



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Work Session – February 6, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the February 6, 2024, General Session meeting.

David G. Young – absent

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

24-0210 A resolution was adopted implementing CAD (Computer Aided Dispatch) Incident Messaging Feed Policy, effective February 6, 2024. Vote: Unanimous

24-0211 A resolution was adopted terminating subrecipient agreement with 4C for Children for recruitment and training of Type B providers relative to Warren County Human Services and publicly funded childcare. Vote: Unanimous

DISCUSSIONS

Gary Estes, Deputy Director of Telecommunications, was present to discuss the CAD (Computer Aided Dispatch) Incident Messaging Feed Policy. Mr. Estes stated that various public officials and school employees are receiving CAD messages that contain protected incident information provided to law enforcement and first responders relative to 911 calls. Mr. Estes stated the proposed policy would appropriately protect and allow limited access to the private information.

There was discussion relative to the County's responsibility of following the law and the reason for change in current practice.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #24-0210) to implement the CAD (Computer Aided Dispatch) Incident Messaging Feed Policy, effective February 6, 2024.

MaryLynn Lodor, General Manager of Miami Conservancy District (MCD), presented the attached PowerPoint providing a readjustment update for flood protection. Ms. Lodor outlined the flood protection system, protected areas, capital needs, and readjustment process of the Miami Conservancy District.

There was discussion relative to the process of assessing the MCD tax to affected properties and the current financial state of the MCD.

Ms. Lodor stated it is the Miami Conservancy District's goal to make the district more visible to the public by hosting open houses and public hearings for residents.

Bill Spry, President of Spryex Radio, was present to discuss the addition of a radio antenna to one of Warren County's existing towers. Mr. Spry stated Spryex Communications is a non-profit organization that holds the license for three radio stations in Ohio. He addressed the need to update the location of his existing radio antenna due to the inability to receive a signal.

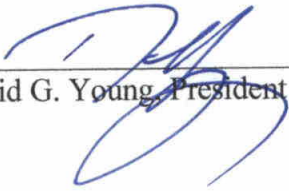
There was discussion relative to the determination as to whether or not the County is permitted to allow the antenna on an existing tower and the public purpose if it was permitted.

Bruce McGary, Assistant Prosecuting Attorney, stated the County would need more information to evaluate the situation and determine if it is permissible by law.

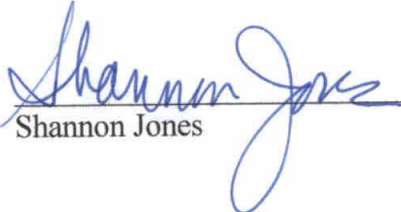
Susan Walther, Deputy County Administrator, stated the Board entered into contract with 4C for Children for the training and recruitment of Type B providers relative to Human Services and publicly funded childcare. Due to the lack of measurable results from the provider, the County desires to terminate said contract.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #24-0211) to terminate subrecipient agreement with 4C for Children for recruitment and training of Type B providers relative to Warren County Human Services and publicly funded childcare.

Upon motion the meeting was adjourned.

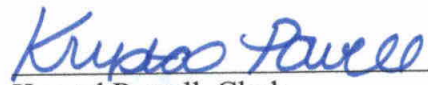


David G. Young, President

Tom Grossmann


Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the work session meeting of the Board of County Commissioners held on February 6, 2024, in compliance with Section 121.22 O.R.C.



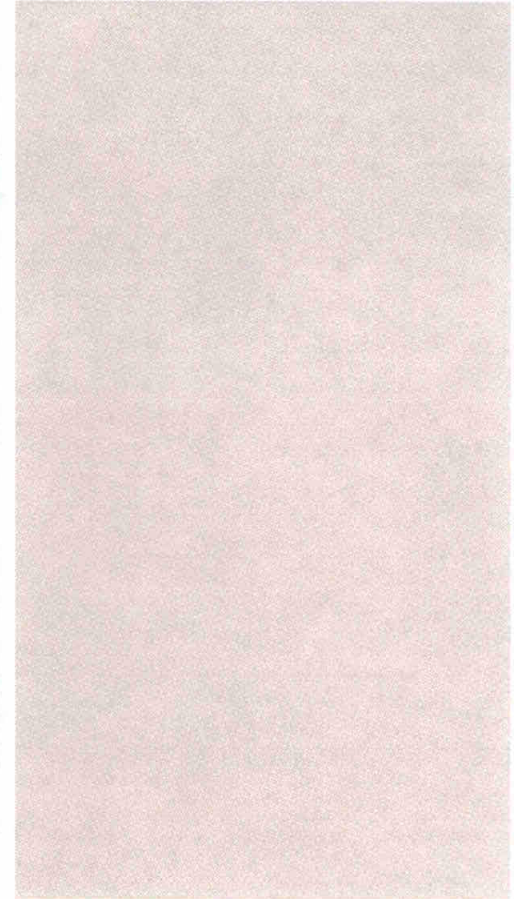
Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



