

A special meeting of the Board of Directors of The Miami Conservancy District (MCD) was held in compliance with the Sunshine Law and 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 this meeting by electronic mail dated October 22, 2025. The meeting was held at MCD headquarters located at 38 East Monument Avenue, Dayton, Ohio.

### **SPECIAL MEETING**

The special meeting was called to order at 11:01 a.m. by Michael H. van Haaren, President, with Mark G. Rentschler, member, present. Beth G. Whelley, Vice President, was unable to attend the special board meeting.

Members of the staff in attendance at the special meeting: MaryLynn Lodor, General Manager/Board Secretary; Sarah Hippensteel Hall, Manager of Communications, Outreach, and Stewardship; Kenneth P. Moyer, Treasurer; Christina M. Pfeiffer, Executive Assistant; Shannon E. Phelps, Manager of Administration; and Barry M. Puskas, Chief of Technical and Engineering Services.

Legal counsel in attendance at the special meeting: Lee A. Slone, McMahon DeGulis LLP.

Guests in attendance at the special meeting: Tim Naab, Hamilton City Council; and Dan Bates, Greater Hamilton Chamber of Commerce.

First, Ms. Lodor gave an update regarding the 7<sup>th</sup> Readjustment of Benefits and Assessments and discussed the potential of contracting with Stantec Consulting Services, Inc. to work towards completing the Readjustment.

### **BENEFIT ASSESSMENT STUDY UPDATE**

#### **Phase 1a and Phase 1b**

With the completion of the Benefit Assessment Study (BAS, Phase 1a and 1b), a new method of the 7<sup>th</sup> Readjustment of the Appraisal of Benefits of the flood protection system has been selected for implementation.

- Phase 1a resulted in an evaluation of MCD's current benefit methodology, conducted a benchmarking analysis, identified and evaluated direct and indirect flood protection benefits based on two pilots in parts of Dayton and Hamilton as well as identification of four alternatives to the current/historical approach.
- Phase 1b included more intensive refinement of alternatives, an additional direct and indirect flood protection benefits pilot in Miami County as well as enhanced outreach and engagement, including four meetings of a 20-member advisory committee which helped provide insight which was shared with both the Board of Appraisers and the Board of Directors.

Through the analysis and refinement completed in the BAS study, the new preferred method:

- Includes both direct and indirect benefits to over 600,000 parcels compared to about 40,000 directly benefiting parcels and 21-unit assessments.

- Will utilize stormwater imperviousness to allocate benefits to properties within the direct and indirect areas, and the allocation will vary based on the land use of a parcel (varying by residential and agriculture, commercial, industrial).
- Is based on approaches that have been used by other Ohio conservancy districts and is based on industry standards and feedback and insights from public research and an advisory committee.

## **Phase 2 – 7<sup>th</sup> Readjustment Implementation**

The Phase 1a and 1b studies were conducted in collaboration with Stantec and resulted in comprehensive analysis of options which supports the selected approach for implementation. Phase 2 is the implementation phase of the preferred approach and will result in the completion of the Certified Appraisal Record (CAR).

On September 29, 2025, MCD and Stantec teams met to review the Phase 2 needs and the implementation workplan. It was determined that the public notice will be targeted for issuance in mid-November 2026, and, with Court approval, exception hearings would begin in early January 2027. This timeline should allow time to complete exception hearings and for the Magistrate(s) to complete hearing reports prior to the 2027 annual meeting of the Conservancy Court. While considerable work has been completed, there is still much to do to prepare for the public notice, hearings, and creating a final CAR.

The purpose of the October 29, 2025, Special Meeting is to request a supplemental budget authorization for the professional services contract for the Phase 2 implementation effort. Initially, the Stantec scope was estimated at \$1.356M for a 26-month effort. After review and consideration, the Stantec scope has been reduced to approximately \$950K by reducing the number of hours for meetings and reallocating some tasks to internal staff.

The implementation phase was not fully budgeted in 2025's budget and the effort must get started to stay on schedule. The supplemental budget request is needed to execute a new contract for Phase 2.

