

THE BLUE LETTER



333 James E. Bohanan Drive • Vandalia, OH 45377 • (937) 898-5891

July 19, 2024

Mayor Herbst & City Councilmembers:

This week we welcomed Leann Hanf as our new Human Resources Manager. Leann has most recently worked in Human Resources and the Vandalia Butler Schools. Leann graduated from West Milton high school and received her bachelor's degree in human resources and business management from Wright State University.

Congratulations to our newest Fulltime Firefighter Paramedic, Matthew Green. Matt came to us from our part-time ranks and was sworn in at the Monday July 15th council meeting.

Congratulations to Alicia McCracken and Aaron Messenger on their recent promotions within the Parks and Recreation Department. Alicia assumed the role of Recreation Superintendent on July 1, after serving as Recreation Facility Manager since 2018. Aaron became the Recreation Facility Manager on July 15 after serving as Recreation Coordinator for Programs since 2018.

On July 1, we welcomed Justin Nicol as our new mobile crisis responder to Vandalia and Butler Township Police Departments. Justin is a member of the South Community Behavioral Health Team and has completed his master's degree in social work through Wright State University. He will be riding along with patrol officers, responding to crisis calls in the community and following up with individuals in our community to ensure they are receiving the support and resources for mental health and social services.

The July 23rd Planning Commission meeting will have one item on the agenda. An applicant is requesting conditional use approval for a truck facility at 6480 Webster Street. We anticipate that the Planning Commission agenda for August 13th will include the proposed Code amendment to prohibit the cultivation, processing, and dispensing of marijuana in all zoning districts within the City.

I, along with other members of staff, attended the pre-renewal meeting with McGohan Brabender. The meeting recapped our current performance in the plan year and identified additional items we would like reviewed before entering the renewal stage for the 2025 plan year.

The Employee Appreciation lunch at Helke Park this week was well attended and enjoyed by all. The weather was excellent, and the pizza and cookies hit the spot.



The Muncity 5 Connect portal is live. This allows residents, business owners, and contractors to pay for DES permits online. Soon, new permits and applications will be able to be submitted through this online portal allowing for faster processing and getting their projects started quicker.

Electrical/Building Inspectors Martin and Barnett have been coordinating with IT, Parks & Recreation (Facilities), Chapel Electric (contractor), and AES for this weekend's planned power outage at the Municipal Building for the generator switch.

I contacted the Management Advisory Group this week seeking a proposal for the recruitment of the City Manager position. I am hopeful that we will receive a proposal within the next 7-10 days.

Please contact me directly with comments and questions.

Very Respectfully,

Mark Schwieterman
Interim City Manager

CC:

Board and Commission Members
All City Employees

Attachments:

1. Information Update - ACM Cron – July 19, 2024;
2. Information Update - Director Leiter – July 19, 2024;
3. Information Update - Chief Follick – July 19, 2024;
4. Information Update - Director Clark – July 19, 2024;
5. Information Update – Chief Althouse – July 19, 2024;
6. Information Update - Director Borton – July 19, 2024;
7. June 17, 2024 Letter from Miami Conservancy District



To: Mark Schwieterman, Interim City Manager
From: Rob Cron, Assistant City Manager
Date: July 18, 2024
Re: Information Update for June 22 – July 19, 2024

- ♥ Congratulations to Property Maintenance Inspector Kip Millikin on being chosen for our Employee Spotlight for July.

Employee Spotlight
July, 2024



Kip Millikin
Property Maintenance
Inspector

Kip Millikin has been with the City of Vandalia for more than 24 years, serving as a Property Maintenance Inspector. He says his favorite aspect of his job is the people.

"I enjoy meeting and speaking with our residents, and we have a great staff that works very well together," he said. "When you have that, it makes your job a whole lot easier."

In a typical day, Kip will speak with residents about any number of maintenance issues, such as overgrown weeds, debris in the yard, or inoperable vehicles. He says his job is to improve the quality of life for all Vandalians.

"I try to approach every situation with a positive outlook," he said. "I try to be honest and up-front with residents, and they seem to appreciate and respond to that."

"Vandalia is a great city to live and work in," Millikin said. "I'm proud to play a role in keeping this City a top-tier suburb in the region."

