

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held January 24, 2017 20

The Council of the City of Milford met in Council Chambers at 745 Center Street at 7:00pm on January 24 2017. Mayor Howland called the meeting to order with the Pledge of Allegiance and a Moment of Silence.

Roll Call: Present: Mayor Howland, Ms. Russell, Mr. Brady, Mr. Bonnell, Mr. Haskins and Ms. Evans Vice Mayor Brewer was absent. A motion was made to excuse Vice Mayor Brewer by Ms. Evans. Seconded by Mr. Bonnell All voted yes

Introduction and Presentation:

Ms. Howland welcomed everyone – this work session is designed to stimulate discussion of a variety of topics associated with Milford/Main property. Council will hold another work session on February 28th at 7pm. We will not come to any conclusions or make any final decisions regarding the property at the scheduled work sessions and we will continue to work thru them as long as necessary. Many on council believe that this is not an item to be rushed.

City Manager:

Mr. Doss mentioned that we had meetings stake holders, citizens and the consensus was some type of park or greenspace on the property. Fountains to gardens to gazebo outdoor entertainment. Parking availability and we heard from several civic organizations discussing their desire to have public parking for a variety of reasons. A meeting was scheduled with primarily with developers and we did invite approximately 7 and none of those developers turned out. With these meetings we are hoping to capture from an administrative stand point to talk really about how council feels as far as that property. To take everything from a Macro standpoint and we will then review the minutes and discuss with you some common themes or some specifics subjects that may come up or items of interest for the Milford/Main property. And we will micro that down for the February 28th meeting. We will come up with some themes and some common topics of interest.

Greenspace/Public Park facility is a common theme with individuals. Some want council to think of the entire acreage as greenspace or recreational space.

Ms. Evans mentioned that during Community development that there was a gentleman – Tony Griffin, that wanted to make a sculpture. Keep most of the space a greenspace and move the basketball courts to the back of the lot for now. Ms. Evans agreed with the greenspace theme. When you come in to the city it will dress it up a bit. Possibly with a fountain. Ms. Evans – new fence up now instead of later – black iron fence instead of chain link fence. Mr. Brady – are we comfortable that we do not need more information from the rest of the community? Are we going to proceed with a development thought?

Ms. Howland said there is so much we can do with the meetings and getting the word out to the public and gave many opportunities through this whole process. The public has had more than enough time to contact us. I do not want to dismiss them but I don’t think we need to reach out anymore. Short of going door to door. Mr. Brady – random sample survey to get information back instead of paying for plans. Options.

Ms. Evans – if we made greenspace for now – we could then do survey later on.

Mr. Brady – Comprehensive Plan could connect with the plan in regards to land usage. Feedback from the Comprehensive plan may give us more ideas on how we may want to use the property. Ms. Howland – if you do a greenspace now and as you look into it and then develop it. If you were to do the greenspace you could then incorporate future potential ideas under the comprehensive plan and as it moves through that whole procedure. Mr. Brady – when I think of the property I think there is a better use than another park. If we cannot attract developers, to develop it. We should develop something that is unique to the community and surrounding community to attract people to come to the site. For example: Mariemont square. Shops with movie theatre and ice cream store and across the street a little park with a fountain. A little place where you can go sit. We do not have a place where you can go right now and walk and sit in a nice area. Nothing that is currently accessible for greenspace.

Ms. Howland – A city center park? Mr. Brady – something like that and maybe even a community center. A place where you could hold meetings that could be a community center, a theater space, a meeting space. I would like something different that would attract people to the space vs. another park with a jungle gym that serves the neighborhood but it would give another opportunity to open for when something else was going on and bring some economic development to the area.

Ms. Howland – The thing I like about that property is that it is so visible. To have an event and see the activity because you see it going on and get out of your car. It would create that kind of excitement. The one in Anderson is stunning. Something like that would be nice.

Mr. Bonnell – I like the thought of that as well. What would be best suited for everyone. I like the thought of the front part being greenspace. I don’t like the thought of it being another park. I feel that it has been greenspace for along time. If we could spruce it up and make it aesthetically pleasing and get the fence down and keep it manageable and keep in inexpensive for the city/taxpayers. I also think that part of the back part of the lot should be sold to the churches if that is still on the table. It gives the city an opportunity to get some money/income back from the property. In perspective, if we can sell part of this property we could take this dollar amount we paid for the property down quite a bit. I think with the opportunity to get back money from the property and do some good on the area, we should explore this option. And I like the thought of the community center. My only concern is the cost to maintain the center. It will probably have to be staffed if we have a meeting and events.

