

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held October 18, 2016 20

The Council of the City of Milford met in Council Chambers at 745 Center Street at 7:00pm on October 18 2016. Mayor Howland called the meeting to order with the Pledge of Allegiance and a Moment of Silence.
Roll Call: Present: Mayor Howland, Vice Mayor Brewer, Ms. Russell, Mr. Brady,Mr. Bonnell, Mr. Haskins, Ms. Evans

Introduction and Presentation: There was no introduction or presentation at this time

Proceedings: Mr. Bonnell made a motion to adopt the Proceedings from October 4, 2016; seconded by Ms. Evans. Mr. Brady abstained. All others voted yes.

Correspondence: none at this time

Financial Statements: none at this time

Public Comments: Janet Cooper: Thank you anyone and everyone for supporting the Fill The Boot Fundraiser - Coops Front Porch/Milford's Firefighter Club at Chappy's on Saturday for Santa on Sunday Fundraiser. The Donations and earnings far exceeded their expectations and last year's totals.

Pam Cervený – I was here a couple of meetings ago and am very pleased that the folks that spoke about Milford/Main spoke seem to be favoring Greenspace. I hope there are a lot of us here and was hoping to see a few more. I wrote a letter to the paper encouraging folks and thanks to Mr. Doss put that nice banner up to jingle everyone's memory about this evening. I wanted to put in my two cents and won't take up a lot of time. I wanted to say how much in favor I am in turning that wonderful little area into a greenspace. We had a great meeting at Pattison Elementary that Mr. Doss organized and did a great job. As small groups did a lot of brainstorming and that City Council would see information from this meeting. It seemed to be the consensus that a lot of the folks had a lot of great ideas about a greenspace. Everything from quite fancy to real simple ideas. Hopefully we will meet somewhere in between. The property is a gateway to Milford and Greenspace – Go!

Standing Committee Reports

Community Development Committee Meeting Minutes October 11, 2016

Ms. Evans called the meeting to order at 5:00pm

Present: Lisa Evans, Sandy Russell

Staff: Michael Doss, Lori Pegg

Visitors: Charles Evans, Parks & Rec Commission, Eric George & Michelle Lydenberg, from the Tobacco Free Alliance

Smoke Free Parks

Eric George and Michelle Lydenberg from the Tobacco Free Alliance, a sub-committee of Partners for a Drug Free were in attendance and shared reasons for the City to adopt a Tobacco-Free Parks Policy (presentation and information attached).

Eric George presented highlights of the attached presentation, all based on research:

- More children die from SIDS in homes that have smokers
- Clermont county is 4th in the country for heroin o/d deaths per capita
- 90-95% smokers start early... Milford schools average age 12 1/2 years old
- 9x more likely to use illicit drugs if start smoking before 18
- The coalition believes that keeping children from smoking at a young age is a way to keep them from gateway drugs to heroin
- Nicotine is as addictive as coke and heroin
- 18-25 % average adults smoke. 75% of drug addicts smoke
- Denormalization of smoking is shown by smoke free parks and that is a positive
- As far as litter is concerned, 95% of filters are plastic that take 10-15 years to biodegrade
- Large cities including San Francisco and NY, NY have these policies in place
- City of Hamilton is considering, Miami Twp. passed in August
- A grant from interact for health will fund the signage--no cost to the city and they will work with us on the wording. Some municipalities are using signs like....thank you for your cooperation. Healthy lungs at play with a child playing in Miami Twp.
- Becomes self-governing, no added patrols are needed
- The group has received positive feedback from moms who are thanking them for having the parks smoke free.
- Ask to consider smoke free and vape free parks
- No one under the age of 18 is now permitted to purchase vape
- The illegal drugs that are being vaped contain high levels of the concentration, up to 10x as high as regular street drugs
- Ecytoglycol is what creates the smoke that is released when vaped, FDA has approved it for food use, but breathing it in has made workers in popcorn factory sick. Finlay ray is not smoke free but the NWCCSAY have in their ethics of conduct that coaches, referees and parents will refrain from smoking at practices and games. Ms. Russel: in parks it's such a hard thing to control, but she is seeing it less and less in restaurant and in parks, so are people just not doing it. Maybe just putting

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up signs to remind them isn't really a bad thing. **Ms. Evans:** if the wording on the signs is appropriate then she wouldn't have a problem **Ms. Russell** agreed **Mr. George:** we aren't asking for anything to punish smokers, we would like to see a healthy environment promoted. Would be glad to meet with attorney and show resolution from Miami township **Ms. Evans:** I would like to see more about the encouragement of not smoking in the parks on the signs, what does **Mr. Doss** think? **Mr. Doss:** His former municipality passed non-smoking ordinance and there were never incidents. Smoking was also banned from city functions, there were no problems. But there are those that smoke and they are limited in areas they can smoke, so people gravitate to parks. These things pop up everywhere and communities seem to be gravitating that way. It is really a feel good resolution. We don't want it to turn into keeping a list of who has gotten caught. Really no opinion, doesn't smoke, it will be hard to enforce it but if there are signs most people will agree. **Mr. Evans:** We don't want people to start calling police as soon as they start seeing someone light up. **Mr. Doss:** In his experience, most people are pretty cool with it, good sports **Mr. George:** Smoking is not allowed in any major league or minor league baseball stadium and every NFL football stadium is smoke free. So, how much sense does it make to watch your kids in the park and smoke? Ecigs are not allowed in any of these places either. In the packet there are survey results from all surveys they have taken and 71 of those were just from Milford residents. The Milford data shows that 51% of people surveyed strongly agree, 14% agree and 13% are neutral when asked if tobacco use should be prohibited in Milford parks. **Ms. Evans:** do we come back to approve signage? **Mr. Doss:** we need to bring a recommendation to council to have smoke free parks, and make sure council realizes that they will have input on signs. **Ms. Evans:** just want to make sure, Sandy do you agree, **Ms. Russell:** its ok with me. **Mr. Doss:** we will work out the details with Mr. Minnear and let the Tobacco Free Alliance know if it will be voted on at the next council meeting or one in the future. *The Miami Township Resolution is attached as an example. The committee agrees to make a recommendation to create an ordinance for smoke free parks in the City of Milford.*