Miami Conservancy District: Readjustment Update for Flood Protection

MaryLynn Lodor, General Manager

February 6, 2024





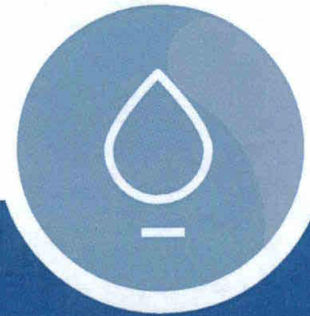
THE MIAMI
CONSERVANCY
DISTRICT

What we do



Preserve

Flood Protection



Protect

Water Stewardship



Promote

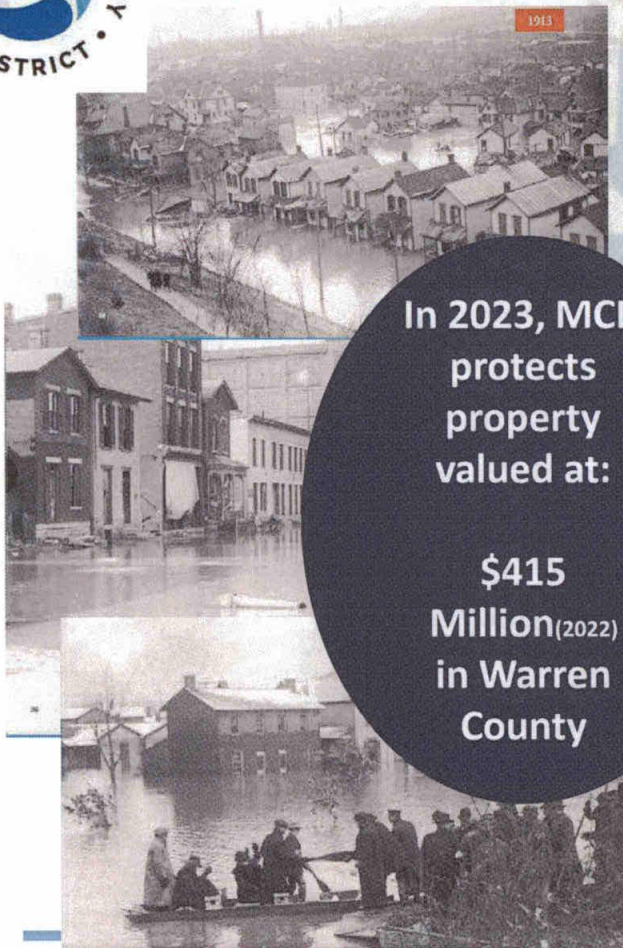
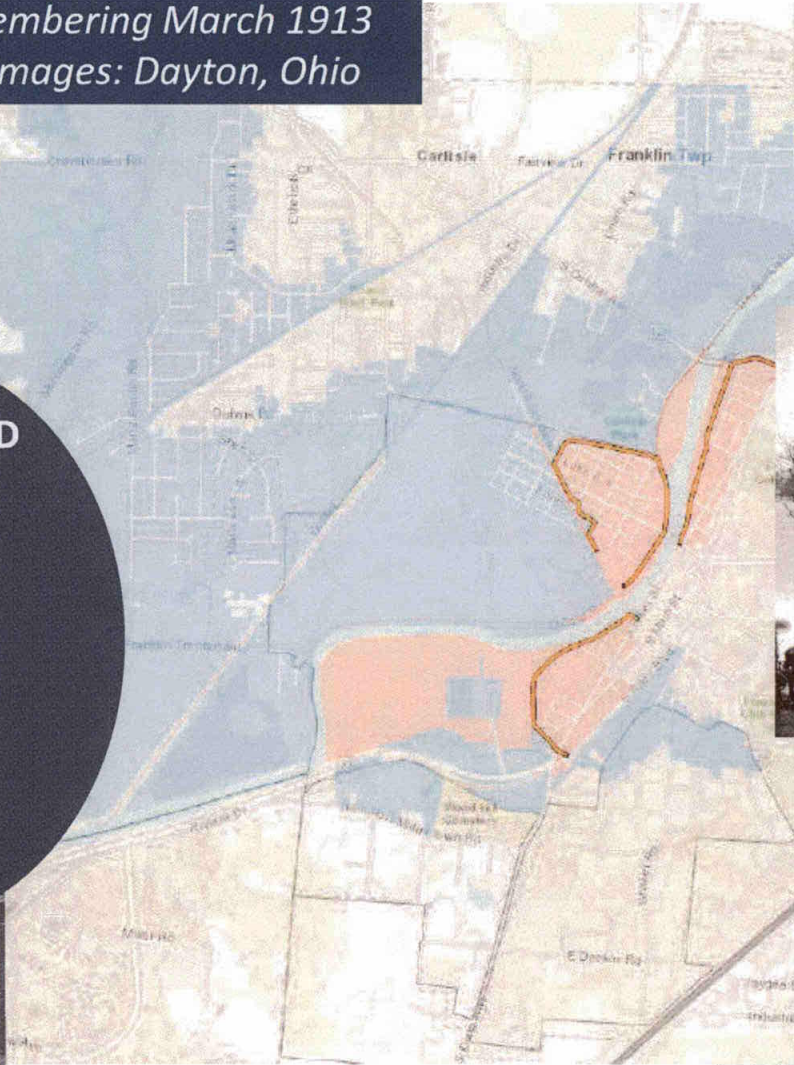
River Recreation



Keeping the Promise: Remembering March 1913 Flood depths and images: Dayton, Ohio

In 2023, MCD
protects
property
valued at:

