

The following meetings (work session and regular meeting) were held in compliance with the Sunshine Law and The Miami Conservancy District (MCD) and Subdistrict Bylaws. The meeting information was posted on MCD's website. Miami Valley news media and individuals requesting such notification were notified of the meetings by electronic mail dated June 18, 2025. The meetings were held at MCD headquarters located at 38 East Monument Avenue in Dayton, Ohio.

WORK SESSION

The work session of the Board of Directors of MCD was called to order at 10:00 a.m. by Mark G. Rentschler, President, with Beth G. Whelley, Vice President, and Michael H. van Haaren, member, present.

Members of the staff in attendance at the start of the work session: MaryLynn Lodor, General Manager/Board Secretary; Sarah Hippensteel Hall, Manager of Communications, Outreach, and Stewardship; Kenneth P. Moyer, Treasurer; Christina M. Pfeiffer, Executive Assistant; and Donald P. O'Connor, Chief Engineer.

Legal counsel in attendance at the work session: Lee A. Slone, McMahon DeGulis LLP. John Hoopingarner of McMahon DeGulis LLP participated virtually.

Guests in attendance at the work session: John Menninger, Stantec Consulting Services, Inc. Carol Malesky of Stantec Consulting Services, Inc. participated virtually.

Ms. Lodor began the work session by restating the purpose of the Benefit Assessment Study and the projected schedule for the Seventh Readjustment of the Appraisal of Benefits, then introduced Mr. Menninger of Stantec Consulting, Inc. who reviewed the findings from the Miami County pilot to quantify direct and indirect benefits and the refinements to the proposed methods of appraising benefits, focusing on the two top approaches: alternative 1B and 5B.

Mr. Menninger summarized that alternative 1B is a refined stormwater-contribution approach with each residential property assigned an Equivalent Residential Unit (ERU) value of 1, based on an estimated, average impervious surface area across all residential and agricultural properties. Commercial and industrial properties would be analyzed and assigned the appropriate number of ERUs, based on the total square footage of impervious surface of the parcel. The ERUs would also vary depending on if the parcel was located within the "direct" benefit or "indirect" benefit areas. Municipalities and counties within the current MCD boundary would continue to be assessed (Unit Assessments).

Mr. Menninger summarized the benefits of Alternative 1B. Mr. Menninger stated that stormwater contribution approach is a model already used by a number of municipalities for their own stormwater management, so it is easy to understand for the majority of beneficiaries. A strong perceived benefit to this approach is that the assessment would no longer be tied to property value.

Drawbacks to Alternative 1B include public perception: Some of the current highest-paying beneficiaries would receive a significant decrease in their assessment, allowing for questions as to why they are paying so little. Additionally, it is anticipated that individuals who

have never been appraised for a flood protection benefit may not understand why they are subject to an assessment.

Mr. Menninger then reviewed Alternative 5B, an approach based on land use and five building value groups. Vacant parcels would be assessed a nominal amount. Municipalities and counties within the current direct MCD boundary would continue to be assessed (Unit Assessments).

Both alternatives presented would expand benefit appraisals and assessments to all property located within the Great Miami River Watershed and current nine county conservancy district boundary, limit maximum assessments, and reduce potential fluctuations in assessments over time. Alternative 5B has a wider differential in assessments and may be less initial administrative burden for implementation and maintenance of the appraisal of benefits compared with 1B.

Alternative 1B minimizes assessment increases from current methodology for benefited properties. Alternative 1B has precedent set by Muskingum Watershed Conservancy District and Margaret Creek Conservancy District and conforms with established case law. In addition, Alternative 1B is supported by the example of California Benefit Assessment act of 1982 (Section 54711).

Pros, cons, and next-steps were then discussed by the Board of Directors and Staff present at the meeting, including presenting the alternatives to the Board of Appraisers, action needed by the Board of Directors, Board of Appraisers and the Conservancy Court. Potential public outreach was also discussed.