Land & Water Conservation Fund Grant

Lori Pegg updated the commission on a grant opportunity from the Land & Water Conservation Fund. Parks & Rec would like to apply for 2017 funding to continue work on Riverside Park. The grant calls for a 50% match, and we are allowed to use the CDBG grant award in that match. Dan Burke will be reallocating \$50,000 that was budgeted for 2016 to 2017. So, the city will be able to match \$118,000 toward the development of the park. Engineer's estimate for construction of the shelter and the inner loop of the walking trail is \$277,900. If awarded the grant we will be able to pay for the majority of this work with money from the state and the county.

The committee agreed to draft a resolution authorizing the filing of an application by the City of Milford to the Land & Water Conservation Fund and to provide all information and documentation required to become eligible for possible funding assistance for Riverside Park Development.

Flower Pot Replacement Staff has noticed that the flower pots lining city streets have started to deteriorate so we looked at other municipalities and what they were using. Mr. Doss and Ms. Pegg recommended going to one pot instead of the three. The committee agreed that the existing pots are in bad shape and liked the one pot alternative that was presented. Ms. Evans asked if they will they fit with the streetscape downtown?

Mr. Doss: They should but the streetscape is still in the planning stages and the initial costs are coming in much higher than expected. Ms. Evans: Can we put some of these on the parkway? Maybe on the corners at the traffic light. Mr. Doss: We are currently looking at sprucing up the parkway with fire bushes and some other greenery. We are also looking into doing something with ODOT at the cloverleaf near 275. Mr. Evans: Speaking from a Chamber of Commerce point of view, it would be nice to put some up along the SR 28/Main corridor. The businesses up there always comment that it doesn't look as nice in that corridor as downtown or on the parkway. Mr. Doss: We do have vision for that as we move things forward. All are in agreement that the single pots will look nice and agree to move forward with those pots Ms. Evans thanked Ms. Pegg for her research

2017 Landscape Bid Specifications

Mr. Doss reviewed the landscape bid specification. Below are his recommendations based on observations since he has moved to Milford:

Spring Floral Installation

- The city shall install and remove the flower pots and planters in the city
- Flowers and plants in the landscape location areas and pots shall be planted by Mid-May

Spring Floral Maintenance

- Flowers and plants in the landscape location areas shall be watered daily unless rain has occurred the evening/night before, currently raining at time of watering or in the forecast for the current day
- Watering in the pots and planters shall occur daily, with the exception of weekends, before 10:00am
- Removal of spring flowers and plants shall occur no earlier than the third full week of September unless notified by the City of an alternative and specified date
- Beginning the first of June until the end of September ground cover in all landscape location areas including downtown tree wells shall be trimmed twice per month

Fall Floral Maintenance

- Fall planting shall consist of yellow mums and shall be planter no earlier than the last full week of September unless otherwise directed by the City

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- Watering in the pots and planters shall occur daily, with the exception of weekends, before 11:00am

Committee members all agreed with these recommendations. Mr. Doss will add these to the bid specifications and move forward with the bidding process. He will report back to the committee once bids have been reviewed. The meeting was adjourned at 6:15pm.

Respectfully Submitted, Lori Pegg Community Services Manager

Mr. Brady: Signage in the parks. Riverside is used for Frontier Days. What do we do during?

Public Services Committee Meeting Minutes October 13, 2016

Called to Order: 8:00 a.m. by Amy Brewer

Present: Laurie Howland

Staff: Michael Doss, City Manager; Lori Pegg, Community Services Manager

Rumpke Collection Services Addendum

Mr. Doss presented the addendum to the Rumpke Contract for trash/recycling collection. The city is part of the SWORRE Consortium contract for waste and recycling from Rumpke. The current contract allows for a renewal of two consecutive terms of up to one year each providing that the cost of the collection services does not exceed the prices reflected on the bid form (attached). Those prices are year 1-3 (expired 7/31/2016): \$13.80, year 1:\$14.08 and year 2:\$14.36. Per month

The city currently charges residents \$12.50 per 2 month cycle (subsidizing \$15.10 per resident per cycle) and business \$27.60 per 2 month period. Mr. Doss is requesting approval to enter into the addendum for 1 year with Rumpke. The proposed fee for residents will increase to \$12.78 per cycle, and \$28.16 for businesses.

