. All yes

Ms. Holbrook read information from her report to council regarding the location at 5 Water Street. She does recommend approval but would like to ask that council continue this until the next meeting and until then have the wastewater questions clarified. Mr. Dave Walker/ Public Works Supervisor of the Wastewater Department informed council of the issue regarding a manhole that occasionally runs over with a heavy rain event. It is in the back-parking lot of the Dentist office at 27 Water St #1, and the Library at 19 Water St, Milford ties into that. They have never had a backup of sewage in either one of those buildings due to the heavy rain events. It is a city issue that the department will look into this and resolve. We want to make everyone aware of this information. Pam stated that if there are any issues with the wastewater that they will have a clearer picture by the next council meeting of what is going on.

Hank Roe DER Developer

Mr. Roe referred to hardcopy packets for information that he was going to discuss tonight. Mr. Roe discussed that after surveying the market a full commercial building was not in the stars for that location. They started gravitating towards condos. Covid hit which encouraged them that condos were the smart move for that location. Lots of unsolicited, word of mouth interest. What they are requesting tonight, via continuance, up to 12 residential condos, all three floors of the building. Reserve the first floor to remain condominiums but commercial use. Perhaps a retail component there. Mr. Roe spoke about the upgrades that have been made. And asked to have the city pay for the expense of the potential lift station issue for their already approved Utilities plan. They already have a WMSC permit/site permit. If they have extended delays, they may lose 3-5 purchasers if this continues to be continued. Asked to have the vote tonight on issues, aside from the sanitary sewer, focusing on the building and the use, and the density alone, that would be preferred on their end. Pam Holbrook stated that she would not expect council to vote tonight, since this is a public hearing. Ms. Vilardo asked if anyone would like to speak in favor or against the zoning. Law Director, Mike Minniear, swore in

Mr. John Labanz – Mound Avenue Milford Ohio

Mr. Labanz wanted to point out something about the development of 8-12 condos. A difference of about 50%. And to keep the number of condos in mind. He is neither for nor against. He thinks that the number of condos needs to be kept in mind. He thinks it needs to be nailed down to less than 50% swing.

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Rebecca Shundich Mound Avenue Milford Ohio
Recommended not rushing this through and continuing it. She had concerns that needed clarification. The height of the building and the raising of the earth at that location. Also concern about it being so close to the river. There are rules on buffers. Does not think we should rush and approving and approving before getting all the facts.

Ms. Evans made a motion to close the public hearing. Seconded by Mr. Haskins. All yes

Council did not have any discussion.

Public Comments:

Donna Luecke Wallace Avenue
Thank the city for putting up the wonderful crosswalk signs. What happened to the one on Main/Sycamore? And do we really need them where there is already a traffic signal? Ms. Vilardo said that she believed there was an issue with the fire trucks and were not able to make the turn without taking out that crosswalk sign each time.

Mr. Naylor
Attended already three committee planning meetings regarding the South Milford School site for proposed development. Each time they brought up what would be developed for Phase II, the lower part of the plat. They did not want to talk about it. And now they are applying for a variance. But no attempt was made to comply with R-2 designation. He would like to see where they comply with city council's and the resident's ideas of how Milford should move forward.

Katherine Toler – Apple Lane
She wanted to bring up the following points: The developers did invite four of the neighbors to a private meeting. The only two that attended were Mrs. Toler and her husband. They were shown plans for Phase II. And it has always been for multiple family homes. The home that she lives in has been in the family for sixty plus years.
She has a wonderful view of the backyard. With diverting the water, who wants to see concrete walls in view to try and divert the water? Also, with a development, there have been trees removed that the school building owns, but someone is taking out trees. She is concerned about the old trees that may have their root system destroyed and the trees will come crashing down on the houses on Apple Lane. Plans for the school are beautiful but not for Milford. These are not historic designs for Historic Milford.

Lisa McKinney Hogan Drive
She felt compelled to speak because Mr. Schirmer spoke earlier. They had a full planned development when they spoke to then former Mayor Albrecht who was on the Planning Commission. They presented a full planned development. There was a Phase I, II and a Phase III. They were given a loud no. They did not want a community within a community because we are Milford, Historic Milford. They came back with just a Phase I and were asked repeatedly for the entire plan. Former Mayor Albrecht recommended that they come back with a full plan. She feels that they got their foot in the door and then do the phases. She was disappointed with the developer coming back and being misleading. It is a beautiful project but not an Old Milford, drop it in the middle, project. IF we had a neighborhood of houses, that would be wonderful. It is in the spirit of R-2, but it is not R-2. If you take the long view, if tornadoes, fires, would occur, it could be apartment complexes going in.

