

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 September 9, 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 Michael H. van Haaren, President, with Beth G. Whelley, Vice President, and Mark G. Rentschler, member, present.

Members of the staff in attendance at the start of the work session: MaryLynn Lodor, General Manager/Board Secretary; 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; Donald P. O'Connor, Chief Engineer; and Barry M. Puskas, Chief of Technical and Engineering Services.

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

Guests in attendance at the work session: Lori Kershner, LMK Advocacy; and Phillip Hayden, True North Thinking, LLC.

Mr. Moyer began the work session with an update regarding the 2024 State Audit. Mr. Moyer received notification that MCD should expect a management letter from the Ohio State Auditor with two comments. The first comment is regarding cybersecurity: two-factor authentication will be required for access to the financial software. Ms. Phelps stated that our current financial software does not offer two-factor authentication, so she is looking into other options. The second comment is regarding an official policy and procedure to add or remove employees from the accounting software as they begin or end employment with MCD. Ms. Phelps stated that policy and procedures are in development.

Next, Ms. Phelps updated the Board regarding MCD's migration to Microsoft 365. MCD has contracted with TiER1 Performance Solutions, LLC to identify the needs of MCD staff and provide a roadmap and suggestions for a smooth transition.

Next, Mr. O'Connor gave updates to the Board on several engineering and construction projects in progress, including projects to be funded under the Capital Improvement Project (CIP) Plan. Pipe inspections and concrete rehabilitation on the Englewood Dam remain high priorities in 2026.

The Germantown Dam Right Conduit Floor Rehabilitation is nearing completion. Mr. O'Connor showed photos of the temporary diversion conduit in place to keep the right conduit dry while construction continues. Also at Germantown Dam, bidding for the emergency spillway rehabilitation project is expected to begin in October 2025.

In downtown Dayton, the Wolf Creek Levee Improvement project is underway. This project must be complete before the end of 2026 to meet requirements under the American Rescue Plan Act (ARPA), which provided grant funding for this project. There are several protrusions in these levees which need to be improved to lower the risk to the integrity of the levees. The Board discussed funding of the additional cost to relocate utilities, which was not a part of the original agreement with the City of Dayton. The Board suggested maintaining the funding contributions between MCD and the City of Dayton to remain at the same ratio as they are now, with the City of Dayton contributing 67% of the cost and MCD contributing the remaining 33% of the cost.

Mr. Casper then informed the Board of Directors that demolition of the site of MCD's future fleet storage and records center on Keowee Street is complete. Grass seed was spread and is growing.

Regarding projects in the design stage, the upstream dam walls rehabilitation for Germantown, Englewood, and Taylorsville Dams are 99% complete and the benefit cost analysis required by the Federal Emergency Management Agency (FEMA) is underway. Concrete monitoring suggests temporary repairs are needed in Germantown if the project does not proceed. Planning will proceed with Germantown in 2026 with or without the FEMA construction grant.

The Middletown Stream Bank and Levee Stabilization project has been reviewed by the Ohio Environmental Protection Agency and the City of Middletown. MCD will manage the project design, and the final agreement to initiate the work is in the process of finalization.

Next, Mr. O'Connor updated the Board on the updated probable maximum flood (PMF) analysis. HDR, Inc. was selected to perform a hydrologic analysis of the probable maximum flood (PMF) for MCD's five dams. The analysis will use the Ohio Department of Natural Resources (ODNR) Dam Safety Guidelines for applying the probable maximum precipitation. The project is in progress and approximately 30% complete. The base hydrologic model has been prepared and data from other dams, ODNR, and United States Army Corps of Engineers (USACE) are being input for storm routing. The model inputs of previous storm data will be entered and simulated for model calibration. MCD staff are reviewing the preliminary hydrologic modeling results for Germantown and Englewood Dams. HDR, Inc. has submitted preliminary model results for MCD to review. MCD staff are reviewing and replying to HDR, Inc.