RECORD OF PROCEEDINGS

Minutes of

Meeting

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Held 20

Ms. Evans mentioned that if we were to maintain the parking space and then selling, owning or leasing the area. Ms. Howland – not a park for jungle gyms. It has to be impressive and elegant. Investments with the parking lot with the dividends that it will bring should not be overlooked. What is the investment in the long term dividends as far as the entire enhancement of the city? That should be the priority and not so much on how much we are putting into it and how much we are getting back. Parks have an economic impact. Mr. Brady- Parking – it would be good to talk about this in our follow up meeting. We need to get a better understanding of how much space we have there as far as information for the churches and having as parking. That would help inform us a bit as we think about this further.

Ms. Howland – greenspace – if down the road we eventually put in a city center with a fountain and a few boutique shops should we then hold onto the parking area. The parking lot there is not just about the churches. It greatly benefits the churches and greatly benefits the entire community at large. Residents use the area for parking, the funeral home uses the parking lot as well. That is part of being community. It is no different than the parking lot on Main Street. It is for the community to use. And if we were to have events we would need the parking lot. Ms. Evans – a resident at one point mentioned that what if one day we outgrow the buildings that we are currently using – Police Department, City Hall. We may be able to build something there and lease this current space out. We would have options in the future. And it would benefit to already have the parking lot already available. Mr. Haskins – I like all the ideas that I have heard on some level. My disappointment, especially from a developers point of view, and that no one has come forward with a plan or an idea that has blown me away that was beyond what I could think of. Are we on a timeline? The greenspace idea is a good idea and it is flexible down the road to put up something else if we would like. We have all kind of come up with a greenspace ideas and I think they are great.

Ms. Howland if we do a greenspace then we can leave options open for long term. The city is anxious to take down the fencing. Ms. Evans/Mr. Haskins – concern with the fencing regarding safety and we have to put up fencing. Ms. Howland – if we take the fencing down then we will go ahead and do what needs to be done to the lot so that it is safe for everyone. But that is an additional expense by the city, but we are going to incur that no matter which way we go.

Mr. Brady – would we have to place a nicer fence to prevent the children running out in the street? If they are using as a greenspace more than what they have every used the space for because it used to be a basketball courts, a school and a parking lot and not much greenspace at all. We are talking about making it a greenspace on a short term basis and to clean it up and we may want to look at fencing so that no one gets injured. Ms. Howland - we have the chain link right now and it could be one of those things that once we get the money or grant we could put up a black wrought iron type fence around the entire property.

Mr. Doss the demo area has some items still sticking up until we can remove and place dirt and grass there. We could possibly put up trees hedges as a buffer instead as screening and keep them trimmed as a green buffer and they could be taken out if need be in the future.

Mr. Haskins – how many acres is the lot? Mr. Doss – 3 ½ acres Ms. Russell – With the debris that is still sticking out, are there plans to take out the items? Mr. Doss – it will depend on the way we decide to move forward. It will need to be excavated. We wanted to secure it with fencing at this time for safety reasons.

Ms. Russell – is that the area where the churches would like the parking? Mr. Doss – some of the proposed area would be part of that area. Ms. Howland – Question for council – if we were to take the proposal to make a simple greenspace for now and then wait to see what our options are right now and if we wanted to put in a community center down the road, is the idea then to take the front corner all the way to the corner, we take down that tree and towards the back is our greenspace, we leave the current parking space where it is and then where the school was we put in green grass until we decide if the city wants to put in some type of town center and then we build a parking lot on a different part or until we decide to put in a community center down the road and we kind of leave it that way? Ms. Evans - it would be nice if we could make a decision about the parking lot area so that we are not planting grass and then 6 months to a year from now decide that it will be a parking lot. No matter what we do we will need parking. Even for a greenspace. I would like the basketball courts moved back to the current parking lot area and make all of that greenspace. Place all the black top area towards the churches and make it green in the front. Mr. Brady – it would be nice to know what some of the short term costs are going to be. And maybe that is between now and the meeting at the end of February where we could get some proposals. And what about cleaning up the shards of debris and to tear out that area. Mr. Doss – based upon what is being said to move the parking lot towards the back of the lot, we could get some estimates. Ms. Howland – we will also need an estimate for fencing from Short Lila to Main Street area. Ms. Evans mentioned maybe look at placing a sidewalk in on the Lila part of the lot. Mr. Bonnell mentioned that he would rather look at widening the road than placing a sidewalk there. One Way would be the ideal way to set up the road for those who live in that area because of the way the traffic flows. Place the Stop/One Way Sign at the end of the street. Especially the way that the parking lot works at this time. Mr. Haskins – how about the flashing school sign? What would it take to move that back? Ms. Evans - maybe even get a new school sign. Mr. Doss said that we could look at moving the sign. Ms. Evans – some kind of sign incorporating events for the city. Hanging banners and also information relaying all the city events. Mr. Bonnell – Are we keeping the tree at the point? Ms. Evans – she thinks that we would need to move the tree and replace with a new tree. The Comprehensive plan and the streetscape could incorporate with the Downtown lighting and any type of lighting with the two locations. Ms. Howland – bookends to the city area. Mr. Bonnell – did we get some of the bricks from the building? Mr. Doss – we were able to salvage a couple of pallets along with two Eagle signs. If we wanted to capture the memory of Milford/Main we would have it there to use.