Lee Hatter – screen with the mound comment – they can sit on the rooftop and see the river. you cannot see the river from your rooftop. The mound – water will seek its own path. It will run into our properties again. Once you start messing with the properties there and the trees, water will run at a different path and the trees will come down on our properties. It will then be the property owner's problem. They either need to come in and take out the big trees before they start and save the smaller trees, or they will have lawsuits on their hands if the trees start falling. We keep talking about the same thing repeatedly. How many times do we have to say it? The water situation on Apple Lane is horrible. Mr. Hatter invited council member Benjamin Redman to visit the neighborhood the next time it rains. Mr. Hatter was born and raised in Milford; property built in 1951. The school was built after the properties were built, why is it now their problem. It is the school's problem, not theirs.

Mayor Vilardo gave Mr. Hatter the opportunity to retract the comment back that one of the neighborhoods in Milford looks ghetto. Mr. Hatter said that it can look like a ghetto. And we do not have that kind of an area within the city of Milford. But if the city doesn't start looking at the properties, that is what it will turn into.

Tina Humphries - Cleveland Avenue
She said the issue of that allows Scenic River Canoes Excursions running five months of the year. Ms. Humphries read out loud some of the information from their website. That means that they run 52 times a day on top of the little shuttles that run, and you cannot get any peace and quiet.

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Most of her greenspace for relaxing is in the front of her house. It has been non-existent, especially on the weekends with the noises as they go by the house and over the speed bumps. It is hard to understand why this business that isn't even in the city limits can use the community as a cut through.

Ms. Evans made a motion to go into Executive Session pursuant to Section 3.05 .1 of the Milford City Charter for the sole purpose of the consideration of the compensation of a city employees. Seconded by Mr. Haskins All yes. Council then moved to Executive Session and to return to Regular Session to continue through the Regular Session agenda

Proceedings: Approve the City Council Regular Meeting Proceedings from July 21, 2020 Ms. Evans made a motion to approve. Seconded by Mr. Mitchell. All yes

Financial Statements: *Adopt* June 2020 Finance Reports Mr. Redman made a motion to adopt the report Seconded by Ms. Chamberland. All yes *Receive* July 2020 Finance Reports Ms. Evans made a motion to receive the report. Seconded by Ms. Chamberland. All yes

STANDING COMMITTEE REPORTS:

Community Development Committee

Meeting Minutes August 10, 2020The meeting was called to order at 4:30 pm by Ted Haskins

Present: Ted Haskins, Ben Redman, Kyle Mitchell Staff: Michael Doss, City Manager; Pat Wirthlin, Finance Director, Jackie Bain, Administrative Assistant Visitors: Ross Terrell and Rosa Terrell

Proceedings: *Approve the proceedings from the March 11, 2020 Community Development Committee Minutes Mr. Haskins made a motion to approve. Seconded by Mr. Redman. All yes*

Discussion: Possible parking lot expansion at Jim Terrell Park Mr. Doss spoke about ideas on how to expand the parking availability at the park and to not lose any greenspace/picnic area at the park. This idea would incorporate approximately 8-10 additional parking spaces so that the park could be utilized more. This would include taking out the honeysuckle, invasive species of brush and dead trees and make the area a grassy park area and make the park a little closer to the river. We would essentially be shifting the area about eight to ten feet. The Conservancy District was not happy about removing the invasive species or any of the dead trees being removed to accommodate the shifting of the picnic tables 10 feet to have additional parking so that more people could enjoy the park and all the aspects of what the park has to offer. Mr. and Mrs. Terrell spoke of how their son Jim Terrell lent his name to preserve and protect the area and the history of the trails. It is utilized by many people. The committee members would like to meet and take a tour of the location to better understand the amount of greenspace being shifted into the wooded area. Mr. Doss said that he would approach the committee with some costs for the project and how we could do this in house.