Mr. Puskas then informed the board that the Miami Villa Levee Analysis is complete. The analysis found that the levee is not stable in a 100-year storm event, and a separate study of the alternatives evaluation shows six options identified to remedy the issue. A meeting with the City of Huber Heights is being scheduled to discuss construction options.

Mr. O'Connor stated that the Miamisburg Levee is in need of analysis to verify underseepage and identify potential solutions. It is unclear whether MCD or the City of Miamisburg would be responsible for any improvements to the levee.

Mr. Puskas then stated that twelve new water level sensors have been installed at the dams. Monitoring wells at the dams support real time analysis during high water events. MCD is currently evaluating underseepage control at the dams.

Mr. Puskas then informed the Board that Hydro-Kleen has cleaned and inspected the pipes in Piqua and on Lockington Dam. Following this work, MCD executed an amendment for the pipes in Troy. The remaining work includes the cleaning and inspection of MCD-owned storm infrastructure in Troy. These detailed inspections will be used as part of the system-wide Semi-Quantitative Risk Analysis, scheduled to be performed in 2026. High-risk pipes will be triaged by staff as part of their review of inspection results.

Next, Mr. O'Connor discussed projects along the recreation trail. The Sycamore Bridge replacement in Miamisburg is nearing completion. It should be open for public use by the end of September.

The South Riverwalk section through Dayton will undergo construction starting in July of 2026. Design is at 90% completion. The estimated cost of this project is \$685,000 with MCD's portion to be \$354,000.

The Old North Dayton Trail Segment 2 project is also expected to begin construction in July of 2026. Issues with the railroad have delayed completion of the design. The estimated cost of this project is \$1.04 million, with MCD's portion being \$400,000.

The Carillon section of the Great Miami River Trail is in the design stage. Construction is expected to begin in April of 2027. The estimated cost of this project is \$1.89 million, with MCD's portion being \$333,000.

M 2025-6777

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. Rentschler, unanimously adjourned the work session at 11:05 a.m.

REGULAR MEETING

The regular meeting of the Board of Directors of MCD was called to order at 11:13 a.m. by Michael H. van Haaren, President, with Beth G. Whelley, Vice President, and Mark G. Rentschler, member, present.

Members of the staff in attendance at the regular meeting: MaryLynn Lodor, General Manager/Board Secretary; James B. Casper, Manager, Operations and Maintenance; 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; Donald P. O'Connor, Chief Engineer; 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 work session: Lee A. Slone, McMahon DeGulis LLP.

Guests in attendance at the regular meeting: Lori Kershner, LMK Advocacy; and Phillip Hayden, True North Thinking, LLC.

MINUTES

The Minutes of the Board of Directors regular meeting of June 25, 2025, and special meeting of July 28, 2025, were provided to members of the Board for review and comment.

M 2025-6778

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. Rentschler, unanimously approved the meeting minutes for June 25, 2025, and July 28, 2025.

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

M 2025-6779

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. Rentschler, unanimously accepted the Interim Budget Report as of August 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 August 31, 2025.

INVESTMENT REPORT

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

- STAR Ohio account – 4.55%.
- Money Market account with JPMorgan Bank – 4.43% (1-year historical performance as of 8/31/2025) 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.

Amounts in each of MCD's investment accounts are shown in Exhibit C of the Interim Budget Report.

Next, Mr. Moyer presented information regarding contributions and donations received through August 31, 2025.

CONTRIBUTIONS/DONATIONS

The following donors have contributed sponsorship dollars to the 2025 Great Miami Riverway Fishing Challenge and MCD – Flood Protection since the June 2025 Board meeting. The list below includes contributions/donations that have been received by MCD as of August 31. Should additional contributions be received, they will be reported at the next Board meeting.