Ms. Howland – the greenspace will need a name. We should have a naming contest in the city and to allow people to suggest ideas. Put them online and take the top five to council. Ms. Russell – can the bricks be

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used for pavers up front or around a memorial? Ms. Howland – can we sell the bricks for a walkway similar to Promont? Mr. Bonnell – We should incorporate the Eagle Scouts/Boy Scouts. They receive credit and we can use their volunteer services to help us with the project.

Public Comments:

Mr. Bob Fudge – lives at 765 Twin Fox Drive Milford Ohio. A resident of Milford OH for 44 years and attends St. Andrew’s church. Attended the meeting a few months ago and was surprised on how packed the meeting was and is disappointed on how empty it is now. Mr. Fudge would like to compliment the 5 people who made presentations. They did a very good job and it was very professional. The difference between the churches presentation and the other presentations. The churches presented a need. A financial need due to the parking problem that they have. There are two parts to that. The money part and the safety part. Mr. Fudge is addressing the part for St. Andrews unofficially – Mr. Fudge comes to council on his own with his wife. The collections have been down. We finance the school the church. Mr. Fudge is a member of St. Vincent DePaul which is a charitable organization that depends upon the money of the church to support the people who are in need. They are in need with their Duke bill, their rent and their food. On Brooklyn Avenue- 12apartments and 12 units in each apartment = 144 and Edgecombe another 12 units and another 144. There are 288 families that need help from St. Vincent DePaul. The foodbank – we pay for the food. We buy it by the pound. They do not give us anything. That is where the money that we need from our church to support the people with food. We help the people in our community. We help them with the Duke bill which can be substantial. Some of the people are irresponsible. Some of their rent is \$600.00 per month and have lost their jobs. They get into financial problems. We do help these people. We help every religion. We help everybody. Elizabeth Seton = Sister Parish/Mulberry location – we also help them. Another point to address: The Safety of Milford/Main. We have 4 services on the weekends. We have three services on Sunday during the daytime and one service on Saturday evening at 5:15pm. When church is over at 6:15pm it is dark outside. US 50 is a busy street. Sooner or later someone will be killed. Can you please place speed bumps to prevent something like this happening? I respect the presentations that have been given. But I am presenting a need. NEED. We have a financial need to help the community with our church, with St. Vincent DePaul and thanked council for the time to express his ideas and thoughts and to please give some consideration based on a need.

Mr. Minniear — these are all value judgements which means there is no right or wrong answer. Once we have acquired property, I am opposed to giving that property up. Milford has grown through Annexation and the acquisition of property probably doubled in size at least since I have been here. I think the policy has always been that once we acquire property we do not like to give it up. I would be opposed to selling or leasing any of the property. I think we could keep it greenspace and leave it there and one day someone will come along and a community center may be built there that is acceptable to the whole community. We will need parking for a greenspace. The churches could utilize this as they do with the current lot. Both churches would have enough to utilize it as well. Just like City Hall parking lot. Residents use the parking lot. It would solve a lot of the problems. There will have to be parking for the greenspace. Marc Ziegenhardt – if you have the property, let’s keep it. Get bids with the 28 pavement project. Anyone can use it at any time. Historic sites can be viewed by the Milford/Main lot. Maybe widening the road between Pasadena and Forest as well. The fountain idea is a good idea. The pond idea is not good since geese like ponds. Fence around the ruble, we could put some stakes there and put up fencing to save costs if we need to. I do not miss the school. We should have worked harder with the Board of Education and built our New City Hall in the lot. The greenspace is good and keep zoning the way it is. And if someone has an interest within the zoning parameters then go with that. Mr. Minniear – speaking as a business owner in Milford, I think there would have to be a fence/barrier on Main Street. I think there is a liability issue there.

Council Comments:

Ms. Evans – asked if before the February 28th meeting we could have some follow up on some of the numbers/estimates. Ms. Howland reminded that the next meeting for Milford/Main will be on Tuesday, February 28th, 2017 at 7pm. The public is encouraged to attend and participate. Please do not hesitate to reach out with emails if you need to before that meeting.

New Business: None

Old Business: None

Adjourn: There being no further business to come before the City Council; Mayor Howland adjourned the meeting at 8:00 p.m. with a motion from Ms. Evans; Seconded by Mr. Bonnell. All voted yes.

Jackie Bain, C.P.T.

Laurie Howland, Mayor