Discussion: LWC Grant Funds for Riverside Park Walking Path vs CDBG Reimbursement And Discussion of Quote for Design/Engineering/Bid Services for Riverside Park Walking Path

Mr. Doss said that in this discussion, item one and item two will go hand in hand. The discussion from item one will dictate how we proceed with item two. Mr. Doss explained how the city applied for two grants a few years ago. One was for the Riverside Park shelter and the other was for a walking path at Riverside Park. The city was successful in securing funding for both a Community Development Block Grant through Clermont County Commission and a Land and Water Conservation Grant through the Ohio Department of Natural Resources. We made applications for both projects under the Land and Water Conservation. The total cost of the project projections was \$236,000.00 which included the shelter, the CDBG Funds that we received, plus some city funds which equaled about \$118,000.00 for the Grant application which was essentially half of the match required for the Land and Water Conservation Grant. You can leverage other grant funds and other in-kind funds, City of Milford funds as your match for the portion of the Land and Water Conservation. We had to complete the shelter because we were going to leverage the Community Development Block Grant plus the money that we had to put as part of our obligation to the shelter and we were going to use both of those monies to leverage against our match with the Land and Water Conservation Grant. Clermont County took it out to bid. No bids were received on the project. They put the bid out again and their bid was incomplete. There were three attempts through Clermont County to get the shelter out for bid and get it constructed. In the process, we had a deadline with our Land and Water Conservation Grant for the walking path. The shelter had to be completed before we could go on and do the path. In November of last year, Council passed an ordinance pushing that project into 2020 because it was set to expire at the end of 2019. The shelter was subsequently completed, and we received \$68,000 from CDBG, we had \$50,765.00 in City Funds and a Change Order for \$2,420 which made the total City Cash Funds for the shelter \$53,185.00. Plus \$68,000 satisfied this CDBG. Where we are at today, we must have the park walking path completed by the end of November. Before we have it completed there has to be some design work done. Mr. Doss presented two alternative designs by Kleingers if we were to bid this out. Kleingers did put a proposal together to help us prepare the bids. If we decide to do the path, we have about \$118,000, if we take it out for bid and it is over \$118,000 the city would have to pay the difference. We do have an option to now use the money we would receive for the Land and Water Conservation Grant, to pay us back through the Grant our \$53,185.00 that we used for the shelter. We could forgo the path and go back to Land and Water Conservation, since they said that they would pay for 50% of the project, and it would cover our 50% which is the \$53,185.00. If we do take the

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shelter out for bid, we would have to have a design first. A proposal from Kleingers, which includes two designs (short and long track designs), the topography survey, the site engineering and assist with getting the bids together. That cost is \$9,800.00. We must have that performed before we take it out to bid. That is money that is not included in the grant that we would have to pay. Mr. Doss said that he does not believe the bid will come in under \$118,000. The path does have to be 10 feet wide to meet ADA compliant. We do have to expend the money to get the design. And then it will be bid out. If it comes in at over \$118,000, we still have the option of saying that we will not proceed and try to secure the funds back from Land and Water Conservation which is the \$53,185.00. But if we do decide to take it out for bid, and it does come in over bid, and we reject it, we would be out the \$9,800 for the engineering design. The designs could be used on a different application later. The committee felt that even if the bid came in over the \$118,000, we should go for it. This has been a discussion for quite some time and the committee felt that we should move forward with the walking path. Ms. Wirthlin confirmed that we would have to put in \$118,00 in the budget and then get reimbursed sometime next year. Capital Projects, all funds are frozen until next year. We cannot take out of the Capital Fund and place in the General Fund. We could place in the Capital Fund or consider this as a Capital Project. Mr. Doss said as we move forward with this project, we will bid it out and see where the chips fall. The committee reviewed information on item two which is the Quote for Design/Engineering/Bid Services for Riverside Park Walking Path from Kliengers. The committee reviewed the information with Mr. Doss. *The Committee agreed to make a motion recommending that the Law Director Draft an Ordinance for the City Manager to Enter into a Contract with Kleingers For the Design/Engineering/Bid Services for Riverside Park Walking Path in The Amount Of \$9,800* Seconded by Mr. Redman Ms. Vilardo no All others yes There being no other business, Mr. Haskins made a motion to adjourn. Seconded by Mr. Mitchell All yes. The meeting was adjourned at 5:16 pm. Respectfully Submitted, Jackie Bain