<u>2025 Great Miami Riverway Fishing Challenge</u>	<u>Amount</u>
Molson Coors	\$ 1,000
DLZ Ohio	\$ 500

<u>Miami Conservancy District – Flood Protection</u>	<u>Amount</u>
Bellbrook Historical Society (Speaker Recognition)	\$ 50

M 2025-6780

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. Rentschler, unanimously voted to accept receipt of \$1,550 collected through August 31, 2025, from the above sponsors for the 2025 Great Miami Riverway Fishing Challenge and Miami Conservancy District – Flood Protection.

Next, Ms. Lodor discussed corrections needed to two contract authorizations approved by the Board of Directors at their June 25, 2025, meeting.

**CORRECTIONS TO
CONTRACT AUTHORIZATIONS**

In June 2025, the Board of Directors authorized two contracts for work on the Germantown Dam for: 1) Auxiliary Spillway Rehabilitation project and 2) Concrete Conduit Right Floor Repair project. Both of those contract authorizations contained the following recommendation:

That the Board of Directors authorize the General Manager to execute a contract with the lowest responsive and most responsible bidder for the 1) *Germantown Dam Auxiliary Spillway Rehabilitation project* and 2) *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 authorizes the General Manager to approve any change orders not to exceed cumulatively 10% of the actual contract amount and the Board authorizes the President to execute change orders that exceed cumulatively 10% of the actual contract amount.

A clerical error was made recommending that the General Manager execute the contract; however, contracts such as these require execution by the President of the Board of Directors. Corrected Contract Authorizations have been prepared for approval by the Board of Directors.

**DAM SAFETY INITIATIVE
CONTRACT AUTHORIZATION - CORRECTED**

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 2025-6781

The Board of Directors, on motion by Ms. Wholley and seconded by Mr. Rentschler, unanimously authorized the President 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 authorizes the General Manager to approve any change orders not to exceed cumulatively 10% of the actual contract amount and the Board authorizes the President to execute change orders that exceed cumulatively 10% of the actual contract amount.

**DAM SAFETY INITIATIVE
CONTRACT AUTHORIZATION - CORRECTED**

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 2025-6782

The Board of Directors, on motion by Mr. Rentschler and seconded by Ms. Whelley, unanimously authorized the President 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 authorizes the General Manager to approve any change orders not to exceed cumulatively 10% of the actual contract amount and the Board authorizes the President to execute change orders that exceed cumulatively 10% of the actual contract amount.

Next, Mr. O'Connor presented information related to improvements to the levee along Wolf Creek.

**MCD CAPITAL FUND
CONTRACT AUTHORIZATION**

Contract: 2025-025C – Wolf Creek Levee Improvements

Background: The MCD levees along Wolf Creek are steep, have concrete revetment in poor condition, and are made of questionable soil materials. This levee improvement project will rebuild portions of the levees with better materials, replace concrete revetments with a nature-based solution, flatten the levee slopes, and improve access to Wolf Creek on both sides of the creek from Edwin C. Moses Blvd to Paisley Street.

This project is being accomplished through a partnership between MCD and the City of Dayton. The City of Dayton has paid for design and has committed \$1,505,000 for construction through Agreement 2024-032A. MCD will bid the project and manage construction, as well as commit up to \$750,000 towards construction costs as detailed in the same Agreement. The current engineer's estimate is higher than the \$2,255,000 budgeted by both the City and MCD. Staff is working with the City to secure additional funds so the entire project can be funded or reduce certain scope items to deliver the project to the budgeted amount.

Description:

The project will include:

- relocating and/or rebuilding city water, sanitary, and storm water utility lines.

- removing roadway pavements and curbs of two streets to be abandoned.
- earthwork to remove the old levee materials and install new materials to meet modern standards.
- removing old concrete slope revetments and replacing them with a nature-based solution.
- installing new access ramps down to the creek on both sides of Wolf Creek.
- installing stairs and levee-top trails.
- installing benches and swings.