 **Vandalia**^{ohio}
small city. big opportunity.

- ♥ We held our pre-renewal meeting with McGohan Brabender to discuss our status with our healthcare program and to begin looking at our renewal for next year and what options we might have.
- ♥ Ben Borton, Jake Hayslett, Chris Mastrino and I met with WDG Group to go over the latest draft site plans for our proposed Public Works Facility. They will be putting the final touches on the programming phase of the project and working on the budget numbers for our new facility. We hope to bring this forward to present to City Council in the next couple of months.
- ♥ You and I attended the Tri Cities Wastewater Authority June Board Meeting. The three board members were all new at this meeting, so General Manager Danny Knife gave a quick overview and update on the major projects that are underway and planned.

- ♥ Ben Borton and I attended the utility coordination meeting for the DIA NE Logistics Roadway project where we are partnering with Montgomery County Engineer's office with. There will be a lot of utility relocation work and property acquisition involved with this project. Right of Way plans are being developed now so that the right of way acquisition can begin, with the utility work likely to begin in early 2026. The actual roadway construction will take place in 2027-2028. The county has submitted a Transportation Review Advisory Council (TRAC) application asking for 80% of the right of way and utility costs. We have already received \$1,600,000 TRAC funding for the preliminary engineering and final design work that is currently underway.
- ♥ This week I met with representatives from the Dayton Development Coalition (DDC) and JobOhio at 250 Northwoods with the owner of HVAC One. They are utilizing under a lease a major portion of that facility. They are currently in negotiation to take over the remainder of the facility.
- ♥ I also met with the DDC and JobsOhio this week with a company interested in the vacant building at 1669 Capstone Way. We are in competition with other sites in Indiana and northern Kentucky for their business.
- ♥ We held our second Employee Appreciation event on July 18th. This was a Pizza lunch held at Helke Park. Thank you to everyone who attended the event and to all staff that helped make the event possible. Our next event will be a cookout lunch on August 14th at the Sports Complex. City of Vandalia retirees will be invited as well.
- ♥ The MvVandalia magazine will be hitting mailboxes soon. Articles include information about the City's status as a Purple Heart City, the new mural at 206 E. National Road, the upcoming National Night Out, the Vandalia Bikeway project and upgrades at the Vandalia Art Park.
- ♥ City Planner Mike Hammes was reappointed to the Montgomery County Housing Advisory Board.
- ♥ The developer for the proposed multi-family development at 650 Pool Avenue met with DES and Staff to discuss construction and zoning items for the project.
- ♥ One item is scheduled for the July 23rd Planning Commission meeting. An applicant is requesting conditional use approval for a truck facility at 6480 Webster Street.
- ♥ This week we welcomed Leann Hanf as our new Human Resources Manager. Leann has most recently worked in Human Resources and the Vandalia Butler Schools. Leann graduated from West Milton high school and received her bachelor's degree in Human Resources and Business Management from Wright State University. Leann and her family live in Brookville.

Memo



To: Mark Schwieterman, Interim City Manager
From: Bridgette Leiter, Director of Finance
Date: July 18, 2024
Re: Information Update - Period Ending July 19, 2024

1. Overall Income tax receipts (\$11,538,064) are up YTD by 2.02% (\$228,608) over June 2023. Withholding tax is up 4.47% YTD (\$362,162); Individual tax is up 2.06% YTD (\$24,328); Business net profit tax is down 7.82% YTD (-\$157,882). Refunds issued YTD were \$322,154.61. Overall receipts, net of refunds, were up 2.85% as compared to June 2023, also net of refunds.

The amount of income tax revenue budgeted for 2024 is \$19,671,000 (\$1,639,250/month * 6 months = \$9,835,500). The amount collected YTD is \$11,538,064. Therefore, the amount collected through June is 17.31% higher than the estimated amount based on the budget.

2. Kristen Carnes (Assistant Finance Director) attended a regularly scheduled council study session and meeting. She presented information on the requirement for the creation of a new fund for VPD 911 Services, and the quarterly assessments to the County for delinquent account balances for water, sewer, stormwater, refuse and weed cutting.
3. Finance staff appreciated the invitation to the Employee Appreciation Luncheon.
4. I attended a Tri-Cities Finance Committee meeting where I presented the June YTD financial report.