M 2025-6760

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously adjourned the work session at 12:08 p.m.

REGULAR MEETING

The regular meeting of the Board of Directors of MCD was called to order at 12:32 p.m. by Mark G. Rentschler, President, with Beth G. Whelley, Vice President, and Michael H. van Haaren, member, present.

Members of the staff in attendance at the regular meeting: MaryLynn Lodor, General Manager/Board Secretary; Ginger Clark, Manager of the Great Miami Riverway; Michael P. Ekberg, Manager of Monitoring and Analysis; Sarah Hippensteel Hall, Manager of Communications, Outreach, and Stewardship; Kenneth P. Moyer, Treasurer; Christina M. Pfeiffer, Executive Assistant; and Shannon E. Phelps, Manager of Administration.

Legal counsel in attendance at the work session: Lee A. Slone, McMahon DeGulis LLP,

Guests in attendance at the regular meeting: John Menninger, Stantec Consulting, Inc.

MINUTES

The Minutes of the Board of Directors meeting of the March 12, 2025, regular meeting and April 11, 2025, and May 22, 2025, special meetings, were provided to members of the Board for review and comment.

M 2025-6761

The Board of Directors, on motion by Mr. van Haaren and seconded by Ms. Whelley, unanimously approved the meeting minutes for the March 12, 2025, regular meeting and April 11, 2025, and May 22, 2025, special meetings.

Next, Mr. Moyer provided the MCD Interim Budget Report for the period ending May 31, 2025, for review and acceptance.

M 2025-6762

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously accepted the Interim Budget Report as of May 31, 2025. In addition, the Board of Directors ordered that a copy of the report be kept on file.

Next, Mr. Moyer presented the MCD Investment Report for the period ending May 31, 2025.

INVESTMENT REPORT

MCD has funds invested in STAR Ohio and JPMorgan Money Market fund. The interest rates as of May 31, 2025, were:

- STAR Ohio account – 4.57%.
- Money Market account with JPMorgan Bank – 4.70% (1-year historical performance as of 5/31/2025) which is consistent with a typical Government Money Market Fund Yield.
- Checking and savings accounts – 0.01%.

MCD's goal is to continue to provide the highest investment return with maximum security while meeting all liquidity and operating demands. The primary objectives of investment activities, in order of priority, will continue to be safety, liquidity, and yield.

Next, Mr. Moyer presented the proposed preliminary budget for 2026.

2026 PRELIMINARY BUDGET

As required per Section 5705.28 of the Ohio Revised Code, on or before the fifteenth day of July each year, MCD must adopt an operating budget for the ensuing fiscal year. The operating budget shall include an estimate of receipts from all sources, a statement of expenses that are anticipated to occur, and the amount required for debt charges during the fiscal year. The following operating budget is presented for approval and adoption. More detailed

information about the 2026 budget and any necessary revisions will be presented at the December 2025 Board of Directors meeting.

FUND	ESTIMATED RECEIPTS	ESTIMATED EXPENDITURES
Flood Protection	9,955,000	10,355,832
River Corridor Improvement	788,250	1,500,475
Aquifer Preservation	1,005,000	1,302,500
FEMA Assistance	-0-	-0-
Local Fiscal Recovery	-0-	-0-
Water Conservation	-0-	-0-
Debt Service	286,132	286,132
Dam Safety Initiative	50,000	50,000
FEMA Capital Projects	-0-	-0-
MCD Capital	2,850,000	2,900,000
Capital Improvements	-0-	-0-
TOTAL ALL PROGRAMS	14,934,382	16,394,939

M 2025-6763

The Board of Directors, on motion by Mr. van Haaren and seconded by Ms. Whelley, unanimously approved and adopted the preliminary operating budget for 2026.

Next, Mr. Moyer presented information regarding a supplemental appropriation request.