Engineer's Estimate: \$3,276,250

Source: MCD Capital (Fund 410)

M 2025-6783

The Board of Directors, on motion by Mr. van Haaren and seconded by Ms. Wholley, authorized the President to execute a contract with the lowest responsive and most responsible bidder for the *Wolf Creek Levee Improvements* 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 authorizes the General Manager to approve any change orders not to exceed cumulatively 10% of the actual contract amount and the Board authorizes the President to execute change orders that exceed cumulatively 10% of the actual contract amount.

In addition, the Board of Directors stated that the contract should limit MCD's responsibility for the cost of the project to the same ratio as the executed agreement currently in place, with MCD paying no more than 33% of the levee rehabilitation cost, and the City of Dayton responsible for the remaining 67% of the cost.

The vote was as follows: Mr. van Haaren, aye; Ms. Wholley, aye; Mr. Rentschler, nay.

Next, Dr. Hippensteel Hall presented information on developing a Readiness and Environmental Protection Integration (REPI) Challenge proposal.

REPI CHALLENGE PROPOSAL

Project Summary

Wright-Patterson Air Force Base (WPAFB) was developed following the sale of land from Miami Conservancy District (MCD) to the US Air Service in 1922; the deed reserves MCD flooding rights to back waters of the Mad River as part of the Official Plan. Over the years, MCD has worked with WPAFB on storage compensation as the installation was developed. Based on the topography and how WPAFB developed, there are several flooding challenges. Flooding at WPAFB threatens mission readiness, critical infrastructure, and future expansion. Much of Area A, including runways and the Warfighter Training Center, lies within the Huffman Retarding Basin, which stores floodwaters managed by Huffman Dam. As storms intensify, base facilities face recurrent inundations, disrupting training, flight operations, and mission support. Preliminary evaluations shared with MCD have suggested that elevating the runway could cost upwards of \$140M. MCD estimates for Huffman rehabilitation is approximately \$20M.

MCD has been in discussion with WPAFB since July 2024 on the development of a Readiness and Environmental Protection Integration (REPI) Challenge proposal. A REPI Challenge must be led by a non-federal entity and have support of the installation and is administered through the Department of Defense.

The REPI Challenge proposal was submitted with the support of WPAFB, in partnership with MCD, and will launch a Phase 1 feasibility study to identify watershed-scale flood mitigation strategies that would benefit MCD, WPAFB, and upstream communities. If approved, the study will use hydrologic and hydraulic modeling to assess upstream conditions, verify current to original Huffman storage volumes, evaluate nature-based solutions (wetland restoration, riparian buffers, floodplain reconnection), optimize existing infrastructure (e.g., C.J. Brown Reservoir), and will consider engineering approaches.

This information will be helpful for pre-planning Huffman Dam rehabilitation options and quantify storage basin volumes with updated estimates. The study will also use lidar imagery of the basin to verify current storage volume and compare it to the Official Plan. By working collaboratively with WPAFB, the study will engage upstream communities to characterize watershed challenges and opportunities, will evaluate current and future expansion and storage needs, identify upstream solutions to reduce flood inundation, and may identify funding needs and sources to achieve shared goals.

Outcomes will include:

- mapping flood-prone areas and high-risk assets.
- prioritizing upstream mitigation zones.
- developing conceptual designs and a Resilience Roadmap to guide future REPI / WPAFB investments.

The project protects WPAFB's runways, utilities, training facilities, and mission-critical operations—while also strengthening community flood resilience and improving watershed health. Partner contributions exceed the federal request, demonstrating strong regional support.

Success will be measured by delivery of prioritized strategies, interagency collaboration, and a clear path toward phased implementation that safeguards WPAFB's mission and enhances long-term resilience.

On September 2, a REPI Challenge proposal was submitted.

The total project is \$340,000, with \$90,000 in cash from the Miami Conservancy District (MCD) and a \$150,000 REPI request. The remaining is in-kind from partners and MCD staff hours.