DIVISION OF FIRE INFORMATION UPDATE

TO: MARK SCHWITERMAN, INTERM CITY MANAGER
FROM: CHAD FOLICK, FIRE CHIEF
DATE: 7/18/2024
SUBJECT: INFORMATION UPDATE – PERIOD ENDING JULY 19, 2024

1. The Division of Fire would like to thank Texas Roadhouse for bringing by their famous rolls and butter as a gift to the crews on June 27th. The thoughtfulness and delicious goodies are much appreciated.
2. The Division of Fire provided a “Ride to School on a Firetruck” on June 28th. The two lucky recipients won their ride as a raffle prize during a Chamber of Commerce event earlier this year. The kids and crew had a fun time “trucking” into school.
3. The Division of Fire held a command staff meeting on Monday July 1st. Items discussed were, but not limited to, budget, goals and hiring updates.
4. The Division of Fire provided a strike team on June 29 at the Huber Heights Star Spangled Fireworks event. We are always glad to be able to help out our neighbors.
5. The Division of Fire participated in another fun and successful Star-Spangled Celebration event on July 3rd. The Prevention Bureau was especially busy the day of and leading up to the event, working closely with our shooting crew with set up and inspections. Crews on shift July 3 also provided strike teams for any needs the crowd may have had. Before the big event, everyone was able to come together to enjoy a cookout on site together.
6. Crews have been out and about to multiple lemonade stands this summer. The Division of Fire is running our second annual lemonade stand competition, where if the crews show or are invited to a lemonade stand, those running the stand can contact the Fire Dept. Headquarters to have their name added into a hat for a chance to run the lemonade stand at our annual open house in October where they can keep all the profits.



DIVISION OF FIRE INFORMATION UPDATE

7. Even though school is currently out for the summer, Division of Fire crews and our Prevention Bureau have been busy with public education at summer daycare along with providing a dump tank fill for the Aviators peewee football annual kick off party.
8. AP Triton, the company the City has contracted with for a Community Risk Analysis was on site July 8th and 9th to gather information and meet with a variety of employees within the City of Vandalia. The Community Risk Assessment is in its final stages and is being completed as part of a grant project that was awarded last year to our Fire Prevention Bureau.
9. The first round of Captain interviews have been completed. The Division of Fire is hoping to fill this position quickly after being vacated by Captain Miller earlier this month.
10. Congratulations to our newest Fulltime Firefighter Paramedic, Matthew Green. Matt came to us from our part-time ranks and was sworn in at the Monday July 15th council meeting. Congratulations to Matt on his new position with the Division of Fire!
11. The Division of Fire and on duty crews would like to thank the City for Pizza in the Park appreciation day on July 18th.



To: Mark Schwieterman, Interim City Manager

From: Steve Clark, Director of Parks & Recreation

Date: 7/18/2024

Re: Information Update – Period ending July 18, 2024

-
- Congratulations to Alicia McCracken and Aaron Messenger on their recent promotions within the Parks and Recreation Department. Alicia assumed the role of Recreation Superintendent on July 1, after serving as Recreation Facility Manager since 2018. Aaron became the Recreation Facility Manager on July 15 after serving as Recreation Coordinator for Programs since 2018.

FACILITY MAINTENANCE DIVISION

- We received 25 applications for our vacant Building Maintenance Technician position. We are currently reviewing the applications to determine a recommended candidate interview list. We anticipate beginning interviews the week of July 22-26.
- The new restroom building at Robinette Park is now open for park goers daily. The next step in the redevelopment of the park will be the installation of the Inclusive Playground and safety surface this fall.