Administrative Services Committee

Meeting Minutes August 11, 2020Ms. Evans called the meeting to order at 4:00 p.m. Present: Lisa Evans and Sandy Russell. Kim Chamberland was on vacation/absent from the meeting Staff: City Manager Michael Doss, Finance Director Pat Wirthlin and Administrative Assistant Jackie Bain

Proceedings: *Approve the proceedings from the May 14, 2020 Administrative Services Committee Minutes* Ms. Evans made a motion to approve. Seconded by Ms. Russell All yes 2020 Appropriation Amendments

Finance Director Pat Wirthlin presented to the committee information regarding Net Negative of about \$282K Ms. Wirthlin reviewed information from 2020 2nd Amended Appropriation Chart which was attached to meeting information for a net reduction of \$282,352 in current year appropriations. While this amount seems too small to be considered compared to a \$14 million budget, there is a lot packed into this amendment. The chart indicated negative \$1.1 million in appropriation reductions. The positive numbers on the chart indicate increases that add up to about \$850,000 of which most are in out or wash items. The City froze nonessential spending and many projects through the end of the year due to COVID-19. The goal is to set the stage, if council approves the appropriations, for Ms. Wirthlin to go to the County and file what is called an Amended Certificate. Ms. Wirthlin also discussed how COVID Relief Funds Experts Recommend Amended Certificate Recall that the City may not use the approximate \$195K in COVID relief money for one of its most significant costs ... loss of revenue and split shift work. This might change. They are already talking about allowing a loss of revenue. And the experts have told us that the best way to get this is to file an amended certificate. We are taking the steps now to prepare for that outcome. The City will revise its budgeted revenue estimate (Amended Certificate) to show a potential approximate \$1.3 million revenue loss from shortfalls in income tax and utility receipts. This will set the stage for future aid and is possible only with a corresponding reduction in appropriations. The committee referenced 2020 2nd Amended Appropriation Chart which was attached to meeting information. *The Committee Agreed to Make A Motion recommending the Law Director to draft an Ordinance Amending Appropriations Ordinances 19-1483 And 2020-10 By Increasing or Decreasing the Individual Items as Listed on The Included Chart Totaling \$282,352 Net Negative* Seconded by Ms. Chamberland All yes CARES Act Fund Purchases — Council & Police Laptops

Ms. Wirthlin discussed information on the approximate\$195K Grant for COVID the City received a \$195,691 grant to cover COVID-19 expenses. There is a bit of a time-crunch: The City must encumber by September 30th (this is a change from October 15) and spend the funds by December 26th. The City received the grant as a provision of the Federal CARES Act's Coronavirus Relief Fund (CRF). Unfortunately, the City may not use this grant for its most significant COVID costs to date ... loss of revenue and shift wages. Instead, the City must spend the CRF funds on pandemic-related necessities including costs for distance learning and teleworking, which leads into today's request ...Seven laptops for council at \$11,000 and one Surface Pro for Police Chief Mills. Also, some docking stations and some wireless mice for \$17K. Ms. Evans mentioned that it would be nice for council members to have a wireless mouse for each of their computers and keypads instead of using a touch pad. Ms. Wirthlin also asked the committee to earmark CARES Act Funds for new Council laptops, a Police Surface Pro, and some peripheral items at a total cost of \$17,000 per attached information.