The committee discussed absorbing the increase for the residents. Mr. Doss explained that the increase was so deminimus the City could absorb the increase of approximately \$532 per month or \$6384 per year. If the increase was passed on to the residents, the City could use that money elsewhere for infrastructure, streets or other projects. There was a rate increase a few years ago, and the Mayor thinks that when an analysis was done it was discovered that there were residents in the City whose income tax did not even cover the cost of their trash service, so saying that their income tax pays for the additional costs in their trash service isn't always true. Mr. Doss said that we can provide the committee with the number of households in the City that fall into that category.

Mr. Doss explained that this addendum is only for two years and we will be meeting with the consortium in 2017 to look at a new contract for the future and those numbers could be over \$15.00 per resident per month. Mayor Howland asked how much would a resident pay if they contracted with Rumpke themselves. Personally, Mr. Doss stated that in the township he has that same service and his bill is approximately \$90 per quarter or \$30 per month. The committee discussed increasing the amount of the resident's bill by half of the increased rate to the city and increasing business rates to cover the entire rate increase. The City currently subsidizes approximately \$150,000 per year for waste collection.

The committee also discussed a tier system where the rates would go up x amount each year so it was planned for. The concern with that system is if Rumpke raises the rates considerably and we are locked into that system. Mr. Doss stated that there could be an amendment to that ordinance or we could just use that system for two years. The committee agreed that it could be a good topic for budget discussion in the future.

The committee agreed to draft an ordinance approving the addendum with Rumpke for trash and recycling for one year.

The committee agreed to draft an ordinance authorizing an increase of refuse and recycling rates to \$6.39 per month for residential customers and \$14.08 per month for commercial customers.

Ms. Brewer asked if there was a reason that the Rumpke Recycling truck was not coming on the same day as the trash pickup in the East Milford and Miami Woods areas. Ms. Pegg advised that staff is aware of the problem and have addressed it with Rumpke. The regular driver has been in training for several weeks and the substitutes are missing some streets. Mr. Doss will contact the Rumpke representative today to remind them of the issue. **There being no further business, the meeting adjourned at 8:45am**

Respectfully submitted, Lori Pegg Community Services Manager

City Manager's Report: Mr. Doss provided the following report

MEMORANDUM

TO:City Council**CC:** Mike Minniewar, Law Director Jackie Bain, Administrative Assistant/Clerk

FROM:City Manager**DATE:**October 18, 2016**RE:** Manager's Report

CITY MANAGER

Shawnee Run Road Update

The city held a meeting with representatives from ODNR to discuss the progress of the project and a section of the culvert located in the city. ODNR asked if the city would like to participate in the project and have the section of the culver located in the city replaced. The total cost of the project for the city was approximately \$86,000. The city requested that Kleingers inspect the city's section of culvert to see if any repairs or replacement were necessary. Kleingers agreed with a previous ODOT inspection which indicated that city's portion of the culvert was in good shape and didn't need replaced. The city will continue to conduct an annual inspection of the culvert and explore the possibility of culvert replacement in the future when necessary. The tunnel at Shawnee Run Road will continue to be closed until approximately late November. Public Works Director Update

The city is currently in the process of conducting interviews for the position. Interviews will continue until the beginning of November at which time finalist will be selected and a second round of interviews will

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commence. Pam Holbrook wanted to let the city know that we have just received site plan submittals and conditional use application from Mr. Dan Lynch. He is a proprietor for the Little Miami Brewing Company. Plans to construct and operate a microbrewery at 208 Mill Street. The city will hold a neighborhood meeting to allow the developers to introduce the concept and listen to feedback and answer questions from the public. The meeting will be held on Wednesday November 9th at 6pm. A great opportunity for folks to learn more about the project and all are welcome to attend. Also a reminder that the Planning Commission will review the submittal and conditional use application at the regularly scheduled meeting.

SERVICE DEPARTMENT

The department will begin leaf collection later in the week and continue throughout the fall and early winter periods. The department will begin the tree stump grinding project tomorrow and continue until next week. Street-line and curb painting is finished for the year.

WASTE WATER DEPARTMENT

Miller Pipeline has completed the sanitary sewer lining project. The department is still waiting from the OPWC regarding funding for two sanitary sewer projects. The department is working with a property owner on Main Street to find a resolution regarding a possible sanitary sewer line collapse.

WATER DEPARTMENT

The department fixed a service line on Laurel Avenue. Regular testing continues in compliance with the OEPA.

STANDING COMMITTEE MEETINGS

Administrative Services Committee: Not scheduled at this time
Community Development Committee: Not scheduled at this time
Public Services Committee: Not scheduled at this time
Safety Services Committee: Not scheduled at this time

REMINDERS:

- Council budget meeting - November 5th 8:00 a.m. – noon
- Council budget meeting – November 19th 8:00 a.m. – noon
- Milford/Main Public Meeting (developers/contractors) – November 15th at 7:30 p.m.

Police Department Report: Chief Jamey Mills had no report at this time but wanted to publicly thank By Golly's. They generously donated the proceeds from their golf outing \$5550.00 to the Shop with A Hero program.