RECREATION / ATHLETICS DIVISION / SPECIAL EVENTS

- Vandalia Air Show Backyard Bash took place on June 20 from 6:00pm-9:00pm at Vandalia Art Park. There was music by the Air Force Band of Flight, games, vendors, and food trucks for people to enjoy. The weather was very hot, so we did not have as large of a crowd as last year, but still had several hundred people come out to enjoy the event.
- The Schellas Hyndman Soccer Camp is taking place this week at the Sports Complex. We have a total of 76 youngsters participating in the camp. Schellas is once again donating his time to organize and oversee the week-long camp with all proceeds going to the Vandalia Recreation Fund of the Dayton Foundation. These funds are used to provide program and facility membership scholarships to local youth. A special thanks to the Butler High School Boy's and Girl's Soccer teams that also donated their time to assist with the camp.
- The 2024 Star Spangled Celebration was a great success with a large crowd and spectacular fireworks display to cap off the evening. We endured an afternoon rain and were able to kick things off as scheduled. Special recognition to the Division of Fire, Division of Police, Public Works, City Manager's Office and Parks and Recreation Department for their preparation and coordination efforts throughout the course of the event. Fire Department personnel are very professional in their approach to the fireworks display, assuring a safe event for all involved. This is such a wonderful community event that residents look forward to every year. The fireworks display, especially the finale, was one of the best in recent memory.

- Cassel Hills Pool membership rates went to half price on July 3. To date, we have sold twenty-five memberships totaling \$1,938.
- Picnic and Playtime in the Park, a new program developed by Aaron Messenger, was held on July 9 at the Sports Complex. A total of 78 people participated in the event. Attendees enjoyed an afternoon of games, a cookout and fun with other families.
- Our Annual Summer Splashtacular special event that we partner with the Division of Fire will be held this Friday, July 19 from 11am-2pm at the Sports Complex. There will be many water themed games for youngsters to enjoy. This program began during the Covid pandemic as a way for children to enjoy some time outside with water activities since our aquatic facilities were closed.
- Another exciting new program is the upcoming Frozen Party in the Park event scheduled for July 25 from 6-7:30pm at the Art Park. This special event will be a music and dance performance themed around the Frozen movie series.
- Youth baseball/softball season is wrapping up with all-star play. All regular season and end of season playoffs have concluded. Recreation Coordinator Jeff Kreill did an excellent job running the program this summer.

RECREATION CENTER

- Group Fitness classes continue to grow in popularity with 8117 participants thus far in 2024, which is an increase over the 2023 year to date number of 7240. Fitness floor counts are also up year to date in 2024 by almost 1000 over 2023.
- VRC membership monthly electronic fund transfer for June totaled \$20,231, which is up by \$1116 over June of 2023. Daily admission revenue for June totaled \$29,570, up from \$18,144 in June of 2023.
- The September through December programs guide has been finalized and ready for publication as part of the My Vandalia Magazine that will be mailed to residents in August.

SENIOR CENTER

- Visits to the Senior Center for the reporting period of June 18 to July 1 totaled 1054. We had a total of 11 days in which the building was rented, including evenings and weekends. During this time 957 members came to the facility for an average of 106 members per day.

GOLF DIVISION

- We continue to experience irrigation system issues. Superintendent Marty Szturm is currently shutting down the system every day to avoid sprinkler heads from turning on at random times. He comes in every day at 5am to turn the system on and water the east side of the course. We are grateful to be moving forward with the replacement of the system in 2025.
- Vandalia business Elements IV Interiors held their annual golf outing on July 13 at Cassel Hills Golf Course. They had 91 players participate in the event.
- Thanks to perfect weather on the weekend of July 6-7 the course had 320 golfers that accounted for over \$14,000 in revenue.
- A big thank you goes out to Public Works for assisting in the repairs of some golf maintenance equipment while Tim Bailey continues to recover from his motorcycle accident. We are hopeful that Tim may be able to return to work in early August.
- Ben Lickliter met with Butler High School Golf Coaches to schedule matches for the upcoming fall season.

Information Update



To: Mark Schwieterman
Interim City Manager

From: Kurt E. Althouse
Chief of Police

Date: July 18, 2024

Subject: Information Update Ending July 19, 2024

1. During the past three-and-a-half weeks, VPD officers made 36 traffic stops on commercial motor vehicles for traffic violations. These stops resulted in four traffic citations, 24 written warnings and eight verbal warnings while working 32 additional enforcement hours.