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The Committee agreed to make A Motion Recommending the Law Director Draft an Ordinance Authorizing E-Technologies to Purchase Eight Laptops and Peripheral Items for A Total Amount Of \$17,000. Seconded by Ms. Chamberland All yes Small Business Relief Program – CARES Act Funds Mr. Doss informed the committee of a City of Milford COVID 19 Small Business Relief Program. We received a total of \$195,691. Hamilton County was one of the local counties along with several counties throughout the US, and some cities as well have used some of their CARES Act Relief Funds to develop what is called a Small Business Relief Program. Mr. Doss reviewed a draft copy of the information with the committee modeled after what Hamilton County instituted with their CARES Act Funds. This program would take some of the money that the city received, which we are requesting \$35,000 of that, to provide mini grants in the amount of up to \$2,500. Small businesses in the City of Milford could apply for and receive if they meet certain criteria. Information regarding what businesses would be eligible and not eligible to use this money for was discussed. The program is on a first come, first served basis. Any business that used PPP Funds would not be eligible. What Is the Process to Obtain Funds? Application-A business that is interested in participating in the program must fill out the application to determine if it meets all the eligibility criteria set forth. An individual business can apply for a maximum of \$2,500 grant. If awarded, all Grant funding distributed as a part of this program must be spent within 30 calendar days of receipt. Grant funds can be used to reimburse Eligible Expenses incurred from March 23, 2020 and ends 30 calendar days from receipt of grant funds. Applications will be accepted until the funds are exhausted or the program is terminated by the City. Payment and Signed Agreement-Once approved for a grant, the business must sign and return the Grant Agreement within 10 calendar days of receipt and provide its bank routing number for grant fund payment or address for a check payment. Close Out Report-Businesses are required to submit a grant final close out report which is expected to include at minimum, jobs retained/created, proof of payment (paid invoices and cancelled checks, bank statements, or other documentation showing proof of payment of Eligible Expenses), and a summary of the impact the funds had on the business and its operations. Mr. Doss hopes to have this kicked off by Monday, August 24th. The detailed information will be posted on the City of Milford website and Facebook page. A letter will be sent to each business as well as The HMA will also receive the information. The funds must be appropriated by September 30th and can be adjusted based on number of applications. *The Committee agreed to make a motion recommending the Law Director to draft an Ordinance Establishing the COVID 19 Small Business Relief Program Utilizing CARES Act Funds in the Amount of \$35,000 and Authorize the City Manager and Finance Director to Make Any Necessary Revisions to the Program to Comply with all Federal and State CARES Act Guidelines and Reporting for Audit Purposes. Seconded by Ms. Chamberland All yes* Development Incentives – Little Miami Event Center Mr. Doss stated that we were approached by Dan and Joe and DER with the LMBC asking for two incentives. One is the City of Milford Property Tax Rebate Incentive Program. They are already receiving this for the brewery. They are in their second year of the program. It is a rebate up to five years, up to 100% on their property tax. They are asking for the same incentive on the Event Center and the Brew Barn. They are asking for the Property Tax Rebate and the other is Utility Tap Fee Waiver which is part of another program that council implemented a few years ago. The only other entity that has secured this is the FC Cincinnati as part of their big incentive package. Internally there was discussion about just doing a tap fee waiver of 50%. For the Event Center they are asking for a 1 ½ inch meter. The tap fee for that would be \$12,000 if they did not have a waiver. The sewer tap fee would be \$14,000 if they didn't have a waiver. Which would be a total for the Event Center of \$26,000 without a waiver. If we decided to give them a waiver, it would be half of that amount. \$13,000 would be waived of their tap fees. The same for the Brew Barn. Same meter size, same expenses. The total less the waiver would be \$26,000. With the waiver, \$13,000. If they are not to receive a waiver on the two properties, the cost would be \$52,000. With the waiver, half of that, which would be \$ 26,000. We are recommending a 50% waiver instead of the %100 waiver. It is a one-time waiver since it is a one-time tap. The property tax rebate that we would like to recommend giving them is a Five year, 100%. The annual estimated, since it has not yet been assessed or appraised, and after speaking with Hank Roe, we are estimating that the Milford tax annually would be \$5,000. If that is over five years at 100%, the total tax rebate over five years would be \$25,000 if committee and council approved this incentive. The total amount of the incentive package for the Event Center and Brew Barn would be \$51,000. There was discussion amongst committee members and Mr. Doss regarding the residuals from the Event Center for the downtown Milford area and how other companies have tax incentives with Milford. *The Committee agreed to make a motion recommending the Law Director to draft an Ordinance approving the proposed Little Miami Brewing Company Event Center and Brew Barn Incentives for the Milford Property Tax Rebate Incentive Program for a term of five years at 100% and a one- time waiver of water and sewer tap fees at 50% Seconded by Ms. Chamberland All yes* Ms. Evans made a motion to move into Executive Session at the conclusion of tonight's agenda pursuant to Section 3.05.2 of the Milford City Charter for the sole purpose of the consideration of the purchase of real property for the city purposes. We will be returning to Regular Session at the conclusion of the Executive Session for the sole purpose of adjourning for the evening. Mr. Haskins seconded the motion. All yes There being no further business, the meeting adjourned at 4:44 p.m. with a motion from Ms. Evans Seconded by Ms. Russell. All agreed Respectfully submitted, Jackie Bain Administrative Assistant