Other Partners: Clark County, Clark Soil and Water Conservation District, Greene Soil & Water Conservation District, Greene County Parks & Trails, National Trails Park & Recreation District, Miami Valley Regional Planning Commission, Dayton Development Coalition

Funding Overview:

- Federal Request (REPI Challenge): \$150,000
- Cash Contributions from Partners: \$90,000
 - Miami Conservancy District: \$65K – Fund 100; \$25K - Fund 250

- In-Kind Contributions: \$100,000
 - MCD staff and technical support: \$40,000
 - Other Partners: \$60,000

If awarded, an Encroachment Agreement will need to be executed prior to commencement. The project must be completed within five years of award.

GRANT FUNDING RATIFICATION

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

Project Title: *Mad River Watershed Feasibility Study for Flood Impact Reductions near Wright-Patt AFB*

Description: Led by the Miami Conservancy District in partnership with WPAFB, the project will assess upstream watershed conditions—including Huffman Dam storage—and identify nature-based and engineered flood mitigation strategies to protect the base's critical infrastructure, runways, and mission capabilities while enhancing regional resilience, water quality, and interagency collaboration.

Total Project Cost: \$340,000.00

Grant Amount Requested: \$150,000.00

Source: Department of Defense - Readiness and Environmental Protection Integration (REPI) Challenge

The Miami Conservancy District Match: \$90,000.00 (\$65K – Fund 100; \$25K - Fund 250) Plus \$60K partner staff in-kind hours and \$40K MCD staff in-kind/technical support hours.

Other Partners: Clark County, Clark Soil and Water Conservation District, Greene Soil & Water Conservation District, Greene County Parks & Trails, National Trails Park & Recreation District, Miami Valley Regional Planning Commission, Dayton Development Coalition

Status: Pre-Proposal was submitted on June 7. MCD was informed on November 6, 2024, the pre-proposal was invited to submit a full proposal on July 30, 2025. The full proposal was submitted on September 2, 2025. An Encroachment Agreement will need to be executed if awarded.

M 2025-6784

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

Next, Ms. Lodor provided an update regarding the Benefit Assessment Study.

BENEFIT ASSESSMENT STUDY UPDATE (SEPTEMBER 16, 2025)

Overview of Current Status

Following the completion of Phase 1 & 2 of the Benefit Assessment Study (Study), the MCD Board of Directors and the Board of Appraisers (BOA) acted, directing MCD staff to develop a new funding model. The new model will use a stormwater contribution approach and expand the Flood Control District's boundary. All properties in the Great Miami River Watershed contribute to the runoff affecting the flood protection system. The flood reduction benefits from the system accrue to all property owners in the watershed to varying degrees in the form of transportation access, economic development, public safety, etc.

The current funding strategy places the financial burden on the "benefitted" as established by the 1913 flood elevation. This approach does not consider the additional benefits a flood reduction program provides across the region. The 7th Readjustment of Appraisal of Benefits public notice was published in March 2024 and resulted in unintended consequences, such as steep increases for some properties, necessitating the development of the Study and identification of alternatives.

Since September 2024, the BOA has met five times to review and discuss the findings from Stantec Consulting Services, Inc.'s (Stantec) Benefit Assessment Study. The BOA reviewed Stantec's findings and analysis of different approaches, including estimated assessments from each of the refined alternatives. MCD and Stantec discussed the information with the BOA.

Since the end of 2024, key stakeholders have been regularly informed about the progress of the Study. Since an alternative is now selected, key stakeholders will continue to be informed to build awareness and understanding through one-on-one meetings. The Advisory Committee has been informed throughout the process and will meet again in November. A communications and outreach plan is under development. A recent fact sheet is available.

Activities Since the Last Update

During the August 13, 2025 meeting, the BOA reviewed the alternatives again. After discussion, the BOA passed a motion approving the utilization of a stormwater contribution approach to appraise benefits for properties within the Great Miami Watershed and the nine counties in which the MCD operates, including Butler, Clark, Greene, Hamilton, Miami, Montgomery, Preble, Shelby, and Warren. The BOA also directed MCD to develop a resolution for the BOA consideration outlining steps and programs necessary for implementation of the stormwater contribution model.