2. On June 9, Officer Sommer and Det. Sgt. Lawson provided a fraud prevention presentation to approximately 75 citizens at the Vandalia Senior Citizen Center.



3. On June 21, VPD officers participated in the Chamber's annual Air Show Parade along East National Road and North Dixie Drive. Officers coordinated with the organizers to maintain security and traffic control along the parade route and had several police vehicles in the parade. Overall, it was a successful event with no issues despite it being a very warm evening.
4. VPD officers worked the CenterPoint Energy Air Show 50th anniversary the weekend of June 22-23. Officers provided traffic control and direction to attendees to the various parking areas. This year's event went very well with good traffic flow and adequate parking for attendees. Despite a few medic calls and assistance on Saturday for attendees with heat-related issues, there were no security or traffic issues.
5. On June 24, Officer Dustin Myers joined the Division of Police and was sworn in to begin his field training. Officer Myers previously worked for the Premier Health Police Department and serves in the Ohio National Guard. We welcome him to the VPD team.

6. On June 24, I attended a community forum meeting hosted by the Montgomery County Alcohol, Drug Addiction, and Mental Health (ADAMHS) Board at the Woodbourne Library in Centerville. I advocated for funding to support our current Mobile Crisis Responder Program and encouraged the board to consider options and alternatives to the former crisis responder program.
7. On June 24, Officer Sommer passed out bags of goodies to children from Yolanda's Playhaus as they enjoyed lunch at Segers Park.
8. On June 27, I attend a bimonthly meeting for Montgomery County mental health stakeholders meeting at the Reibold Building in downtown Dayton. This is a collaboration between Montgomery County Probate Court, local prosecutors, health service providers, probation departments, law enforcement, and other community groups to address the growing concern of mental health crisis cases in the Miami Valley. We continue to search for ways to streamline and improve the emergency admission process for police officers and ensure individuals in crisis receive the appropriate care and attention needed.
9. On June 27, VPD hosted our third annual Open House at the Justice Center. We enjoyed a wonderful evening of meeting approximately 250 residents and citizens who stopped by to tour the police department, see various demonstrations, test out police equipment and the training simulator, view various police vehicles, meet and interact with our staff, and enjoy food and games. It was a very successful event, and we received many positive comments from residents. I appreciate all our police employees who participated in the Open House, and I thank Mark Collins, Rudy Wells, and their crews for putting in extra work to make the Justice Center look great for the event.
10. On July 1, we welcomed Justin Nicol as our new mobile crisis responder to Vandalia and Butler Township Police Departments. Justin is a member of the South Community Behavioral Health Team and has completed his master's degree in social work through Wright State University. He will be riding along with patrol officers, responding to crisis calls in the community and following up with individuals in our community to ensure they are receiving the support and resources for mental health and social services.
11. On July 3, Officer Sommer spoke to students at the Vandalia Recreation Kids Camp about police officers and the service they provide to the community. The campers had the chance to view and sit in a patrol car.
12. VPD officers worked the Star-Spangled Celebration on July 3 at the Sports Complex. There were no serious issues or incidents during this annual celebration, and it was great to see so many of our residents out to enjoy the music and fireworks display. We assisted with traffic direction at the conclusion of the fireworks display and the new crosswalk for the Coppergate neighborhood worked well to safely cross pedestrians from the Sports Complex. This slowed down traffic leaving westbound on Stonequarry Road, however, the crosswalk was overall a benefit. Other than a few suggestions for improvement, the event went well, and we cleared traffic with minimal traffic delays on surrounding roadways.
13. On July 4, VPD officers assisted with traffic control for cyclists who rode the Freedom Tour bike ride hosted by the Vandalia-Butler Optimist Club. The event begins and ends at the Sports Complex and is an annual fundraiser to support

scholarships and grants for local students and school programs. This year's event had nearly 730 cyclists and was well attended despite a cloudy, rainy forecast.