\$415
Million⁽²⁰²²⁾
in Warren
County

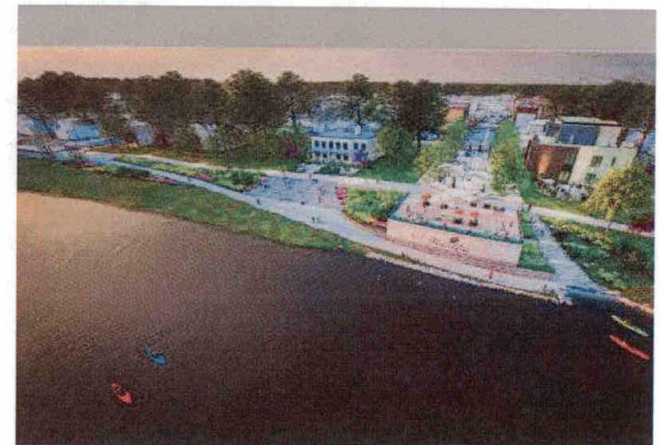
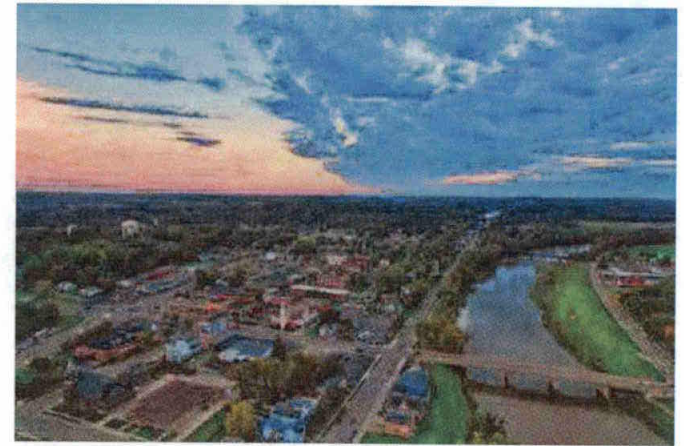




THE MIAMI
CONSERVANCY
DISTRICT

What is
protected by
MCD?

- **1 Million people**
- **More than 47,000 properties in five counties**
- **More than \$10 billion worth of buildings and land**
- **6 hospitals**
- **60+ schools and colleges**
- **814 miles of public roads**
- **14 wastewater treatment plants**
- **9 water treatment plants**
- **Drinking water resources**
- **Outdoor recreation**

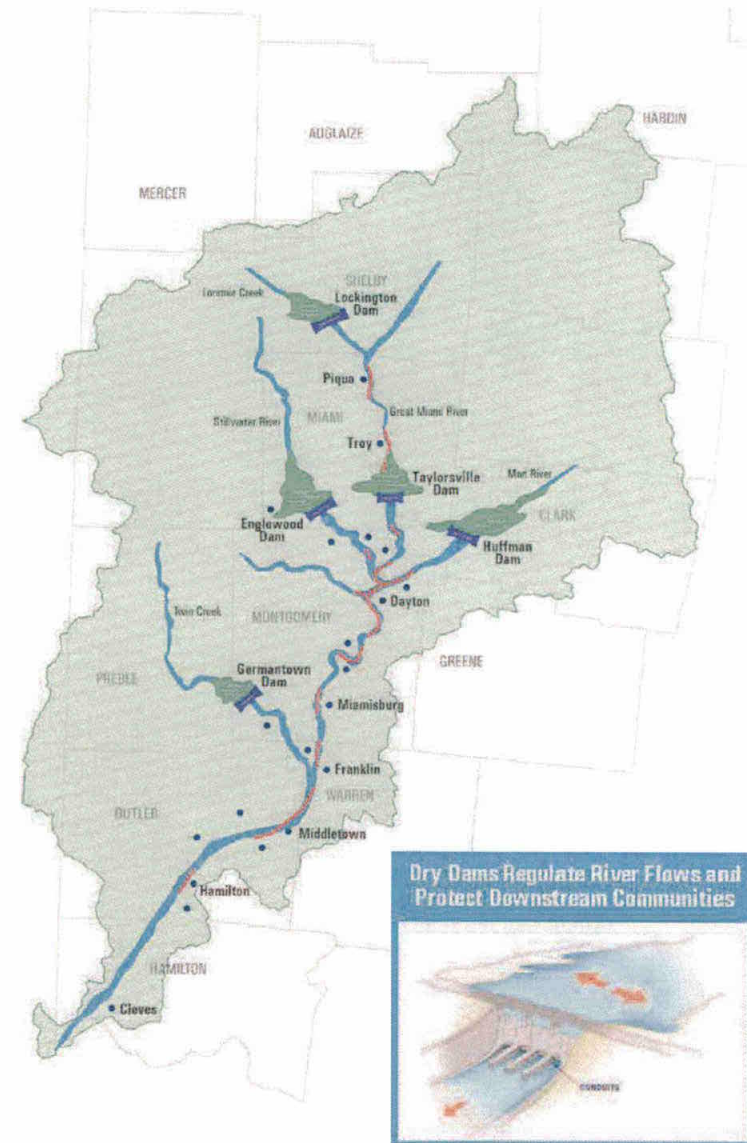




THE MIAMI
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What is MCD's Integrated Flood Protection System?

