

**Community Development Committee
Meeting Minutes
September 2, 2021**

Mr. Haskins called the meeting to order at 4:30 p.m.

Present: Ted Haskins, Kyle Mitchell and Ben Redman

Staff: City Manager, Michael Doss via telephone, Finance Director, Pat Wirthlin, Assistant Finance Director Jewelie Casteel and Administrative Assistant, Jackie Bain

Visitors: Randy Messer MSP Design and several residents

Proceedings: *Approve the proceedings from the July 7, 2021 Community Development Committee Minutes. Approved*

Discussion: Consideration of A Resolution Accepting the Amounts and Rates as Determined by The Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to The County Auditor

Finance Director-Pat Wirthlin discussed the annual Resolution Accepting Amounts and Rates for year 2022. The County requires this approval each year to "accept" the property tax rates for the coming year. The City's levy rates have not changed from last year. The established property tax rates of 3.0 mils for the General Fund and 17 mils for the FIRE / EMS levy are still in place. Clermont County estimates that the millage will collect \$559,838 for the General Fund and \$2,767,839 for the Fire / EMS levy. Both estimates are slightly higher than last year.

The Committee Agreed Recommendation Authorizing The Law Director To Prepare A Resolution Accepting The Amounts And Rates As Determined By The Budget Commission And Authorizing The Necessary Tax Levies And Certifying Them To The County Auditor For Year 2022 As Indicated On Attached Schedules A & B Showing Rates Of 3 Mils For General Fund And 17 Mils For Fire / Ems Levy Fund And Amounts Of \$559,838 And \$2,767,839 Respectively

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES

Fund	Amount Approved by Budget Commission	Amount to be Derived from Levies		County Auditor's Estimate of Tax Rate to be Levied	
		Inside 10 Mill Limitation	Outside 10 Mill Limitation	Inside 10 Mill Limit	Outside 10 Mill Limit
	Column I	Column II	Column III	Column IV	
General Fund	559,838			3.00	
Fire/EMS Levy Fund			2,767,839		17.00
Total	559,838		2,767,839	3.00	17.00

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

Fund		Maximum Rate Authorized to be Levied	County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column II)
Fire & EMS Levy authorized by voters on 11/5/2019 not to exceed 3 years	Fire/EMS Levy Fund	10.50	1,659,625
Fire & EMS Levy authorized by voters on 11/5/2019 not to exceed 3 years	Fire/EMS Levy Fund	2.00	316,119
Fire & EMS Levy authorized by voters on 11/5/2019 not to exceed 3 years	Fire/EMS Levy Fund	4.50	792,095

Discussion: Proposed Five Points Landing Park Configuration/Alterations

City Manager/Michael Doss discussed information brought up at the last Council meeting regarding the Five Points Park Configuration and how it relates to the levy that is on the ballot for November. What does the project in tale and what are some of the amenities were discussed? Specifically talking about the Splash Fountain, putting green, dog park, basketball courts so council colleagues will have a better understanding of the direction that the committee would like to head in. These are great points moving forward.

Phase I does not include a pavilion or a clock tower. To possibly look into other grant funds for Phase II and Phase III.

Mr. Doss referred to a walking visual on the property using billboards in areas of Milford Main to provide our citizens with a visual idea of what is going to be placed in the location.

Mr. Randy Merrell from MSP Design and the committee reviewed modifying information for the Five Points Landing Park to have a clear and concise plan regarding information out to the public.

Discussion included for possible consideration:

Putt Putt golf

Greenspace

Dog park

Taking the clock tower out for now

Pavilion to provide restrooms and concession facilities

Outdoor performance area

Farmer's Market

Mr. Haskins spoke about the basketball court to be placed at Riverside Park where it currently is located and to improve the current court conditions. And to not have a basketball court at the Five Points landing location.

Mr. Redman asked about a playground element in the plan. Mr. Doss mentioned that this is more a community park but the best place at this park would be to place it parallel along SR 50 along the tree line of vegetation. Multiple parks in the city already have a playground.

Mr. Merrell distinguished the difference between a passive park and an active park. The Five Points Landing Park being more of a passive park.