Fire and EMS Report: Chief Mark Baird reported the following: Submitted the monthly report to council and would also like to acknowledge Joe and Janet Cooper/Coops Front Porch for executing the Santa Sunday fundraiser. And also to Chappy's Bourbon Bar for being gracious hosts and their employees were really great to work with us. They raised a significant amount for the fundraiser which will support the purchases for the annual Santa Sunday tradition. Along with a few anonymous friends of the city who also contribute to help fund the cause. Chief Cooper reminded me very early on – That if I did nothing else right, get Santa Sunday right. Miles Miller and Assistant Chief Flannigan are going to be doing most of the leg work which is a change from all the years of Chief Cooper and Jerry Cooper pulling it off. Kind of handing the reigns over to the new generation. But it is important that we continue the tradition. The crew delivered a baby in the parking lot of Target a couple of weeks ago. Couples unsuccessfully were trying to make it to Anderson to have their baby and two of our employees in the department were able to deliver their first baby in their career. The crew was able to meet the little one about a week later. Fire hydrant service is underway throughout the entire city and is on a deadline to have it finished October 31st if the weather cooperates. This includes flowing them a bit and making sure they operate properly, pumping them out and getting them ready for winter. There are over 400 fire hydrants in the city that have to be touched.

Ms. Howland: If you get a chance please go to the Fire station to see all the Firetrucks leave the station.
Chief Baird: added that the Friday night before the Santa Sunday (Sunday before Christmas), volunteers are always needed on that day. It is for only a couple of hours and great fellowship. The date is November 16th around 5:30pm at the Fire station for about 2 hours to pack approximately 1500 goody bags.

Public Comments: Marc Ziegenhardt commented on the Smoke Free Parks. I smoked for many years and quit many years ago cold turkey. You just have to be motivated. Open air parks with signs that say Thank you for not smoking would work well enough.

Council Comments: Ms. Howland: Thank you for wearing pink. It is very important to Vice Mayor Brewer and to honor those fighting the battle and to those that did not win the battle. Mr. Bonnell thanked all those who worked on the Valley View Fall Festival and the Halloween Hayrides such a success. Lots of fun! Thanks to Miami Township and Fire department for hosting the Milford CPA. They hosted the meeting at their facility. And a question regarding the Public Works Director position – how many applications/resumes have we received? Mr. Doss stated that we have received about 23 applications and out of the 23 we have selected 6 candidates who had a degree and were also licensed. Ms. Brewer asked when would the interviewing start. Mr. Doss stated that one interview was held yesterday and one will be held this Thursday. Mr. Bonnell asked if the license is a state requirement. Mr. Doss said it was required to practice engineering in the state. Mr. Bonnell also wanted to ask about the development that was being considered on the other side of the river which is around the same location as the microbrewery. Ms. Evans stated that at one time condos were being considered to go in there. Mr. Doss explained that he was not

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here for most of that but the developers did come back and re-engage us over the summer and it was in part to the microbrew coming in and they have rescinded the advancement of that plan. Mr. Brady had a follow up to the Public Services. Several complaints have been made regarding their start time. There is a \$200.00 fine which could be withheld from Rumpke if they do this 3 times within a 90 day period. I encourage the city to make sure that if they are getting those kinds of complaints that we are collecting money on this. I would encourage citizens in general to know that Rumpke is not supposed to start until 6am. Rumpke is starting pick up around the Tree Ridge area at approximately 5:20am.

Ms. Howland: Scarecrows on Main Street. They are a huge hit! And on Thursday is the Grand Opening of Tickled Sweets in downtown Milford. The sell chocolates and they also have some of the best iced coffee and also sell dog treats.

New Business:
Ordinances and Resolutions

- 16-601

A Resolution Authorizing the filing of an application with the Ohio Department of Natural Resources for Financial Assistance. Ms. Evans made a motion to adopt the resolution. Seconded by Mr. Brady. All voted yes.
- 16-1236

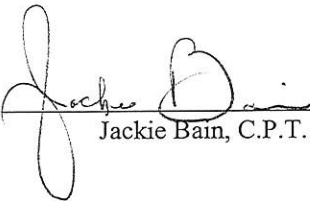
An Ordinance Prohibiting Smoking Cigarettes and Cigars, Vaping Electronic Cigarettes and the Use of Tobacco and Other Smokeless Tobacco on All City of Milford Property. Per Ms. Howland the Ordinance is going back to **Community Development Committee** for further discussion. Per Ms. Howland: To go back to committee for further discussion.
- 16-1237

An Ordinance Authorizing the Execution of the Addendum with Rumpke of Ohio Inc. for Trash and Recycling. Ms. Brewer made a motion to suspend the rules and read by title only. Seconded by Mr. Brady. All voted yes. Ms. Brewer made a motion to adopt. Seconded by Ms. Evans. All voted yes.
- 16-1238

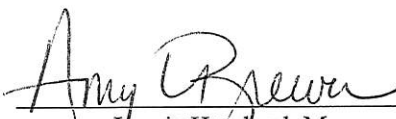
An Ordinance Increasing Refuse and Recycling Rates. This is the First reading. The Second reading will occur at the next City Council meeting.

Old Business: There was no old business to be discussed.

Adjourn: There being no further business to come before the City Council; Mayor Howland adjourned the meeting at 7:40 p.m. with a Motion from Ms. Brewer; Seconded by Mr. Brady. All voted yes.



Jackie Bain, C.P.T.