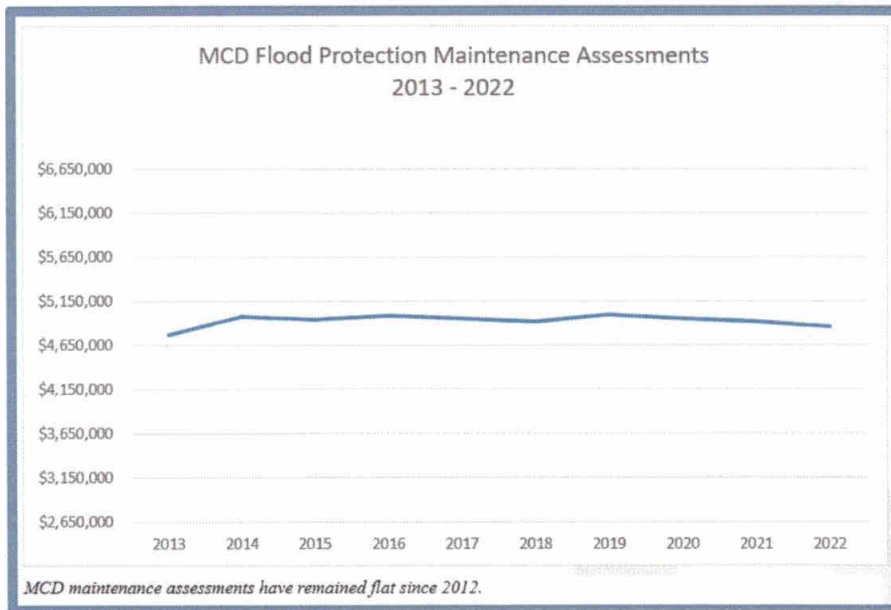
- 5 dry dams
- 55 miles of levees and floodwalls
- 185 floodgates
- 1,100 acres of floodplain
- 35,000 acres of land that store water
- Improved channels in cities





What are the risks of MCD Flood Protection System?

- Flat revenues, while expenses and needs have increased
- 3-year delay in conducting a “Readjustment of Appraisal of Benefits”

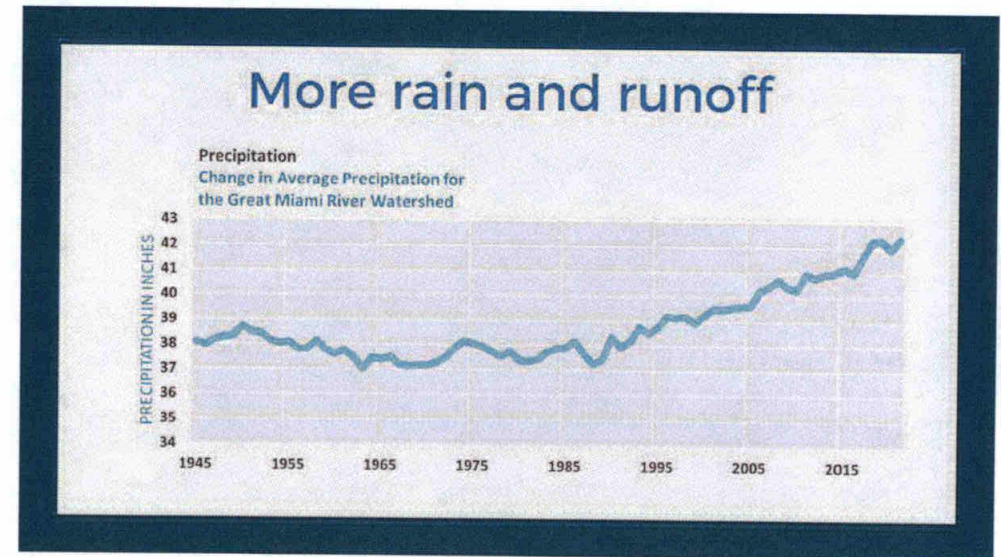
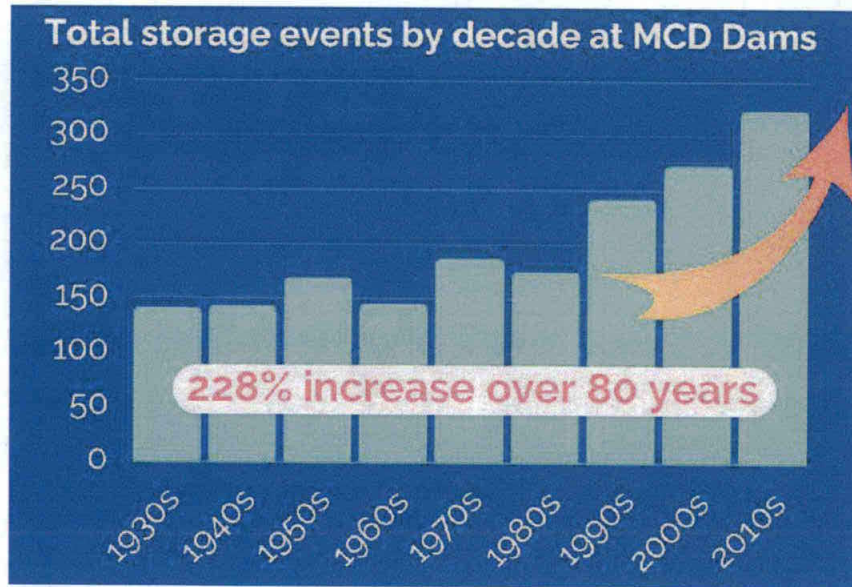


Capital Assessment – Dam
Safety Initiative (DSI)
expired in 2022



What are the risks of MCD Flood Protection System?