Mr. Redman wanted to clarify that Phase I would include all the concrete work with the walking paths and the landscaping. And where the clock tower and pavilion are currently indicated, that would all be pavers or concrete. Mr. Merrell said that would be more like a plaza area where more seating areas could be placed where the clock tower is showing and place restrooms/concession where the pavilion was indicated. Being more like an open patio area. Or to place a shelter there where it could provide shade.

Mr. Doss explained that it is a 2.8 million dollar project and the things that we are seeing on the surface are great but there are also expenses underneath such as storm improvements, splash fountain, and excavation where some pieces of Milford Main are buried underneath this. Splash Fountain was discussed as tranquil, soft splash fountains that would be placed at the park location. Could also include cannister lighting to light up at night. Mr. Haskins commented that water feature is a feature that draws people in to have something to do with their children.

Mr. Merrell mentioned that with all the things that need to be phased in this project, you get your starter piece and you can put alternates in and price different things out. You build the basics and then you can add.

The committee would like to leave the putting green area as a dog park.

Mr. Haskins said at this point it is now about getting this information out to the public. And to discuss the infrastructure that is underneath the property.

Mr. Doss commented that we may be able to get creative with some grants and maybe utilize that Pavilion year-round for conferences or training. And where the performance lawn is located it could possibly be used for a temporary ice-skating rink. If the levy passes, while we are constructing this park we will be going after money for this pavilion. It is conceivable that the pavilion does get constructed but not with levy money. But we could use the totality of this project as kind of a match for the grant piece of this construction of this pavilion. Even if the pavilion won't be there for the purposes of this levy, there is a probability that the pavilion is there when this park is completed. Mr. Haskins stated that we will have quite a bit of time to find those grants and raise that money and see what we can come up with in the meantime.

Mr. Doss said that there is essentially a couple of years before we see the proceeds from that levy. For example, Union Township used CARES Act Funds to construct a Fire Station near Polo Fields stating that it is a vaccination facility. I do not want to put a pavilion there and say that if we pass this levy, you are getting this pavilion. But it may be something that people may get anyways. That would be great because it would complete Phase I and Phase II and then we could go hard looking at the Clock Tower. Mr. Mitchell said that this is the Master Plan that came out of all the meetings.

In other business, Mr. Merrell provided the Committee with information of the State Capital Budget and looking at a Canoe/Kayak launch at Terrell Park. A vision of the boat launch based off an image of a boat launch with steps as clearly identified as the Milford Kayak boat launch. Mr. Doss is working on an opinion of probably costs. Mr. Doss explained that every few years the state comes out with their biennial budgets. There is a component in there that is the State Capital budget. All the communities, counties throughout Ohio put forth their projects they would like to have in the Capital budget for funding consideration that our Representatives based off Clermont County recommendations will go and lobby on our behalf. Loveland recently was identified as the only project in Clermont County's previous budget. They were getting funding of \$900,000 from the State, to contribute to their parking garage facility. We should be getting solicitations from the Clermont County Economic Development Office for applications for projects. We would like to submit a project for Terrell Park Canoe/Kayak Launch. We are seeing a lot of utilization for outdoor activities. We have expanded parking lot at Terrell Park to add that our canoe/kayak launch at Terrell Park is not good. There is a private canoe and kayak launch about 30 feet away. There are also issues with Water Rescue at this location. There is difficulty getting the trailer down to the water utilizing the current canoe and kayak launch. They must go up to Kelley Nature Preserve and time is of the essence. There is a public safety component in this. We would like to come up with a cost estimate of approximately \$150,000 to \$200,000 to construct this canoe/kayak launch that could be utilized by the public and partaking in the Little Miami River. We would make application, no cost to the city if we have this funded through the Capital Budget. And if included with the budget we would lobby it with the county and our elected officials to get that in and make those accruals within the next year, year and a half. We would then have a quality canoe/kayak launch in that area that would really uplift our tourism. There will be a package put together in the next few weeks to submit to the Clermont County Economic Development Office.

The committee agreed with Mr. Doss's recommendations.

There being no further business, the meeting adjourned at 5:30 p.m. with a motion from Mr. Redman, Seconded by Mr. Haskins. All agreed.

Respectfully submitted,
Jackie Bain, Administrative Assistant

"These minutes have been approved and adopted by Mr. Mitchell, Mr. Haskins and Mr. Redman on September 3, 2021"