Laurie Howland, Mayor, Vice Mayor

**Milford City Council Meeting October 18th, 2016 /Milford Main Civic Organization Public Forum
Minutes**

Jon Soellner /Business Manager at St. Andrew the Apostle Catholic Church and Jim Eckels of Milford First United Methodist Church spoke as a joint presentation to Council

Jon Soellner - Representing St. Andrew and representing both congregations on this topic presentation with St. Andrew Parish and Milford First United Methodist church. Handouts were given as part of the presentation. Jim Eckels of Milford First United Methodist Church spoke first: Group has consisted of Father Michael Cordier and Pastor Clark Hess, Carl Schultz and Lou Bishop. The information will dovetail very nicely with the feedback that Council has already received from the citizens from the last two meetings. Milford First United Methodist Church and St. Andrew Parish have a long history of not only meeting the spiritual needs but also the daily needs of the community here in Milford. Both churches have been a vital part of the community since the 1800's. In addition to our rich history in Milford, our members from our churches have provided excellent leadership in Government, schools and business. Our parishioners are on the forefront of providing servant leaders and volunteers of the areas agencies and service initiatives. We are significant community partners in Milford. Milford First United Methodist Church Summary of examples: Waive Free Community Meal, Whiz Kids Tutoring, Partnership with Pattison Elementary school, Key leaders and supporters for Milford Miami Ministries, Founders of New Life Furniture, Key Supporters for Habitat for Humanity and offer an array of children's and youth ministries that engage the families of the Milford Community. Jon Soellner - St. Andrew Parish Summary of examples: St. Andrew/St. Vincent de Paul Society, St. Andrew Ozanam House, The Smile Youth Group, Work with many organizations and School at St. Andrew Parish that provides an excellent education for the students. Collectively our churches have a significant impact on the community in Milford. Removing our footprint from the community and the lives of many would impact the community. This is why we are here today. Both congregations are in need of improved parking to continue with the outreach that they have historically provided and to provide support to over 1500 members. The city of Milford has afforded us the opportunity to serve our neighbors but as the city grows we have found ourselves being landlocked and precluded from any future developments to better serve our community. We have seen numerous churches go to townships to find the space that is needed. There were surveys done by Milford First United Methodist Church that indicated that one of the reasons they don't have members is lack of parking. With the demolition of Milford/Main the loss of a lot of parking spots for both churches. A formal review of both churches have found that Milford First shows 117 spaces needed while St. Andrews needs 133 spaces for parking. Which totals 250 additional spaces which are needed on an average Sunday? Not to mention Holy Days and other special events. Another concern, especially for St. Andrews is the safety for the school children and the loading them on and off the school buses. 6 to 8 busses pick up students on a school day. The buses previously used the parking lot at Milford Main but we are currently using the property at this time but when that goes away we will have no other place to load and unload the students except on Main Street and that is a dangerous situation. Safety is also a concern on non-school days as well. With the current limited parking space available, seniors and families find that they need to park in surrounding areas making.

They risk crossing at Main/Lila or Maple Street just to get to their activities. Both churches are very active in the community every day and every evening. The safety issue is a constant problem which again could be solved with a replacement of parking which existed when Milford Main was there. While we are unaware of any new issues, we are sure that many of the adjoining landowners would appreciate less parking in front of their home or business on days when larger activities are planned.

Jim Eckels: Assuming that the City of Milford is not interested in selling the entire parcel to one of the churches. It becomes difficult to come up with a parking lot solution without discussing what to do with the property. Both churches agree that the parcel is not to be rezoned for any type of commercial development. After witnessing the passion of the community at the last rezoning battle, we believe that the unique shape of the parcel would probably only allow for housing development of approximately 15 – 30 units. While this could be a source of income for the city, it would not address what the previous minutes of this council reflects. The overwhelming desires of the citizens to have this property to be a park and have it pay tribute to the Milford Main School and the students who helped make Milford the beautiful community it is known as throughout Southwest Ohio. We believe the idea of a park fits well the revitalization of the Main Street corridor which the City Manager Michael Doss has already stated will have a huge impact on Milford. The corridor stretching East of Promont House and finishing at the East Fork of the Little Miami has the potential to increase the desirability of Milford for new residents and new businesses alike. The increased property value for proximate property owners and the increased park visibility for businesses looking to relocate and the increased tourism could be a windfall for Milford. Picture the new street lighting, curbing, and walks that bring a visitor from Interstate 275, down Main past a beautiful greenspace and terminating with the shops and restaurants in old town. We are competing with the Mariemonts, the Blue Ashes, and the Miami Townships, who have all recently improved their streetscapes and parks for they understand the need to have a livable, walkable community. Per The Miami Advertiser, October 5, 2016 issue ran a piece by Carrie Blackmore Smith, on New Parks in Clermont County. In it, Chris Clingman advised that Clermont County residents have said that they want this, Parks. According to a survey, in 2014, by the Community Building Institute at Xavier University (a printout was available to Council). Respondents rated goals regarding parks, Nature and recreation, as their highest priority in a ten year plan for the County. Compared to all other categories which included housing, health and wellness, and economic opportunity. Now having said this, we understand that this golden opportunity was not part of the original parks and rec master plan for Milford. If this opportunity would have been known, I believe, we believe, the created and devoted volunteers and this council members would have made this parcel the signature, the focal point, of this community. But the opportunity is only now being thrust upon you for a decision. To help you with this venture, we at Milford First United Methodist Church and St. Andrew Parish, wish to partner with you to make this park a reality. By allowing us to purchase 1.8 acres of this parcel, we will put a parking lot that will address the safety issues of the congregations, the students and the community. By allowing St. Andrews and Milford First to put in a parking lot it will be less money overall and all that the city will need to put into this unplanned park. We intend to allow for public parking by our neighbors and visitors to the park. We would work with the Frontier Day organizers to have a viable parking solution for our biggest festival. We would work with the city officials and other civic organizations to help with events which they would like to plan. We have already envisioned unique events like farmer markets,