- Climate trends
- Aging infrastructure



Flood Inundation Map for Franklin and Carlisle, Ohio



Study Area 10 ft 11 ft 12 ft 13 ft 14 ft 15 ft 16 ft 17 ft 18 ft 19 ft 20 ft 21 ft 22 ft 23 ft 24 ft 25 ft About this map

Franklin Carlisle Study Area



Gage



Levee



Study Area Limits



MCD has made investments over the last 20 years to reduce risk of failure*but more is needed*



- Installed over 208 relief wells to control threat of underseepage at all five MCD dams
 - Placed impervious material at the crest of three dams to protect against seepage
 - Repaired concrete and walls at Lockington Dam to improve stability
 - Improved floodgates, revetment, and floodwalls in multiple cities
- **Protecting. Preserving. Promoting.**

\$24.5M

Spent through 2022 for analysis, design, and construction of projects which improved the safety of the flood protection system.

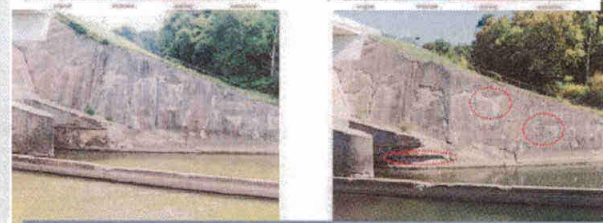
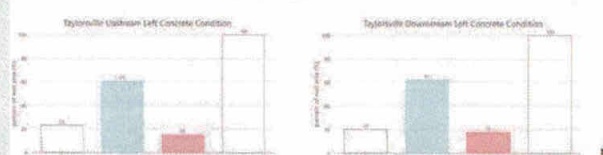
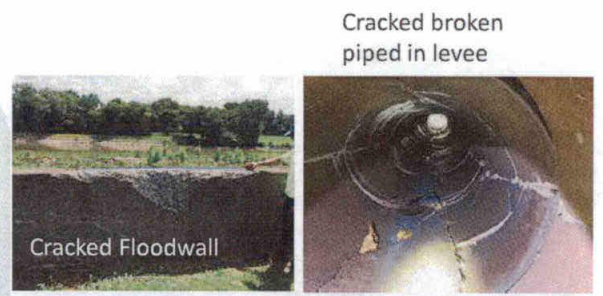
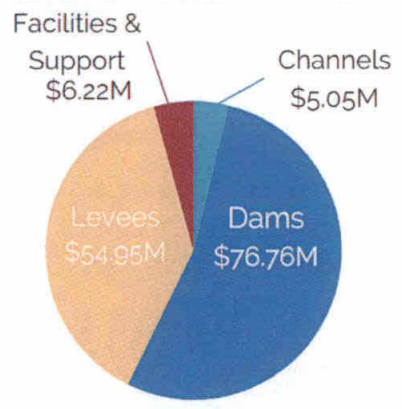
Aging Infrastructure

MCD's Identified Capital Needs

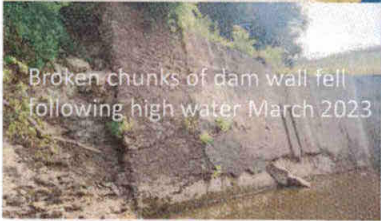
MCD's Dam Safety Initiative Capital Assessment Expired in 2022

Total estimated priorities rehab needs of flood protection (\$2022)

\$140M



Without adequate funding, conditions worsen



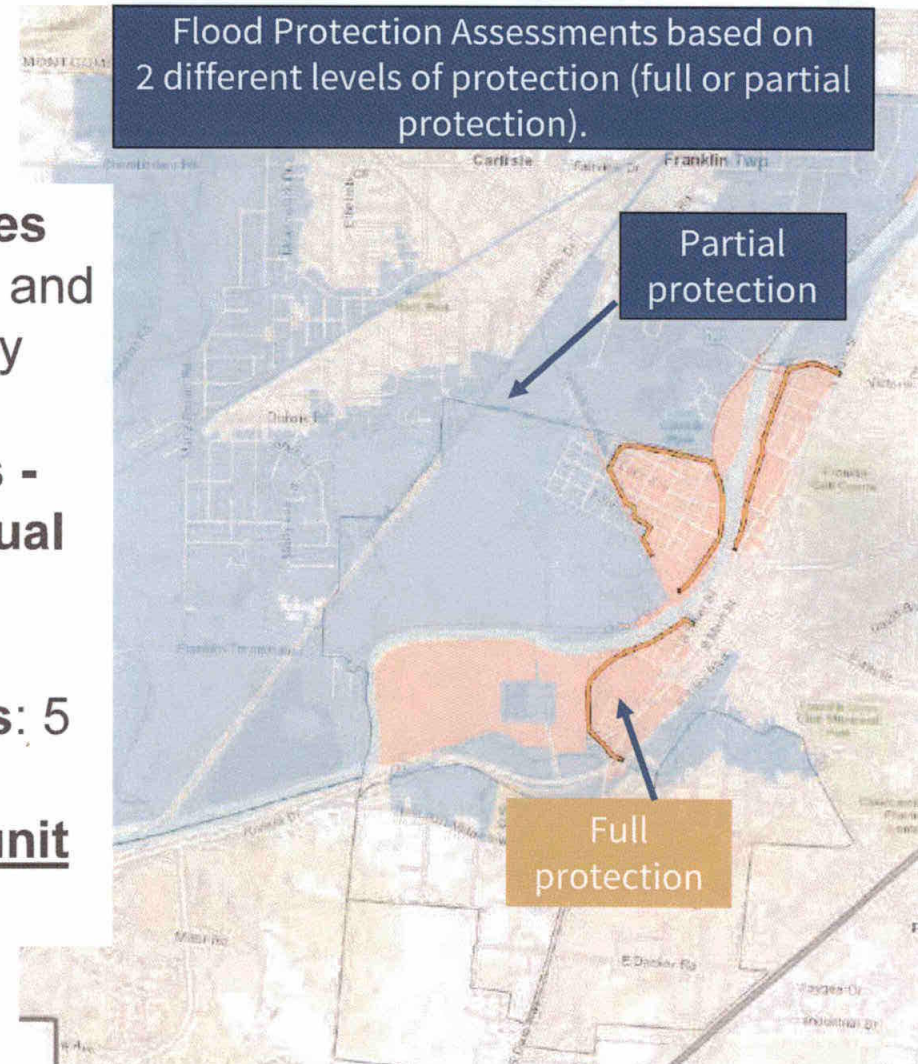
Protecting. Preserving. Promoting.