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Public Services Committee Meeting Minutes

August 13, 2020 Called to Order: 12:30pm by Kim Chamberland Present: Kim Chamberland, Amy Vilardo, Ted Haskins Staff: City Manager, Michael Doss, Finance Director, Pat Wirthlin, Milford Police Chief Jamey Mills, MCFD Captain Thiele and Administrative Assistant, Jackie Bain Visitors: Kleingers-Tim Casto and Sarah Combs Approval of Proceedings: The committee approved the proceedings from the July 16, 2020 Public Services Committee meeting. Ms. Vilardo made a motion to approve. Seconded by Ms. Chamberland Mr. Haskins abstained Geotech Quotes for Tyler Avenue and Laurel Avenue Stormwater Improvement Projects Mr. Doss Discussed that both Laurel and Tyler Ave have had stormwater drainage issues for quite some time. There is substantial flooding in that area which causes safety issues. Our OPWC grant applications are due October 5th. Kleingers is working on a feasibility study for both Tyler and Laurel Avenues to determine costs for the projects. Part of the project and to be included in the feasibility study is that there has to be geo-technic work performed to check out the validity of storm flows, type of dirt, as they work their way into creating a design application for the OPWC project. There was discussion regarding several options to help with the Tyler Avenue flooding. Kliengers does not do Geotech work. The committee reviewed 3 quotes for Tyler and Laurel from CSI, Geo Technology, and S&ME. After reviewing the quotes that were presented the committee yielded to Mr. doss's And Tim Casto's from Kleingers recommendation That S&ME is who we should have do the Geo tech work. This company has worked with Kleingers in the past. Kleingers will be doing the feasibility study and assisting us with the applications. Mr. Tim Casto from Kleingers reviewed materials for Tyler and Laurel. Tim discussed the scope of the project and gave ideas that he has in preparation for the application for the OPWC for both locations. The committee agreed to make a recommendation to have the Law Director draft an ordinance for S&ME Geo-Tech Services for the Tyler Avenue and Laurel Avenue Stormwater Improvement Projects in the amount of \$11,400 Seconded by Mr. Haskins All yes Discussion: Brooklyn Avenue Partial-One Way Mr. Doss informed the committee of a discussion between Mr. Casto from Kleingers, Mr. Doss and Public Works Department Supervisors regarding projects and the availability of funding as they look forward to 2021. There was discussion regarding if there was a partial one-way on Brooklyn Avenue. Mr. Tim Casto presented exhibits on Brooklyn Avenue to the committee. There was a discussion of two different options: to add a sidewalk with Brooklyn Avenue being a one-way street and Brooklyn Avenue, East of Oakbrook it becomes two-way. There are right of way costs estimated, unknown, to put sidewalk on northside, outside the roadway, the project would cost approximately \$ 1.5 million for the project. There would be right of way and some retaining wall that would need to be constructed as part of the project. If the sidewalk were to be built on the roadway, and not require the right of way, and not have the extensive walls, the cost would be around \$850,000. Both options include about \$400,000 of water main work. Both options would also include pavement work. There will be a substantial impact through the properties on Brooklyn and Miami Avenue. Mr. Doss asked if this was a valid OPWC project and would it score well? Mr. Casto said that he thinks either application would score well. There is a safety aspect with this road since many residents walk or bike on this road. From a Public Safety standpoint, Mr. Doss invited Police Chief, Jamey Mills and Captain Thiele from the Milford Community Fire Department to attend this meeting. Captain Nick Thiele spoke to the committee about some considerations from the Fire Department perspective. One consideration is that the Fire Department truck, in order to get from Brooklyn to SR 28 must turn into opposing traffic. They have taught their department to drive down to Miami Avenue when on Brooklyn so as not to have to cross traffic on SR 28. Another consideration is that when going into the apartment complexes on Brooklyn, they will frequently go up Brooklyn from Miami Avenue because they cannot make a turn onto Brooklyn from SR 28 if there is traffic already at the stop sign. It is easier for the department to use the lower part of Brooklyn especially during emergency runs during rush hour. They will also bring trucks in from different directions so that they can use different hydrants located on Brooklyn. There is no preference at this time on which way to use Brooklyn but for discussion purposes Captain Thiele wanted the committee to be aware of how they utilize the road in both directions on a regular basis. Captain Thiele would like to take the information from this discussion back to Chief Baird and the Fire Inspector. Chief Mills commented that the Police Department does not have any major concerns and only sees a minor concern which would be a short-term temporary issue with learning curve of a new traffic direction on the road. There is a pedestrian safety issue on this road and is surprised there has not been more accidents there. The committee had a lengthy discussion regarding options for the properties along this road, the topography along this road and how this will affect the public in the surrounding area. The committee felt that the next step should be to have more internal discussions and gather more information and take all into consideration. There being no additional business Ms. Chamberland made a motion to adjourn the meeting at 5:47pm Seconded by Ms. Vilardo All yes Respectfully Submitted, Jackie Bain