14. Last week, you, Assistant City Manager Rob Cron and I conducted second round interviews with four police officer applicants.
15. On July 9, I welcomed Lieutenant Governor Jon Husted, Ohio Department of Public Safety Director Andy Wilson, their staff members, Sheriff Rob Streck, the Fraternal Order of Police state president, and several local police chiefs and sheriffs to the Justice Center for a special announcement. Lt. Husted shared that the OhioMeansJobs website has launched a new recruitment feature for police agencies in Ohio where a potential recruit can go to one central website to locate employment opportunities across Ohio and can access the recruitment websites for police agencies. Many media outlets attended the press conference and provided coverage of the announcement. It was an honor to host this media event and announcement. <https://ohiomeansjobs.ohio.gov/job-seekers/find-a-job/departments-public-safety>



16. Lieutenant Sucher and Lieutenant Walker attended a Concerns of Police Survivors (COPS) training seminar in Indianapolis June 8-10. The seminar focused on assisting the surviving families of victims, maintaining contact with them after their loss, and keeping a watchful eye for negative impacts on surviving co-workers. They reported this seminar was invaluable and recommended we send our supervisors when it is offered again in the future.
17. On July 11, Officer Sommer, along with Vandalia Fire Department, took a police patrol vehicle and fire apparatus to The Nest Schools at 250 North Cassel Road for the kids to view and sit in.
18. Detectives charged a 38-year-old Vandalia man with two counts of improper handling of a firearm in a motor vehicle and two counts of OVI. Patrol officers made a traffic stop of the suspect who was impaired and in possession of a firearm. The driver tested at a .360 BAC.
19. Detectives charged a 48-year-old Dayton man for Grand Theft of a Motor Vehicle. The male suspect stole a vehicle from 935 Kenbrook Drive.
20. Detectives charged a 31-year-old Dayton man with felony Drug Possession and Weapons charges after responding to a call of a person passed out in a vehicle on Ranchview Drive.
21. Detectives charged a 26-year-old Vandalia man with Strangulation, Domestic Violence, Aggravated Menacing, and Criminal Damaging. The male suspect assaulted his girlfriend while intoxicated at her residence.

22. On Thursday, Lieutenant Walker and I attended a meeting with DES and VFD regarding property condemnation standards and an update on the Super 8. Work has continued at the hotel, and they have remodeled most of the rooms. Management is requesting permission to open as they finish the remaining rooms. Prior to their licensing being approved, they will need to meet the City's remaining requirements. Prior to reopening, Lt. Walker will meet with management to go over the parameters of the consent agreement which were imposed because of the settlement reached before the fire in 2023.
23. Yesterday, several VPD employees attended the Employee Appreciation Pizza in the Park luncheon yesterday at Helke Park. We appreciate the City's generosity in providing lunch to our staff and offer the opportunity to interact with other city employees.



Public Service Information Update

To: Mark Schwieterman, Interim City Manager
From: Ben Borton, Director of Public Service
Date: July 18, 2024
Subject: **Information Update for June 22 – July 19, 2024**

Development & Engineering Services (DES)

Outdoor Enterprise has completed the water and sanitary sewer work to Union Airpark Blvd / National Road Driving Range for the Dog Leg Water and Sanitary Extension Phase 2. All installed watermain and fire hydrants are operational and in service for firefighting capabilities and residents/businesses to connect to. Outdoor Enterprise has demobilized from site until the sanitary sewer lift station is fabricated and delivered to site. Outdoor Enterprise is expecting to remobilize back to site in September 2024 to complete the remaining work.

The City's EV charging stations are still waiting on AES service connections. Garber Electric has been working on punch list items.

Bids were publicly opened for Tionda, Mossview, & Ranchview Drive Watermain Replacement & Resurfacing project on July 9th. Nine (9) sets of specifications were issued, and seven (7) contractors submitted acceptable bids for the project. Bids ranged from \$1,685,751.00 to \$2,112,101.00. Our final estimate for the project was \$1,842,650. Council awarded the contract for this project to M&T Excavating, LLC out of Bradford, OH as the lowest and best bid at their bid price of \$1,685,751.00 and allowed up to the appropriated funds for contingency items that may arise during construction (~5% of the original bid).

This project was previously awarded grant funding of 50% of the total project cost, not to exceed the amount of \$900,000, from the Ohio Public Works Commission (OPWC).

The Municipality 5 Connect portal is live. This allows residents, business owners, and contractors to pay for DES permits online. Soon, new permits and applications will be able to be submitted through this online portal allowing for faster processing and getting their projects started quicker.