THE MIAMI
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DISTRICT

How is MCD
funded?

- **Individual properties** that flooded in 1913 and are now protected by MCD receive **flood protection benefits** - pay **annual individual assessments**.
- **Local governments:** 5 counties & 21 communities - pay **unit assessments**





Readjustment of the Appraisal of Benefits 2024

- Conservancy Court may order a “Readjustment of the Appraisal of Benefits” when they find a material change in property value or condition
 - May not occur more frequently than once every 6 years, per ORC 6101.54
- Readjustment was delayed 3 years by Butler County Appeal
 - Previous Readjustment: Effective 2012
- Board of Appraisers reviews and updates the benefit methodology
 - Ensures assessments are fair and equitable
 - MCD has used that methodology to calculate new benefits.
 - 2023 county auditor property values are used to calculate new flood protection benefits for the 7th Readjustment



Kettering Medical Center – Troy



CareSource – Dayton



Children's Medical Center – Dayton



Marcum Apts - Hamilton



Water Street Flats Apts – Dayton



Spooky Nook – Hamilton



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7th Readjustment of the Appraisal of Benefits

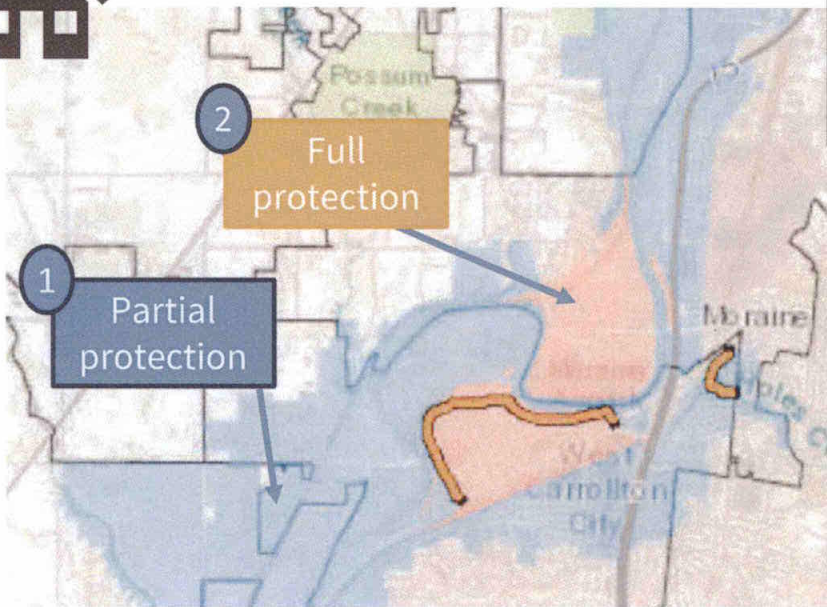
PRELIMINARY FINDINGS OF READJUSTMENT

Protecting. Preserving. Promoting.

3 Examples of Impact: \$100K property value, 3 different flood factors

Maintenance Assessment @2.78% Capital Assessment @1%

Estimated Maintenance Assessment (2023 values) & 8 year forecast for maintenance needs



1 Full Protection Area (orange areas) 10' of Flood Depth (30%)

MAINTENANCE ASSESSMENT (2.78%) • \$62 increase (\$292/year)	CAPITAL ASSESSMENT (1%) • \$105/year
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\$33/month

Full Protection Area (orange areas) 0.5" of Flood Depth (6%)