SUPPLEMENTAL APPROPRIATION Flood Protection – Acquisition of 1301 Keowee Street

NO.	FUND NAME	REVENUE	APPROPRIATI
100	Flood Protection		\$261,875

At the April 11, 2025, Board of Directors meeting, the Board authorized the General Manager to negotiate and complete the purchase of 1301 Keowee Street. This property was the former McCook bowling alley immediately adjacent to the MCD Bannock maintenance facility. A purchase price of \$125,000 was agreed on with the owner of the property. The demolition is currently underway and once completed and approved by the Ohio Department of Development, in accordance with a grant issued to the Montgomery County Land Bank, MCD will be responsible for \$136,875 (25%) of the building demolition costs.

This acquisition was not included in the 2025 budget since the opportunity to purchase the property was not known at the time. However, due to its location being adjacent to the MCD Bannock maintenance facility as well as MCD's need for additional storage area, it was determined that purchasing this property was in MCD's best interests. This supplemental appropriation is necessary to include the authorization in MCD's 2025 budget for compliance purposes. The total amount of \$261,875 is comprised of \$125,000 (purchase) + \$136,875 (25% of demolition).

M 2025-6764

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously approved the supplemental appropriation (\$261,875) for Flood Protection (Fund 100) for the acquisition and building demolition of 1301 Keowee Street.

Next, Mr. Moyer presented contributions and donations received since the last Board of Directors regular meeting.

CONTRIBUTIONS/DONATIONS

The following donors have contributed sponsorship dollars to the 2025 Great Miami Riverway Summit and MCD - General since the March 2025 Board meeting. The list below includes contributions/donations that have been received by MCD as of June 16. Should additional contributions be received, they will be reported at the next Board meeting.

<u>2025 Great Miami Riverway Summit</u>	<u>Amount</u>
Midstates Recreation	\$ 5,000
Centerpoint Energy	\$ 2,500
Metroparks of Butler County	\$ 1,000
Sidney Visitors Bureau	\$ 1,000
Northeast Products and Services	\$ 1,000
Miami County Park District	\$ 1,000
Great Lakes Publishing	\$ 1,000
Kenwood Dealer Group	\$ 1,000
Rumpke	\$ 1,000
Hylant	\$ 1,000
Choice One	\$ 500
Construction Managers of Ohio	\$ 500
Fishbeck	\$ 500
Five Rivers Metroparks	\$ 500
University of Dayton	\$ 500
Montgomery County	\$ 500
Stantec Consulting	\$ 500
Sustainable Ohio Public Energy Council	\$ 500
DLZ	\$ 500
Great Parks of Hamilton County	\$ 500
Fitton Center	\$ 150
 <u>Miami Conservancy District – General</u>	 <u>Amount</u>
Mr. George Hupp	\$ 500

M 2025-6765

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously accepted receipt of \$21,150 collected through June 16, 2025, from the above sponsors for the 2025 Great Miami Riverway Summit and Miami Conservancy District - General.

Next, Ms. Lodor updated the Board of Directors on the benefit assessment study being conducted by Stantec Consulting, Inc.

BENEFIT ASSESSMENT STUDY FOR THE 7TH READJUSTMENT OF THE APPRAISAL OF BENEFITS –June 12, 2025 UPDATE

On May 22nd, Stantec presented the Phase 2 pilot findings and benefit appraisal refinements to the MCD Board of Directors. Following the presentation, the Board requested additional refinements, and Stantec has assembled additional information for the Board's consideration of a recommendation. The additional information and refinements will be presented in the work session, to be held immediately prior to the regular meeting on June 25, 2025.

Under R.C. 6101.42, if any real property or public corporation within or without any conservancy district is benefited and for any reason the benefits were not appraised in the original proceedings or were not appraised to the extent of the benefits received, the Board of Directors must direct the MCD Board of Appraisers to appraise the benefits received by the property or public corporation.