To ensure the overall approach is sound and Phase 2 expectations are met, two separate third party reviewers are currently reviewing the Phase 1 deliverables and the draft Phase 2 scope. The two firms, not affiliated with Stantec's work, are expected to provide feedback before the October 29 meeting.

## **Organizational Changes to Facilitate 7<sup>th</sup> Readjustment**

To ensure our success, we have made some strategic, internal reassignments and reorganization of engineering. Mr. Barry Puskas serves as Chief of Technical and Engineering Services and his primary focus will shift to managing the 7<sup>th</sup> Readjustment and the Stantec Consulting scope, schedule, and budget. Mr. Puskas will be fully immersed in all aspects of the readjustment, leading the Tyler system modifications and performing some hydraulic and hydrologic tasks in consultation with Stantec to ensure the scope and schedule are met. He will serve as the day-to-day point of contact with Stantec, working through details to keep the project on schedule. To support this shift, most of Mr. Puskas' project management and staff management responsibilities will be transitioned to other members of the engineering team, overseen by MCD Chief Engineer, Mr. Don O'Connor. Mr. Puskas will continue to play an active role in providing technical assistance, guidance, and mentorship within the engineering section, working closely with Mr. O'Connor. Mr. Puskas will continue to coordinate dam safety and levee regulatory issues, federal/state partnerships, emergency preparedness, and review and update of the Official Plan.

Effective October 27, Mr. Puskas' direct reports (an Engineer Associate and GIS Analyst) will transition as direct reports to Mr. O'Connor, creating one unified engineering team.

These changes will strengthen communication, improve efficiency, and ensure that both

the Readjustment and our ongoing projects continue to move forward seamlessly.

### **Outreach and Engagement**

Over the last several weeks, outreach has included several one-on-one meetings with state representatives and county commissioners, as well as some city managers and larger group presentations and discussions with Ohio Kentucky Indiana Regional Planning Commission (OKI), Miami Valley Regional Planning Commission (MVRPC), and Dayton Area (City) Managers Association. Feedback has been useful in helping to inform Phase 2 of efforts and schedule.

Additional outreach with “behind the scenes” MCD Dam Tours has continued with three tours held this year, the latest being held on October 22 at Germantown Dam with over two hundred people attending, including a school group.

Discussion included concerns about meeting the deadline for the public notice, delays that could potentially be caused by the volume of data collection and assembly, ensuring that the Board of Appraisers is ready to work in cooperation with Stantec to complete the methodology and appraisal record, and scheduling exception hearings and magistrate reports. Other discussion included the method of calculating the individual and unit assessments and funding the proposed agreement with Stantec.

Next, Mr. Moyer presented a supplemental appropriation for consideration of the Board of Directors.

### **SUPPLEMENTAL APPROPRIATION Benefit Assessment Study – Phase 2**

<b>NO.</b>	<b>FUND NAME</b>	<b>REVENUE</b>	<b>APPROPRIATION</b>
100	Flood Protection		\$950,000

This supplemental appropriation is necessary to proceed with Phase 2 of the Benefit Assessment Study related to the 7<sup>th</sup> Readjustment of Benefits for Flood Protection.

#### **M 2025-6788**

The Board of Directors, on motion by Mr. Rentschler and seconded by Mr. van Haaren, approved the supplemental appropriation (\$950,000) for Flood Protection (Fund 100) for Phase 2 of the Benefit Assessment Study related to the 7<sup>th</sup> Readjustment of Benefits.

#### **M 2025-6789**

The Board of Directors, on motion by Mr. Rentschler and seconded by Mr. van Haaren, authorized the General Manager to negotiate a professional services agreement with Stantec Consulting Services, Inc. that establishes a not-to-exceed price, requires Board of Directors approval for change orders, and establishes penalties for missed deadlines.

### **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:

Wednesday, December 17, 2025

**ADJOURN**

There being no further business, the meeting was adjourned on motion by Mr. van Haaren and seconded by Mr. Rentschler at 12:12 p.m.

**ATTEST:**

**APPROVED:**

  
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MaryLynn Lodor  
General Manager/Board Secretary

  
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Michael van Haaren  
President