MAINTENANCE ASSESSMENT (2.78%) • \$12 increase (\$58/year)	CAPITAL ASSESSMENT (1%) • \$22/year
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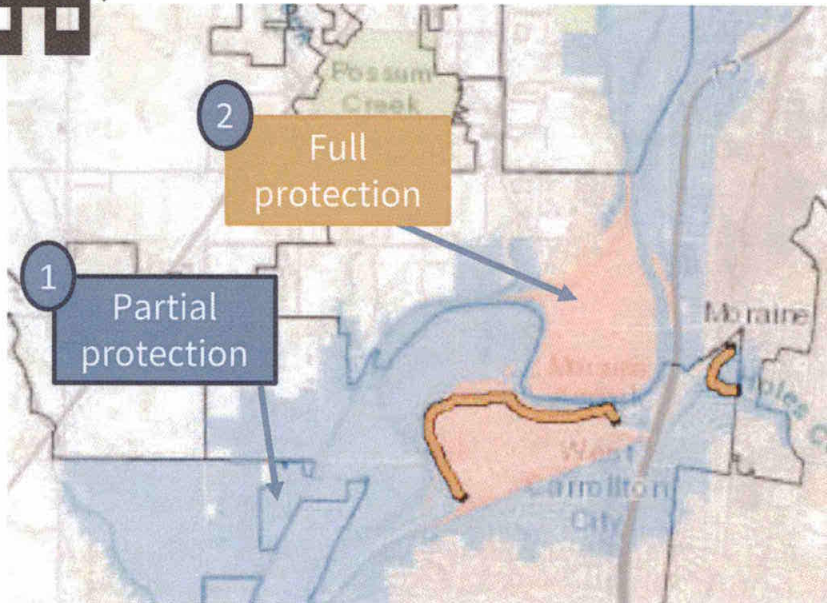
\$7/month

3 Examples of Impact: \$100K property value, 3 different flood factors

Maintenance Assessment @2.78%

Capital Assessment @1%

Estimated Maintenance Assessment (2023 values) & 8 year forecast for maintenance needs



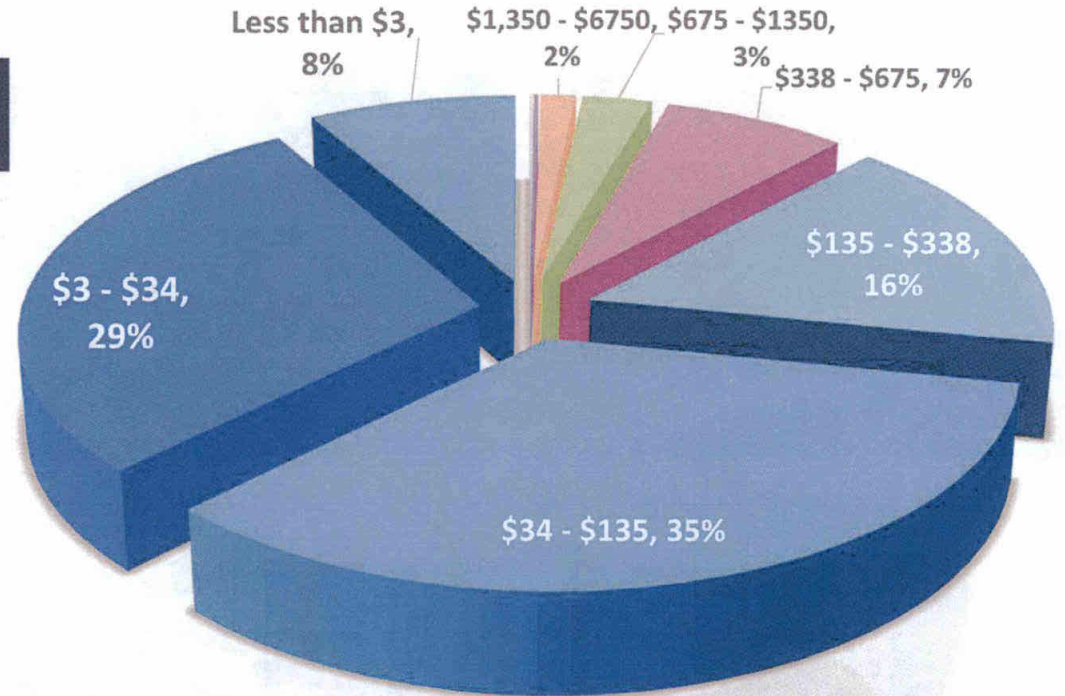
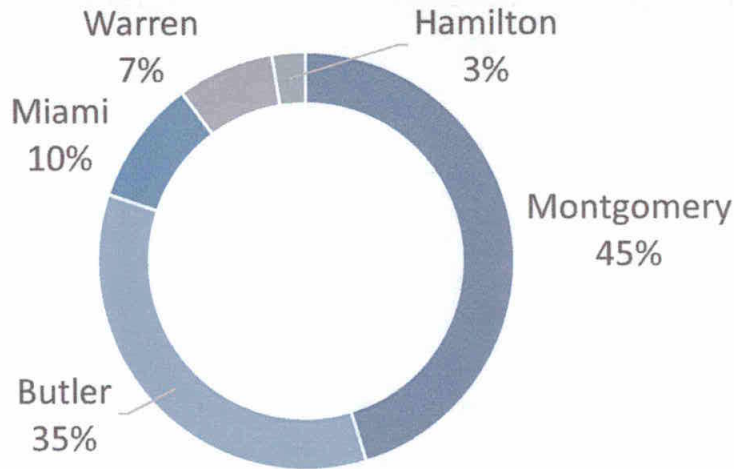
3 Partial Protection Area (Dams) (blue areas)	
MAINTENANCE ASSESSMENT <ul style="list-style-type: none">• \$7 increase (\$29/year)	CAPITAL ASSESSMENT (1%) <ul style="list-style-type: none">• \$10/year
~\$3/month	