artist fairs, and a car show, which will bring tourist and shoppers into our business district. We would do this with the understanding that we need to blend into the neighborhood that we have called home for centuries. St. Andrew and Milford First are asking for your help to solve our safety business growth and community outreach issues by allowing us to partner with you to put a parking lot on a 1.46 acre lot adjacent to Milford First and a greenspace on a .4 acre section that is adjacent to St. Andrew. We do not want to be a sea of concrete. But rather a well landscaped area to accent what will quickly become the gateway park to our home our community, Milford. Please see the exhibits that are attached in the packets you have received. You will see an outline of what has been discussed. Currently both churches have a total of 126 parking spaces combined. And if you use general standards and if the churches were half full on a Sunday, we are looking at the need for approximately 250 parking spots. Basically there is a tremendous need there and it is more than just membership for the church. It is helping the entire neighborhood because that whole area gets bombarded with cars. Every Sunday and during other activities the neighborhood gets bombarded with cars and people wind up parking in people's front yards in order to find a parking spot. And now again with the demolition without that relationship that we had with the schools, and allowing us to park there. We now find ourselves in need. We have provided support for you as well for those numbers. How we broke those numbers down and how we came up with those standards. When you get the chance to look at them, I did include as well the Clermont County Agenda for the future. The survey that was referenced that was polled just in Clermont County as to what we want. I am very Pro Park and I was surprised by the results and I encourage you to look at the survey and not only is it informative for this topic it is informative for a lot of issues that you face weekly, daily.

Mr. Minniear: Are there any representatives from either of the churches who would like to talk now?

Father Michael Cordier - Pastor of St. Andrew: and I am here to support the proposal whole heartily when partnered with the First United Methodist Church. It is a great plan. I have talked about it with our Parish Counselor and Parish staff and other members of the Parish. And all I think are on board. I would like to express my support for the plan.

Clark Hess – Lead Pastor of Milford First: I have a couple of comments and would like to accent what Jim and Jon have shared already. First from the perspective of the two churches: We have been in partnership in this together. And I think this is significant to mention. Jim and Jon have highlighted very well the significant impact that we had on the Milford community through our cumulative ministries. And we truly are partners in the Milford community. As they have echoed we provide service and leadership and support to community organizations across the way. But simply said we need parking to stay vital. I am acutely aware of this on a Sunday morning and for other large events. The lack of that parking has been identified in both official surveys several years ago and by our own congregation. In a self-study it is the number one obstacle that we face. But what I really want to say tonight is that it is a valid request of two churches that have such a positive influence on the community to make this request and consider our proposal. It is a worthy endeavor of the larger good of the entire community. From a community perspective I want to again echo this thought that emerged immediately in our discussions at the very beginning that this property could be a gateway into the corridor leading into the historic district. It could serve as a signature statement that would be branded into the minds of people

who travel through our community on their way to the historic district or to other locations. It would enhance the neighborhood with greenspace, landscaping, places to walk, benches to sit on, and conversational areas to be enjoyed. It would provide an ideal space for all kinds of community gatherings. I would like to address a sensitive issue which has been expressed at some point and perhaps there has been some collusion along the way between the two churches and City Council and I would like to just echo this that at no point, no point did any representative of city council or the city government give us any assurances, promises or guarantees that this initiative would be adopted. They simply invited us to present our plan and to share as other citizens and civic groups have been invited to do as well to share with you our possibilities for the future. We have attended all of the community gatherings and the clear signal that those who have gathered have an almost near unanimous support for some kind of greenspace which has already been echoed tonight. But also for support of for our churches. It is the best option to honor the heritage of Milford Main and as we have mentioned we would indeed include a memorial to the school that has been so much a part of our community. Approving this plan helps our two churches. But I believe that is a worthy endeavor because we are indeed community partners.

Mary Lou Rose: I have lived in Milford for 5-6 years and we love it! It is a wonderful place to be. We came from Montgomery. And I was on the Landmark Commission for about 7 or 8 years. It was a wonderful thing for me to learn about the history of Montgomery. And Milford certainly has equal if not more interesting history than Montgomery because of the various things. The river runs through it for one. And that is why I am here. I am a member of the Progress Club and I brought my big wigs with me. What you can do with an organization is really wonderful. I think this piece of land that once held that school is extremely important historically. But I think it needs to be used within the context of what it has been. It is really in a residential area and our Progress Club has talked about this. We would like it to be grassy but we would like to have a community building. A Community building that the Scout Groups could use, one that our group could use and one that any organization in Milford could use. I think that would be an extremely appropriate thing. We don't have anyone in mind to do it. We would like a building that so many people could meet in and be a community building and at the same time preserve the history of the land that it is on.

Mr. Minniear: I would like to make sure that everyone from the churches has been heard. Does anyone else from the church want to make a speech or presentation?