Stantec has reviewed MCD appraisal methodology and other industry standards of valuing damages avoided to property and individuals from a flood event as a result of the presence of flood mitigation infrastructure or actions taken. Direct benefits are the avoided damage cost to property and individuals located within a floodplain. Indirect benefits are the avoided damage cost to individuals of the broader community. This process happens in parallel to the readjustment of the appraisal of benefits, and the Board of Appraisers will appraise using an updated benefit appraisal model with policy direction from the Board of Directors and insight offered by the advisory committee. Attached are Stantec's findings of direct and indirect benefits.

On June 12, 2025, a fourth and final scheduled advisory committee meeting was held to share refinements with the advisory committee and obtain insights on communication and messaging strategies and tactics as new benefits are identified within a modified boundary of MCD assessments.

The focus of the advisory committee discussions included:

- The group worked to evaluate various approaches to funding the vital services MCD provides.
- Emphasis was placed on casting a wider net—considering not only direct flood protection benefits, but also the indirect economic, safety, and public health benefits MCD provides.
- State law requires that assessments be apportioned to properties that receive benefits. Newly identified benefits will result in properties that have not received an assessment previously to be assessed for the first time, in accordance with state law. Because assessments must be allocated in proportion to the benefits appraised, a change in how benefits are appraised should have an impact on how assessments are allocated to property and public corporations.
- Examples of indirect benefits include:
 - Protecting public infrastructure and private investments
 - Enhancing regional economic resilience through flood risk management
 - Uninterrupted access to hospitals, hundreds of workplaces, and nearly 1,000 miles of roads

Key themes expressed by the advisory committee were:

- Shared responsibility: MCD's infrastructure, the operation and maintenance and rehabilitation of the flood protection system benefits a broad base—beyond just property owners within the floodplain. A broader funding model is needed to reflect the damages and inconvenience avoided.
- Transparency and fairness: Any proposed changes to the current model must be clearly communicated and justifiable based on tangible and indirect benefits.
- Regional collaboration: A successful funding approach depends on ongoing input from stakeholders and regional partners.
- Our efforts are a "Regional investment strategy for the next 100 years."

An outreach and engagement plan are in development to reflect the insights provided by the advisory committee. Also, MCD is monitoring the activity at the state level where property tax reform is under consideration and a summary overview is provided.

It is anticipated that between now and March 2027, the Board of Appraisers will develop the Conservancy Appraisal Record, and the MCD will publish notice of the Record, including notice to owners of property and public corporations to be added to the MCD. Owners of property will have an opportunity to file an "exception" to the Appraisal Record and to have a hearing. The court may appoint one or more magistrates to oversee the hearings. Following the exception hearings, then, the Conservancy Court will review the BOA appraisal record and the exception process record, as outlined in state law.

It is anticipated that the Conservancy Appraisal Record will include a Board of Appraisers recommendation that additional benefited property, located within the Great Miami River Watershed and in the nine-county area where the MCD operates, should be added to the MCD. A public hearing will be held for all interested persons and public corporations concerning whether property should be added to the MCD. The time and place of the hearing may be the same as those of with a hearing on appraisals.

Updated Direct and Indirect Benefits: Provided by Stantec in Phase 1 and 2 of Benefit Assessment Study

Stantec has reviewed MCD's appraisal methodology and other industry approaches of benefits to property and individuals from flood events mitigated by the presence of flood control infrastructure or flood protection actions taken.

- Direct benefits are the avoided damage cost to property and individuals located within a floodplain.
- Indirect benefits are the avoided damage cost to individuals of the broader community.

Using industry approaches, Stantec has calculated direct benefits for incremental flood recurrence intervals and land use types within MCD's 1913 boundary and the additional properties within the Official Plan Flood (OPF), 1913 + 40%, within the pilot areas evaluated in Phase 1 and Phase 2.

- In Phase 1 Stantec calculated direct benefits within Hamilton and Dayton to be \$1,667,685,000 (net present value 50-year forecast) and in Phase 2, \$344,308,572 (net present value 50-year forecast) within the Miami County third pilot area, respectively.

- In total the net present value of direct benefits calculated by Stantec in Phase 1 and 2, is approximately \$2.0 billion dollars.