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7th Readjustment Maintenance (2.78%) & Capital (1%): Preliminary Projections

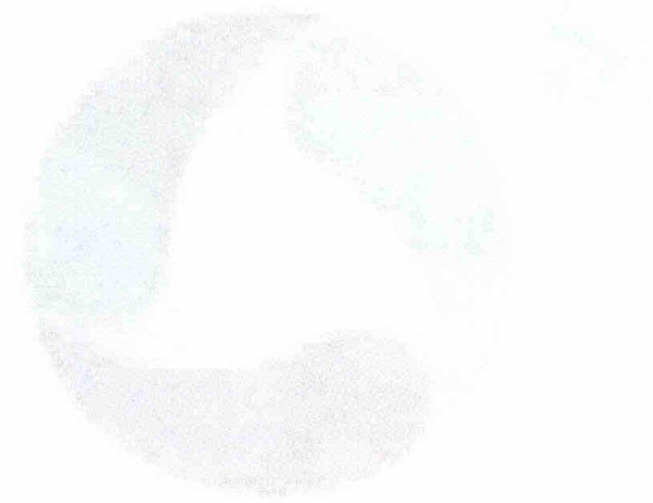
Over 42,000 individual parcels contribute to Maintenance Assessments



88% of individual assessments are under \$340/year, <\$33/month for flood protection

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UNIT BENEFITS

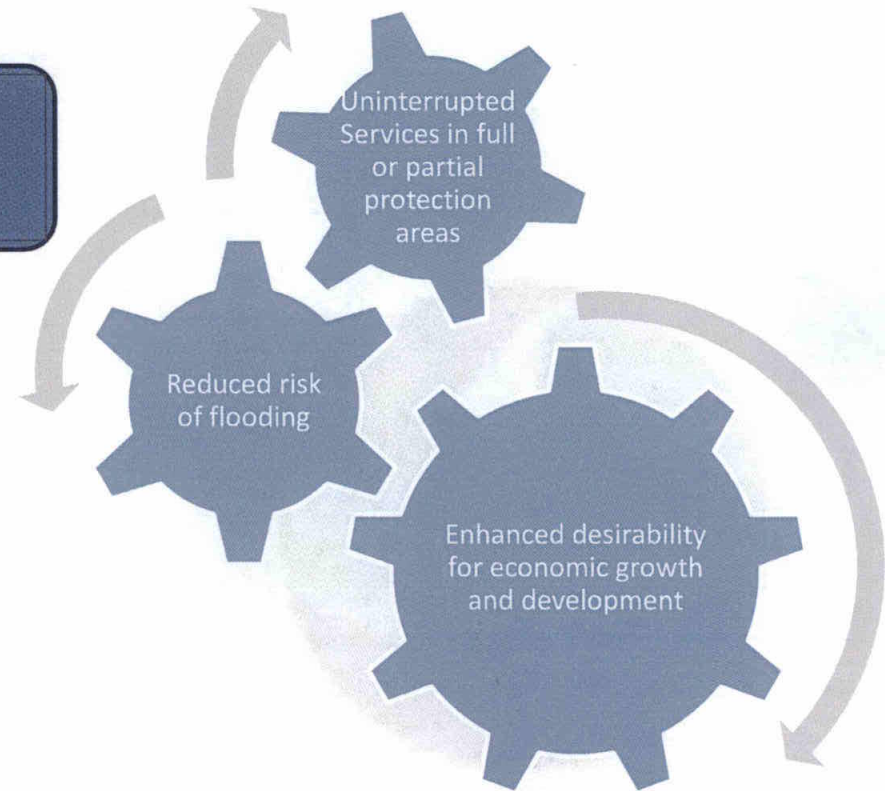


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Public corporation unit assessments: 5 counties & 21 communities that benefit from flood protection

Local governments own parcels, utilities, streets, parking lots, buildings that receive flood protection, **but are exempt from individual assessments**



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Public corporation Unit benefits, approved by MCD Board of Appraisers, approved per ORC 6101



Water supplies are not disrupted and contaminated from flood waters



Streets and transportation systems are not blocked by river flooding



Communities are not interrupted due to river flooding



Electric, gas, telephone, and other utilities are not disrupted or destroyed by river flooding



Communities are not regularly engaged in emergency management, rescue, and clean-up from flood events

Protected communities as a whole further benefit from flood protection system.

Reduced risk of flooding - Increased property values - Enhanced desirability for re/development and quality of life, without fear of flooding.

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The flood protection system positively influences flood insurance rates.

- MCD protected properties have reduced or avoided flood insurance needs.
- MCD's flood protection reduces the perceived flood risk, leading to potential premium discounts.

Average premium in US for flood insurance is almost \$900 /year

Next steps ... next 6 months





Thriving communities, a healthy watershed, and a higher quality of life – sustained by well-managed water resources throughout the watershed.

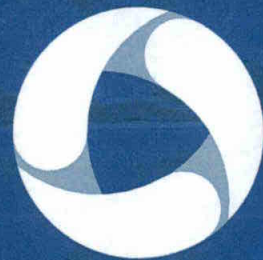
www.mcdwater.org

@MCDWater



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Thank You



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