Lou Bishop: This piece of land is truly a focal point for the city of Milford. And it would be a shame in my opinion to have a big commercial development on it. I think the ideal use of the property is a nice passive park of some kind that the citizens can enjoy and that will not be an intrusion in the neighborhood. That was the big problem with the previous issue here. I believe that our city should protect our neighborhoods. In addition to the parking requests that we have made, which is badly needed by the churches, it will add to the community in a lot of ways. And the parking lot will be a community parking lot for other events that the city would like to have. WE need it primarily for Sundays and special church celebrations during the year. I would like to reiterate what someone mentioned here tonight. It is a huge safety issue for the children who go to St. Andrew church. They unload and embark at Route 50 which is a US Highway. This parking lot which we are proposing could

be used for a place for the children to load and unload. It would take tremendous stress off the safety issue. And I also would like to say that with keeping with my thought of not intruding in our neighborhoods, this parking lot and this park would not do that. I think that is a worthwhile purpose and I hope that you would approve those issues.

Mr. Minniear: On behalf of myself I would like to say that I appreciate your comment that you made about the collusion comment. At no time, when any member of council or anybody from the city met with the churches, it was completely appropriate and above board. I appreciate your comment making that clear.

Darba Bowers: A longtime resident of Milford. I did go to Milford Main School. I also am a very longtime member of the First United Methodist Church. I have a very small business in historic Milford and am very attached to the community. In looking at this property I think a lot of the comments that we have heard are most appropriate and I am reiterating perhaps that we want to honor the history, honor the neighborhood and we want to make it accessible. And from the proposals that I am hearing, I don't see how we can have a park and community center without having additional parking to go in the space. It seems as though the ideas are all working together that would still allow an opportunity to really highlight the history. We have our wonderful Promont that does a great job in preserving our history but this would provide another place where we could showcase our history as well as combining some great things to bring the resources in the community and the neighborhoods together.

Chris Hamm: representing the Milford Miami Township Chamber of Commerce and currently serves as President. Also presenting with Chris is Steve Wallace from Wallace Architects on Mill Street. We do not have a proposal for you. We were asked to be a part of the process in terms of the forum to see if we could try and get some information from our member businesses. Here in Milford and Miami Township about what they would like to see with the property. At first we were not very excited to be part of what has to be the most scrutinized piece of property in the history of Milford. But having some feedback from the businesses is good for conceptualizing where you are headed on this. I have heard great proposal from the churches tonight and I think everybody would agree that greenspace is always good for the city. I think some of our members believe that from a greenspace standpoint we have quite a bit already. Even two blocks from that very location we have a park. Another 3 or 4 blocks we have Riverside. We have 180 acres at Valley View that the city does not have to manage as a park but is certainly free to the public. We have other parks that are privately held. That was the first thing that we heard was – A park is good for that location but at the same time we have a lot of parks. And there is a lot of greenspace in Milford. To border the little Miami River which we have full access to for recreation standpoint and the bike trail and these are properties that we do not have to manage. We also looked at the Return on Investment for the city. We also recognized that for the churches it was very important that once Milford Main was demolished that the parking issue would be a problem. I have a quick question for the churches. Was there every any discussion about directly purchasing the property from the schools? So this had to go in this direction for this to work out for the churches. So we tried to come up with a plan that would meet all of these needs and also looked at some type of ROI.

Steve was able to put together an interesting plan that addressed parking and recreation and addressed a small park up front. Garden homes – which are right now very, very popular single story garden homes that as you get older and become an empty nester and maybe downsize and into a walking community. There are no stairs. We felt like this kind of addressed all of these needs and looked at some type of return on investment. You have to have something that fits into the neighborhood. You have to have something that matches with what is already going on there. And I think we take it a step further with our ROI equation. Steve is a lifelong resident of Milford. Went to Milford Main and knows the area well. I tried to meet the needs of the churches. We have a hundred parking spaces there. I have also tried to incorporate some basketball courts in there. Then using a portion of the land for low-rise Craftsmen style homes. Some may be a two story just to break up the massing of them. The front portion having a park area. As your coming through five points it will catch your eye and softens that intersection. We thought it was a feasible solution to meet Milford's needs to get some money out of the site. And the churches need for parking and the community need for a place to go to. Plan for 14 residences at the site with parking behind them. They will all have a single car garage and some parking behind. And then we have the 100 spaces for the churches and also include some basketball courts within the park and bicycle park. We are also looking at mounding to separate the area as to give some screening and then at the point area creating some type of park. Maybe some sort or element that helps define what the grounds use to be. Some type of memorial to the school or anything to be worked out. This was quickly put together at the request of the Chamber of Commerce as a viable option as to leaving it as a park area.

Ms. Howland: Are these similar to the Garden homes that are being built in Madeira? They remind me of those types of homes.

Mr. Wallace: I have not seen those homes. But they are similar to the Travis Creek Condos located by Kroger's at Mulberry.

Ms. Brewer: Are they landominiums?

Mr. Wallace: Yes. Maybe condos.