Stantec has also calculated indirect benefits within the same pilot areas, considering the loss of service costs to the broader community if the following public services were impacted from flood damage, without MCD protection:

- Loss of hospital services
- Delay of roads and bridges
- Loss of emergency medical services
- Loss of potable water
- Loss of wastewater treatment
- Loss of electricity

Using industry guidelines, Stantec has calculated indirect benefits based on the Official Plan Flood (OPF), 1913 + 40%, within the pilot areas evaluated in Phase 1 and Phase 2.

- The indirect benefit (net present value 50-year forecast) from the MCD flood protection system, using industry standards, is \$1,618,982,196 within the Hamilton and Dayton pilot areas and \$234,591,738 within the Miami County pilot areas.
- In total the net present value of indirect benefits calculated by Stantec is approximately \$1.85 billion dollars.

Based on Stantec's findings and analysis of the benefits, and in accordance with R.C. 6101.42, the Board of Directors will be asked to consider a resolution directing the Board of Appraisers to appraise previously un-appraised benefits, which include certain direct and indirect benefits.

M 2025-6766

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously adopted the following resolution recognizing benefits to real property and public corporations not previously appraised and directing the MCD Board of Appraisers to appraise such benefits.

R 2025-1941

A RESOLUTION RECOGNIZING BENEFITS TO REAL PROPERTY AND PUBLIC CORPORATIONS NOT PREVIOUSLY APPRAISED AND DIRECTING THE MCD BOARD OF APPRAISERS TO APPRAISE SUCH BENEFITS

WHEREAS, on August 20, 2020, The Miami Conservancy District ("MCD") filed a Petition for Order Directing the Board of Appraisers of The Miami Conservancy District to Perform a Readjustment of the Appraisal of Benefits ("Petition") with the Miami Conservancy District Conservancy Court. The Petition was filed in accordance with Resolution Number R 2020-1900 passed at the July 31, 2020, meeting of the Miami Conservancy District's Board of Directors.

WHEREAS, on August 21, 2020, the Conservancy Court held a hearing to consider the Petition.

WHEREAS, on August 26, 2020, the Entry Ordering the MCD's Board of Appraisers to Conduct a Readjustment of the Appraisal of Benefits was filed on the docket of the Conservancy Court.

WHEREAS, since August 2020, MCD and its Board of Appraisers have been working to accomplish this Seventh Readjustment of the Appraisal of Benefits.

WHEREAS, the MCD's current benefit appraisal methodology calculates a dollar-value of direct benefits from the MCD's flood control system on approximately 43,000 properties that flooded as a result of the Miami Valley's 1913 flood.

WHEREAS, it became necessary to evaluate and, if necessary, revise the current benefit appraisal methodology before completion of the readjustment.

WHEREAS, MCD hired Stantec to evaluate the current benefit appraisal methodology, to identify the extent to which real property or public corporations within or without the MCD is benefited by the MCD's flood control system, and to propose alternative models the MCD could employ to appraise those benefits.

WHEREAS, during its evaluation, Stantec identified the existence of direct and indirect benefits accruing to real property or public corporations within the Great Miami River Watershed and inside the current nine counties where the MCD operates.

WHEREAS, it is believed that these direct and indirect benefits were not appraised in the original proceedings or were not appraised to the extent of the benefits received.

WHEREAS, under R.C. 6101.42, if any real property or public corporation within or without any conservancy district is benefited and for any reason the benefits were not appraised in the original proceedings or were not appraised to the extent of the benefits received, the Board of Directors must direct the MCD Board of Appraisers to appraise the benefits received by the property or public corporation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Miami Conservancy District, as follows:

1. Based on information from Stantec, real property and public corporations located outside the MCD boundary, but within the Great Miami River Watershed and inside the nine counties where the MCD operates, benefit from the MCD flood control system, and these benefits have not been previously appraised.
2. The MCD Board of Appraisers is directed to appraise the benefits received by the real property and public corporations located within the Great Miami River Watershed and inside the nine counties where the MCD operates, in accordance with R.C. Ch. 6101.
3. This Board of Directors finds and determines that all formal actions of this Board of Directors concerning and relating to the adoption of this resolution were taken in an open meeting of this Board of Directors and that all deliberations of this Board of Directors and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

4. This resolution shall be in full force and effect immediately upon its adoption.

M 2025-6767

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously adopted the following resolution outlining its preference that the Board of Appraisers pursue a benefit appraisal approach that utilizes a stormwater contribution model.