On August 29, 2025, the Conservancy Court conducted their annual meeting. The Court was given an update on the Study. Until the BOA completes the 7th Readjustment of the Appraisal of Benefits Conservancy Appraisal Record (CAR), no action is needed by the Conservancy Court.

Outreach with State Representatives and other key stakeholders has begun with a letter and fact sheet highlighting the funding challenges, the pause, new approach away from property value usage in the assessment formula and the important role the system plays in the region.

Next Steps

A Phase 3 Scope and Implementation Work Plan is under development by Stantec. In summary, the Phase 3 scope of work includes:

1. Completing Economic Analysis for Revised District Boundary (September 2025 - March 2026)
2. Calculating Equivalent Residential Units (ERU) for each parcel in the Revised District Boundary (September 2025 - March 2026)
3. Drafting Appraisal Record (March - May 2026)
4. Drafting Assessment Rate and Assessment Values per Parcel (April - July 2026)
5. Revising Appraisal Record and Assessments, as needed (January - March 2027)
6. Supporting Program Management

A workplan and schedule is under development to align with the target public notice date of March 2027, exception hearings in the Summer of 2027, and presentation to the Conservancy Court in late July/August 2027.

An implementation workshop is scheduled with MCD and Stantec for September 26, 2025.

- The workshop will clearly define roles and responsibilities, resource needs, critical decision points and a plan for meeting the schedule above and the plan to transition a turnkey approach back to MCD following Stantec development of the 7th Readjustment of the Appraisal of Benefits.
- The workplan includes scaling up from 40,000 assessed parcels in five counties to 600,000 parcels in nine counties.
- Issues such as database needs for internal and external use, county auditor data and conventions for the nine counties and how they are different or similar, how the method will account for parcel changes with land use, parcel splits or consolidations, procedures for administrative reviews, and ongoing outreach and engagement through collections will be included in the workplan.

Further, quality assurance/quality control reviews with other economic and flood protection experts are in development, including the Board of Consultants. A follow-up meeting of the Advisory Committee is anticipated for late 2025.

Updated 7th Readjustment Timeline

Over the last few months, refinements to the Roadmap have been made. The primary changes are related to the steps to expand the Flood Control District boundary.

Next, Ms. Lodor presented information regarding the 2024 Water Resource Development Act.

WATER RESOURCE DEVELOPMENT ACT (WRDA) ROADMAP

Earlier this year, the Miami Conservancy District was authorized in WRDA 2024 as a new feasibility study: Section 1201 Authorization of Proposed Feasibility Study: (125) GREAT MIAMI RIVER, OHIO—Project for flood risk management, ecosystem restoration, and recreation, including incorporation of existing levee systems, for the Great Miami River in Ohio.

To help us determine the next steps, we are engaging with a consultant to assist MCD in considering a “Section 203” to better understand the process to inform the next steps. Specifically, the consultant will assist us with:

- developing Programmatic Funding Roadmap (includes mapping of funding programs to project types and high-level schedule).
- discussing funding and implementation schedules (including alignment of funding program terms with procurement through construction for different project types and priorities).
- considering a Section 203 approach (outline the pros and cons) vs. General Investigation with the United States Army Corp of Engineers (USACE) Louisville District office, and identify projects that will fit well, and consider other approaches to achieve goals over the next 10 years, by 2034.

The Roadmap will clearly lay out the various steps, approximate costs, investigations needed, requirements, and future steps to determine the best funding approach for the needs identified or anticipated based on the WRDA authorization.

We are targeting dates with the consultant for a kickoff in September and a half-day workshop event in October and December 2025. We plan to include some members of the Board of Consultants in the meetings as well.