Chris Hamm: This is simply a proposal and conceptual. We have not talked to any developers and we do not know if there is an ROI capable of this type of density. Right now ownership of these types of homes are the fastest selling in this area. These are the ones that real estate agents will tell you that they sell fast. We sell fast in Miami Township where you don't really have a walk around community as much as it is in Milford. The value of those could possibly go up. This is not a proposal from the Chamber of Commerce. This is an idea that can be added to ideas. We felt like we needed to come up with something that we could also present to you so that you can have several different ideas to look at. And this was a little bit different that some of the other ideas you have seen. I have heard mention of a community center and a park. I think some of you have seen that same proposal from me 2 or 3 years ago. We are not set on this being the only idea. It does not represent an idea from the Chamber, but it represents an idea. Steve Wallace mentioned that this would be in a transitional space. The Main Street

commercial area and residential. This will be a knuckle where everything will come together. You can connect to Lehr's and you can connect to the residential on either side of the street.

Mr. Frank Sullivan: Parishioner at St. Andrew speaking on behalf of himself would like you to understand that the church would like to work with council and neighbors to get the best use of the area. From the parish perspective certainly parking is the issue. We cannot control what you want to do but no matter how you want to do it, one way or another, we want to see if we can have some opportunity to work on the parking issue. If you choose to build a park, that is one thing. If you choose to do something else, that is another. But the main reason we are here is to make sure that some discussion about the parking to see that we get the opportunity to work with you on that.

Mr. Joe Cambron: Teacher at the H.S. coaches and has children in the community— I would like to thank everyone for segwaying me into the parks. Every single person has talked about a greenspace or a park in some aspect. Please see before you a very rough concept of ideas. A Fitness park whether it be the entire space or a small area. It would be an area where people come to for health, social, attractive setting, and versatile space, with age and fitness levels. Links down at the bottom for manufacturers and a couple of videos provided of examples of this. YouTube this information and it will show communities across the country have put these in and how it draws people in. Whether it is church space, parking space, residential or just a segway to the other parts of the river and the greenspace in the city. It is an atmosphere where people come to and they are healthy and happy. The majority of people that I know that exercise are happy people. Not all while they are exercising but at some point. If you have more questions with the final phases, I would be happy to be involved with that.

Cambron_j@milfordschools.org.

Darba Bowers: Additional thought with other things that we would like to highlight. Have a visitor center. Having a focus that combines other things in the community to bring people in. Perhaps a visitor center could be included that would tie in history and direct people to places that they need to go. When I am at work we get people from great distances and they always appreciate information about the outlying area.

Mr. Jack Evans: Both churches are not in compliance with parking right now. This was an answer to a lot of people's prayers. The most important thing is to get your parking. And there is a lot of time coming up that make you have to decide and get the parking done. The greenspace and everything else can come later. Housing will never work. You would have people that would own the property that was once owned by the city of Milford, Miami Township. But now it belongs to the city and it should remain owned by the city and not mess it up with any type of homeownership.

Mr. Joe Fitzwater: Graduated Milford High School in 1942. That area has been open to the public during my entire lifetime and I think it should remain that way.

Marc Ziegenhardt: Milford Land Use Plan is zoned as Institutional. There is nothing to say that there cannot be again another Milford City School at some point. We could pull away from the district if we

wanted to. It has always been public land and I feel it should stay public land. And when the building was ready to be torn down I asked Gary Knepp to try to save the flagpole and the school system did do that for the city. There are also two corner stones that they saved for any type of memorial that could be built. I am sure that a lot of people would like to see that since it was Milford's first public school. As far as housing goes, as I said at the last meeting, the Valley View Foundation area was set up for housing and I did read their bylaws. And if that foundation ever ceased to exist, they have to give the land either to the Federal Government or State government, or the local government. So there is 140 acres that sometime in the future could come to the city. Also, Terrace Park County Club, should that ever cease to exist, is a large area. And that area is zoned institutional. Valley View is zoned R3. I feel that the two Clertoma parks are close to each other and they both get used. And I do not see any way that this park, we could call it Milford Triangle Park, would be used just as Carriage Way.

Joyce Snell: I have spoken to you before and I didn't plan to get up here and say anything tonight since I gave you a mouthful the last time. In regards to the gentleman that spoke earlier on how many parks we already have here. This is the only piece of land that we have that is central to the entrance to Milford that could be a historic park. The others are nice but they are scattered around. This one is in the heart of Milford and could be a wonderful historic park to celebrate our history. And I think as to repeat myself before that any building of houses in that area would totally aesthetically incongruous to the area around these older homes that have been there for so long.

Mr. Minniear: Compliment you on your excellent presentations tonight. Thank you for the courtesy that you have shown each other as is standard for Milford audiences.

Ms. Howland: You brought forward some really good ideas. It was nice to see how you work together and gave common courtesy because that is one of the greatest things about this city is - its people and how friendly you are to each other. Even if you have differences of opinion about what that idea should be. We will have one more Public hearing and that will be on the 15th of November and to hear ideas from developers and contractors. It does not necessarily mean that they have to be the one that wants to purchase the land or build something on the land. Michael Doss will have more information about that and will have some ideas they could share at 7:30 on November 15th following our regular council meeting. We will hear the comments at the end of November and probably not reconvene to discuss until January because of the holidays and budget meetings. We are not in a rush. We have once chance to get this right. And we want to make sure we get it right. There is no hurry to make a decision. We can hear all the ideas, flush them all out and make sure at the end that we are, with the conscience of Council, making the best use of that property. We will probably not make everybody happy with what we decide but trust us as your neighbors, your friends that we are going to try to make the best decision that we can come up with everything that we have heard. Thank you; good evening and please don't forget to vote!