R 2025-1942

**A RESOLUTION SETTING POLICY OF THE BENEFIT APPRAISAL APPROACH
STORMWATER CONTRIBUTION MODEL**

WHEREAS, the MCD's current benefit appraisal methodology calculates a dollar-value of direct benefits from the MCD's flood control system on approximately 43,000 properties that flooded as a result of the Miami Valley's 1913 flood.

WHEREAS, it became necessary to evaluate and, revise the current benefit appraisal methodology before completion of the seventh readjustment.

WHEREAS, MCD hired Stantec to evaluate the current benefit appraisal methodology, to identify the extent to which real property or public corporations within or without the MCD are benefited by the MCD's flood control system, and to propose alternative models the MCD could employ to appraise those benefits.

WHEREAS, Stantec developed and refined a stormwater contribution approach to appraise benefits of the real property and public corporations to assist the District in modernizing the funding model for further refinement and development for the seventh readjustment.

WHEREAS, Stantec presented a stormwater contribution approach to the Board as Alternative 1B on June 25, 2025, which was a publicly noticed work session.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Miami Conservancy District, as follows:

- 1 It is the Board's desired policy to utilize a stormwater contribution approach, as presented to the Board by Stantec and to conduct benefit appraisals for properties within the Great Miami River Watershed, within the nine county MCD boundary including the counties of Butler, Clark, Green, Hamilton, Miami Montgomery, Preble, Shelby, and Warren.
- 2 This policy direction is provided to the Miami Conservancy District Board of Appraisers.
- 3 This Board of Directors finds and determines that all formal actions of this Board of Directors concerning and relating to the adoption of this resolution were taken in an open meeting of this Board of Directors and that all deliberations of this Board of Directors and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.
- 4 This resolution shall be in full force and effect immediately upon its adoption.

Next, Ms. Lodor presented information regarding grant funding ratification for upstream wall rehabilitation at the Germantown, Englewood, and Taylorsville Dams.

GRANT FUNDING RATIFICATION

In December 2024, the Board of Directors passed a resolution authorizing staff to submit grant funding applications for various purposes. Staff have submitted the following grant requests:

Project Title: *Germantown Englewood & Taylorsville GET Upstream Wall Rehabilitation*

Description: The project will result in a major upgrade to 3 Miami Conservancy District flood protection dry dams: Germantown Dam, Englewood Dam, and Taylorsville Dam.

Total Project Cost: \$15.3M

Grant Amount Requested: \$11.4M

Source: U.S. Homeland Security Appropriations Committee

The Miami Conservancy District Match: \$3.9M

Other Participants: N/A

Status: In 2022, MCD submitted a PAC request. In spring 2023, it was prioritized and ranked as a regional priority. MCD has attempted to receive funding through the state capital bill, which was unsuccessful in 2024. MCD has been working with LMK Consulting to find other sources of funding for these shovel projects.

In spring 2025, MCD submitted these projects to our congressional delegation, and Congressman Mike Turner has taken strong interest in the projects and is leading the submittal of this congressionally directed funding request to the Homeland Security Appropriations Committee for consideration and funding in the 2026 budget.

At this time, ratification is requested as a grant. If the project is awarded, there may be additional steps and costs to make the project ready for federal construction funding, including the National Environmental Policy Act, state historic preservation mitigation and review, and other FEMA requirements. Staff are performing an analysis to better understand the stipulations and implications of obtaining federal construction funding and different options that include this approach as well as USACE WRDA Section 203 authorities.