Next, Ms. Lodor and Mr. Casper presented information regarding a maintenance request from the City of West Carrollton.

WEST CARROLLTON REQUEST FOR OWL CREEK MAINTENANCE REQUEST

In 1970, the MCD Board of Directors and Conservancy Court approved the Owl Creek Addition to the Official Plan of The Miami Conservancy District. The purpose of the addition was to provide for improved drainage to a portion of Owl Creek watershed in West Carrollton which was experiencing rapid urban growth.

Historically, West Carrollton has had difficulty keeping an additional section of Owl Creek mowed routinely given its steep slopes. MCD maintained this area but stopped in 2023 when it was determined MCD did not have an active agreement to perform this work which was performed by accessing private property.

In December 2022, the Board authorized the General Manager to execute an agreement with West Carrollton, but the agreement did not proceed because West Carrollton did not have easements or access agreements for the requested maintenance area.

West Carrollton recently updated its request for MCD to perform maintenance on a slightly smaller section that only contains land West Carrollton controls. Further, MCD would perform maintenance by accessing the right bank east of Elm Street along E. Gibbons Road from the public right of way and not extend the mowing beyond Elm Street.

MCD has reviewed the request and determined that mowing can be performed by accessing the right bank along the public right of way. Staff determined that the cost with staff time and specialized equipment is approximately \$1280 per mow. MCD would mow the requested area approximately four times per year with a total estimate of \$5,120 per year, and the agreement would be developed with a 3% annual increase to account for inflation. If authorized, the agreement would be written to allow MCD to perform the requested mowing in 2026.

M 2025-6785

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. Rentschler, unanimously authorized the General Manager to execute an agreement with the City of West Carrollton defining Owl Creek maintenance responsibilities.

Next, Ms. Lodor informed the Board of the new online permit portal.

ONLINE PERMIT PORTAL LAUNCHED FOR PROPERTY MANAGEMENT

Beginning in 2023, a cross-departmental team came together to take a hard look at how MCD manages permits. The Process Improvement Team – Permits, made up of staff from Property Administration, Engineering, IT, and Outreach, began with a simple but important problem statement: *We need to review, revise, improve, and update MCD's permitting processes.*

Over several months, the team documented every step in the permit lifecycle — from a request arriving at MCD, to how inspections are carried out and how noncompliance is handled, to how files are stored. Staff benchmarked against other agencies, reviewed challenges with the existing system, and brainstormed solutions. Among the recurring themes: applications were sometimes too last-minute, construction could begin before a permit was approved, applicants lacked clear information, and files were difficult to track across departments.

From this work came a set of goals:

1. Make permitting more transparent, consistent, faster, and easier to access — both for the public and for MCD staff.
2. Make use of modern tools, clear communication, and training, while also reaffirming the purpose of permitting: to manage property use, regulate land disturbances, and ensure compliance with MCD's flood protection mission.

The goals supported the launch of MCD's new online permit portal. The permit portal allows applicants to submit requests, upload documents, and track progress all in one place. It also created a roadmap for continued improvements, including updated fact sheets, training for staff, stronger public outreach, internal coordination and review. The tool was created with CitizenServe. The portal represents more than just a new software tool — it's the product of staff across MCD working together to rethink a complex process and build a system that saves time, improves compliance, and better serves our communities.

Next, Ms. Phelps requested approval of a resolution honoring Timothy S. Borders. Mr. Borders announced his retirement effective September 26, 2025, after 11 years of service with the Operations and Maintenance staff.

M 2025-6786

The Board of Directors, on motion by Ms. Whelley and seconded by Mr. Rentschler, unanimously adopted the following resolution honoring Timothy S. Borders.