RECORD OF PROCEEDINGS

Minutes of

Meeting

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

Held 20

City Manager Report to Council

MEMORANDUMTO: City Council CC: Mike Minniear, Law Director Jackie Bain, Administrative Assistant/Clerk FROM: City Manager DATE: August 18, 2020RE: Manager’s Report US 50 ODOT Paving Update – Construction continues with saw cutting and full depth pavement repair. The City anticipates full depth pavement repair to be complete by the end of August. Milling and asphalt paving scheduled to begin in early September. Reminder Construction work will be performed between 10:00 pm and 6:00 am in the downtown as not to disrupt City businesses. Construction will assume a daily schedule from the “Five Points” intersection to SR 131.2021 Public Works Projects – Applications for Ohio Public Works Commission Round #35 funds are due to Clermont County by October 5. The City is working with our engineers to evaluate several projects for application submittal. Projects include Tyler Avenue stormwater, Laurel Avenue stormwater, Garfield Avenue waterline improvements (prior to Wallace Water Tower replacement). Downtown Development Update – The City is working with an Ohio business regarding due diligence of a property located on Main Street in downtown Milford. The business provides flexible office space in a social environment for members. The business is looking at an approximate \$1.6 - \$2 million-dollar investment in the property. STANDING COMMITTEE MEETINGS None at this time REMINDERS August 27 – BZA Meeting at 6:00 pm September 1 - City Council Meeting at 7:00 pm

Police Department

Monthly Report- July 2020 This report summarizes the various activities and functions of the Milford Police Department during the month of July. TRAINING • All sworn personnel are assigned a four-hour Civil Rights course to be completed by September • All supervisors have been assigned a one-hour FMLA course to be completed by September • The command staff has been assigned a one-hour Discipline and Termination course to be completed by September • Officer Yearly attended monthly SRT training • Officer Dennis attended H.C.P.A. Dive Team training NOTABLE OCCURRENCES • Death Investigation – 600 Chamber Dr. – Domestic violence/aggravated assault investigation became a death investigation once life support was removed. • Death Investigation – 601 Valley Brook. – Investigations assisted the road patrol with a death investigation. The investigation in now closed. • Sexual Imposition – 450 Victor Stier – Investigations received the report involving an incident that alleged to have occurred in December of 2019. The victim at the time of the offense was a juvenile. The suspect is known, and the investigation is still pending. • Breaking &Entering – 1005 Lila Ave – Computer and router equipment removed from the business. Monthly Report- July 2020 ADMINISTRATIVE • CALEA accreditation proofing for 2019 and beginning of 2020 is ongoing. Our annual assessment is scheduled for August. • Chief Mills attended a fact-finding hearing with the FOP Patrol Officers Union. • Detective Kenney received a Criminal Investigation Award at the Clermont County Law Enforcement Appreciation Banquet. (photo attached) COMMUNITY RELATIONS • Friends of Oakwood hosted a “Sno-Cone Social” at the complex on July 14th. • Two local children were given a tour of the police facility. (photos attached) • MMART in July worked two shifts. • We received two thank you cards (attached) during the month. • Chief Mills met with a representative from the Milford Ohio Voices for Equality. Monthly Report- July 2020 Monthly Report- July 2020

Fire and Ems Report

Firefighters are doing preventative Maintenance work on all the hydrants in the city. Thank SORA’s Towing for providing automobiles for their firefighters to practice automobile extracting skills with hydraulic rescue tools Training kick back up into full force many that are either on their way or already completed within the last month or so. The Fire Department was awarded a 2019 FEMA Assistance to Firefighters Grant in the amount of \$ 47,335.24 for the purchase of fire equipment hose, nozzles, appliances and a new breathing air system that goes on the ladder truck. The department has a 5% local match, so the total cost is \$49,702. Dumpster fire at Hammonds Hardwood Floor Inc – Thank you to Ms. Holbrook for her help with the zoning issues. Invite to for next month to possibly, before one of the two council meetings in September, set aside about an hour prior to a City Council meeting to look at the remodeling work that was completed at the Fire Station.