M 2025-6768

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously approved and ratified staff action regarding the grant funding request.

Next, Ms. Lodor presented information regarding grant funding ratification for demolition of the former bowling alley located at 1301 Keowee Street in Dayton, Ohio.

GRANT FUNDING RATIFICATION

In December 2024, the Board of Directors passed a resolution authorizing staff to submit grant funding applications for various purposes. Staff have submitted the following grant requests:

Project Title: *Demolition of Former Bowling Alley at 1301 Keowee Street*

Description: MCD purchased the former bowling alley at 1301 Keowee Street in April of 2025. To prepare the property for MCD's plans to build a bigger storage facility, MCD needed to arrange for demolition of the existing structure.

Total Project Cost: \$547,500.00 (estimated)

Grant Amount Requested: \$410,625.00 (representing 75% of estimated cost)

Source: Montgomery County Land Reutilization Corporation

The Miami Conservancy District Match: \$136,875.00 (representing 25% of estimated cost)

Other Participants: N/A

Status: Demolition of the bowling alley is in progress. An agreement for the grant has been submitted.

M 2025-6769

The Board of Directors, on motion by Mr. van Haaren and seconded by Ms. Whelley, unanimously approved and ratified staff action regarding the grant funding request.

Next, Ms. Lodor reviewed a request for contract authorization regarding the repair of the Germantown Dam concrete conduit - right floor.

DAM SAFETY INITIATIVE CONTRACT AUTHORIZATION

Contract: *2025-005C - Germantown Dam: Concrete Conduit Right Floor Repair*

Background: The purpose of the project is to address concerns related to the condition of the primary spillway's right conduit floor. Since 1921, the concrete floor has been worn down gradually by the effects of water and gravel moving through the conduit with great force. This project is the result of multiple years of MCD staff monitoring and analysis. Failure to address the damaged floor could result in a larger scale remediation in the future or at worst the floor breaking apart.

Description:

The project will include:

- Site access improvements on the upstream and downstream side of the dam
- Design and installation of a coffering and dewatering system
- Removing the abrasively damaged concrete floor to the limits on the plans

- Installing anchorage and reinforcing steel
- Installing the new concrete floor
- Restoration of disturbed areas

Engineer's Estimate including Bid Alternate #1: \$1,926,000

Source: Dam Safety & Rehabilitation (Fund 400)

M 2025-6770

The Board of Directors, on motion by Mr. van Haaren and seconded by Ms. Whelley, unanimously authorized the General Manager to execute a contract with the lowest responsive and most responsible bidder for the *Germantown Dam Concrete Conduit Right Floor Repair* project, provided the bid is submitted by a qualified contractor, the Performance Bond and other contract forms are approved by The Miami Conservancy District Legal Counsel, and the actual contract amount does not exceed the Engineer's Estimate by more than 10%. In addition, the Board unanimously authorized the General Manager to approve any change orders not to exceed cumulatively 10% of the actual contract amount, and the Board authorized the President to execute change orders that exceed cumulatively 10% of the actual contract amount.

Next, Ms. Lodor reviewed a request for contract authorization regarding the rehabilitation of the Germantown Dam auxiliary spillway.

**DAM SAFETY INITIATIVE
CONTRACT AUTHORIZATION**

Contract: 2025-006C - *Germantown Dam: Auxiliary Spillway Rehabilitation*

Background: The purpose of the project is to rehabilitate the auxiliary spillway concrete revetment, weirs, and channel side slopes. Since 1920, the revetment has experienced significant deterioration, seemingly consistent with degradation caused by freeze-thaw cycles. This work is the result of various internal and external inspections and surveys, as well as routine monitoring by MCD staff. In addition, ODNR is requiring MCD to perform this work. Failure to address the revetment and side slope deterioration could result in erosion of the side slopes and underlying soil and rock which could be catastrophic if an event as big or bigger than the Official Plan Flood occurs.