R 2025-1943

**RESOLUTION HONORING
TIMOTHY S. BORDERS**

WHEREAS, The Miami Conservancy District protects lives and property through a comprehensive flood protection system, encourages water stewardship, and promotes recreation and enjoyment of our waterways in southwest Ohio; and

WHEREAS, Timothy S. Borders has been employed by The Miami Conservancy District for more than 11 years beginning on April 22, 2014; and

WHEREAS, Timothy S. Borders, in his years with The Miami Conservancy District, has served The Miami Conservancy District and the residents of the Miami Valley well; and

WHEREAS, the Board of Directors would like to take special notice of the dedicated and loyal service Timothy S. Borders provided to The Miami Conservancy District while working as an Assistant Caretaker, then the Taylorsville Dam Caretaker, and finally the West Carrollton Caretaker; and

WHEREAS, the Board of Directors further recognizes the dedicated and professional manner in which Timothy S. Borders carried out his duties; and

WHEREAS, Timothy S. Borders has announced his intention to retire from The Miami Conservancy District on September 26, 2025.

THEREFORE, BE IT RESOLVED that the Board of Directors of The Miami Conservancy District do hereby commend Timothy S. Borders for his many years of valuable service to The Miami Conservancy District and the citizens of the Miami Valley.

Next, Ms. Phelps requested approval of a resolution honoring Susan M. Peele. Ms. Peele announced her retirement effective September 30, 2025, after more than 39 years of service.

M 2025-6787

The Board of Directors, on motion by Ms. Wholley and seconded by Mr. Rentschler, unanimously adopted the following resolution honoring Susan M. Peele.

R 2025-1944

**RESOLUTION HONORING
SUSAN M. PEELE**

WHEREAS, The Miami Conservancy District protects lives and property through a comprehensive flood protection system, preserves the quality and quantity of water, and promotes the enjoyment of our waterways; and

WHEREAS, Susan M. Peele has been employed by The Miami Conservancy District for more than 39 years beginning on June 9, 1986; and

WHEREAS, Susan M. Peele in her years with The Miami Conservancy District has served The Miami Conservancy District and the residents of the Miami Valley well; and

WHEREAS, the Board of Directors would like to take special notice of the diligent and loyal service Ms. Peele provided to The Miami Conservancy District in her capacity beginning as a Seasonal Laborer and continuing on to serve as a Maintenance Crew Member and Caretaker; and

WHEREAS, the Board of Directors further recognizes the dedicated and professional manner in which Susan M. Peele carried out her duties; and

WHEREAS, Susan M. Peele announced her intention to retire from The Miami Conservancy District on September 30, 2025.

THEREFORE, BE IT RESOLVED that the Board of Directors of The Miami Conservancy District do hereby commend Susan M. Peele for her many years of valuable service to The Miami Conservancy District and the citizens of the Miami Valley.

Next, Ms. Lodor updated the Board of Directors regarding the annual meeting of the Conservancy Court held on August 29, 2025.

BOARD COMPENSATION

At the July 28, 2025, special meeting of the Board of Directors of The Miami Conservancy District (MCD), the Board, on motion by Mr. Rentschler and seconded by Mr. van Haaren with Mrs. Whelley abstaining, agreed to petition the Conservancy Court to consider increasing compensation for the Board of Directors to ensure compliance with the minimum salary requirements established by OPERS for the accrual of one-half service credit for each Board member, and that each member of the Board of Directors be allowed their necessary expenses while performing their official duties.

The Conservancy Court approved the recommendation to increase the Board's compensation at the Court meeting held on August 29, 2025. Effective with the filing of the Judgment Entry on September 4, 2025, compensation for each MCD Board member was increased from \$250.00 per month to \$367.04 per month, to be adjusted annually to meet the minimum salary requirements for the accrual of one-half Ohio Public Employees Retirement System (OPERS) service credit for each Board member. Each Board member is further allowed their necessary expenses while performing their official duties.

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 Ms. Whelley and seconded by Mr. Rentschler at 1:38 p.m.

ATTEST:



MaryLynn Lodor
General Manager/Board Secretary

APPROVED:



Michael van Haaren
President