Council Comments:

Light on the speaker when at the podium requested

NEW BUSINESS:

ORDINANCES AND RESOLUTIONS

2020-34 An Ordinance Authorizing an Agreement with Kleingers Group, Inc. for The Design/Engineering/Bid Services for The Riverside Park Walking Path Ms. Evans made a motion to suspend the rules and read by title only. Seconded by Ms. Chamberland Ms. Vilardo no All other yes Ms. Evans made a motion to adopt Seconded by Ms. Chamberland Ms. Vilardo no All others yes

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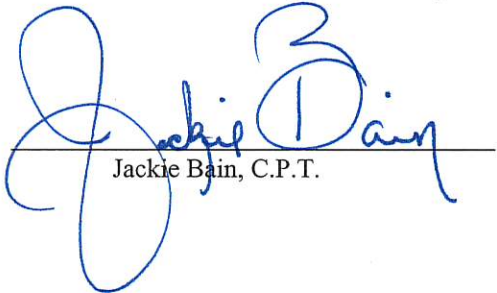
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

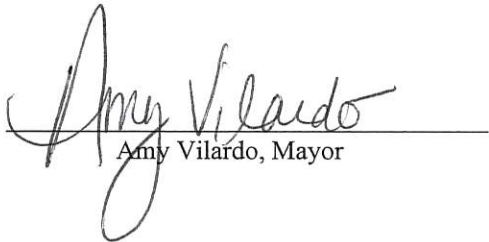
Held 20

- 2020-35 An Ordinance Amending Appropriations Ordinances 19-1483 and 2020-10 Ms. Evans made a motion to suspend the rules and read by title only. Seconded by Ms. Chamberland All yes Ms. Evans made a motion to adopt Seconded by Ms. Chamberland All yes
- 2020-36 An Ordinance Authorizing The Purchase of Laptops Ms. Evans made a motion to suspend the rules and read by title only. Seconded by Ms. Chamberland All yes Ms. Evans made a motion to adopt Seconded by Ms. Chamberland All yes
- 2020-37 An Ordinance Authorizing the City of Milford Property Tax Rebate Incentive Program Agreement and Public Utility Tap Fee Waiver Program with The Little Miami Event Center and Brew Barn Ms. Evans made a motion to suspend the rules and read by title only. Seconded by Ms. Chamberland All yes Ms. Evans made a motion to adopt Seconded by Ms. Chamberland All yes
- 2020-38 An Ordinance Authorizing the City of Milford to Utilize \$35,000 in CARES Act Funds to Establish The Covid 19 Small Business Relief Program Ms. Evans made a motion to suspend the rules and read by title only. Seconded by Ms. Chamberland All yes Ms. Evans made a motion to adopt Seconded by Ms. Chamberland All yes
- 2020-39 An Ordinance Authorizing an Agreement Between The City of Milford, Ohio and The Fraternal Order of Police Ohio Labor Council, Inc. Representing The Milford Patrol Officers Ms. Evans made a motion to suspend the rules and read by title only. Seconded by Ms. Chamberland All yes Ms. Evans made a motion to adopt Seconded by Ms. Chamberland All yes
- 2020-40 An Ordinance Authorizing an Agreement with S&ME Geo-Tech Services for The Tyler Avenue and Laurel Avenue Stormwater Improvement Projects Ms. Evans made a motion to suspend the rules and read by title only. Seconded by Ms. Chamberland All yes Ms. Evans 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 to Executive Session at 10:29 pm Ms. Evans made a motion to adjourn. Seconded by Ms. Chamberland All yes Council Returned from Executive Session and adjourned from regular session at 11:08 pm. Ms. Evans made a motion to adjourn. Seconded by Ms. Chamberland All voted yes


Jackie Bain, C.P.T.


Amy Vilardo, Mayor