Description:

The project will include:

- Removing and replacing the existing concrete revetment at the auxiliary spillway.
- Extending the left revetment to match the right revetment and provide additional protection for the channel side slopes.
- Installing one underdrain between the two concrete weirs to the creek on the west side of the auxiliary spillway, and one underdrain downstream of the weirs.
- Regrading the auxiliary spillway to better match the original design both upstream and downstream of the weirs.
- Unearthing the existing concrete weirs, replacing the upstream structure in its original location, and abandoning the downstream structure and replacing it slightly downstream of its original location.

Engineer's Estimate including Bid Alternate #1: \$1,835,000.00

Source: Dam Safety & Rehabilitation (Fund 400)

M 2025-6771

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. van Haaren, unanimously authorized the General Manager to execute a contract with the lowest responsive and most responsible bidder for the *Germantown Dam Auxiliary Spillway Rehabilitation* project, provided the bid is submitted by a qualified contractor, the Performance Bond and other contract forms are approved by The Miami Conservancy District Legal Counsel, and the actual contract amount does not exceed the Engineer's Estimate by more than 10%. In addition, the Board authorized the General Manager to approve any change orders not to exceed cumulatively 10% of the actual contract amount and the Board authorized the President to execute change orders that exceed cumulatively 10% of the actual contract amount.

Next, Ms. Lodor presented information regarding Hutchings Dam and Hutchings Industrial Park:

HUTCHINGS DAM / HUTCHINGS INDUSTRIAL PARK IN MONTGOMERY COUNTY

MCD has been closely monitoring the cleanup and ongoing transformation of the former Dayton Power and Light (DP&L) Hutchings Station site along the Great Miami River in Miamisburg, now led by the Frontier Group. Frontier has been working for several years on a mixed-use development at this location, which holds the potential to provide significant benefits to the Great Miami Riverway and the surrounding region.

As part of their master plan, Frontier has proposed the removal of the existing low dam. In its original form, this proposal raised several concerns for MCD, particularly regarding access to our lands for flood response activities and the ability to make future streambank modifications. MCD communicated these concerns last year through the U.S. Army Corps of Engineers and directly to Frontier.

More recently, Frontier has approached MCD with a revised concept that includes the potential to incorporate key streambank and access features to address our operational needs. Their updated proposal also introduces an opportunity for potential revenue sharing.

MCD plans to engage further with Frontier in the coming months to thoroughly evaluate this revised approach.

Next, the Board of Directors considered the election of officers.

ELECTION OF OFFICERS

The Miami Conservancy District Bylaws state that:

"Officers of the Board of Directors shall be elected during the regular meeting of the Board held in the second quarter of each calendar year."

Officers to be elected shall be:

President
Vice President
Secretary
(In accordance with O.R.C. Sec. 6101.11)

M 2025-6772

The Board of Directors, on motion by Mr. Rentschler, seconded by Ms. Whelley, unanimously elected Mr. van Haaren to serve as President.

M 2025-6773

The Board of Directors, on motion by Mr. Rentschler, seconded by Mr. van Haaren, unanimously elected Ms. Whelley to serve as Vice President.

M 2025-6774

The Board of Directors, on motion by Mr. Rentschler, seconded by Ms. Whelley, unanimously elected Ms. Lodor to serve as Secretary.

FUTURE BOARD MEETINGS

During their December 18, 2024, meeting, the Board members set the following dates for the remaining 2025 regular meetings of the Board of Directors of The Miami Conservancy District:

Tuesday, September 16, 2025

Wednesday, December 17, 2025

In addition, the Board members set the following dates for special meetings of the Board of Directors of The Miami Conservancy District:

Monday, July 28, 2025

ADJOURN

There being no further business, the meeting was adjourned on motion by Mr. van Haaren and seconded by Ms. Whelley at 2:08 p.m.

ATTEST:


MaryLynn Lodor
General Manager/Board Secretary

APPROVED:


Mark G. Rentschler
President