Electrical/Building Inspectors Martin and Barnett have been coordinating with IT, Parks & Recreation (Facilities), Chapel Electric (contractor), and AES for this weekend's planned power outage at the Municipal Building for the generator switch.

Staff have been working with a consultant (120Water) to assist with our water service line inventory to meet the USEPA October 16th, 2024 mandate. 120Water has sent out an initial round of mailed surveys to a couple sections of the City. All City water customers will be receiving a bill insert with a QR code to the survey with their next bill (end of July). We need residents' and businesses owners' help to gather the required information for the inventory.

We held our monthly department staff meeting on June 27th.

Assistant City Manager Cron, Chief Building Official Mastrino, Public Works Superintendent Hayslett, and I met with WDC Group on June 27th to discuss the current layout for the proposed new Public Works facility as we get close to the end of the programmatic design phase.

Public Works Superintendent Hayslett and I attended the monthly NAWA technical committee meeting on July 3rd and TCA technical committee on July 10th.

Public Works (PW)

Crews completed the catch basin (CB) and watermain valve box repairs for the 2024 Street Resurfacing project. Temporary asphalt was placed in front of the CBs and around the valve boxes.

Crews continued installing water meters across the City as part of the meter replacement multi-year project. Some meter replacements required replacements of leaking angle valves.

These leaking angle valves are located on the City side of the water meters, so residents and business owners are not being charged for the leaking water usage.

Crews continued sweeping streets, right-of-way mowing, completed spraying under guardrails, and began spraying vegetation growth in the curb/gutters.

Crews performed monthly sanitary sewer lift station maintenance and took Municipal Industrial Pretreatment Program (MIPP) samples at City sites.

Crews fixed sinkholes from storm sewer pipes at Kenbrook Dr / E Alkaline Springs Rd, Kenbrook Dr / Dunnigan Dr, and on Halifax Dr.

Crews repaired a watermain break on Pool Ave on July 12th. Crews also fixed a sanitary sewer lateral on Halifax Dr. Crews placed asphalt on Pool Ave and Halifax Dr after the completed work.

Crews installed/swapped banners for Air Show, July 4th, and Bee City/summer.

Crews worked traffic control for the Air Show.

Crews manned the monthly large item debris drop-off at the PW Garage on July 13th and assisted with the Clean Sweep of the Great Miami River by hauling away debris collected from river cleanup volunteers on July 19th.

Crews performed 129 utility locates this period for Ohio 811.

Crews performed 1 burial at Poplar Hill cemetery during this period.

Tonya Sparks joined our team as the full-time PW Office Manager on July 15th.

We are in the process of first round interviews for a full-time Public Works Technician. We are looking to fill one vacant position and build an eligibility list in an effort to keep our crew fully staffed moving forward.



June 17, 2024

Mark Schwieterman
Interim City Manager, City of Vandalia
333 James E. Bohanan Drive
Vandalia, OH 45377

via e-mail: mschwieterman@vandaliaoh.org

38 E. MONUMENT AVE
DAYTON, OHIO 45402
(937) 223-1271
mcdwater.org

BOARD OF DIRECTORS

Mark G. Rentschler
Michael H. van Haaren
Beth G. Whelley

GENERAL MANAGER

MaryLynn Lodor

Dear Mr. Schwieterman:

On behalf of the Miami Conservancy District, I am reaching out to provide you with an update. We appreciate your interest in the impact of the Miami Conservancy District's flood protection system on the communities that are protected.

We heard your call to pause and reevaluate our funding model, and our Board of Directors has directed us to do just that. We view you as a partner in the mission to keep citizens safe and protect property in the flood protection area.

The Miami Conservancy District's mission is to protect communities in southwest Ohio from flooding and the flood protection system has significantly reduced flood risk from the Great Miami River and several tributaries across five counties more than 2,100 times since 1922.

Status of the 7th Readjustment of the Appraisal of Benefits (7th Readjustment)

The work of the Miami Conservancy District is funded by a valuation of flood protection benefits, and property value has been a factor. Currently property values are based on 2012 values, approved in a 6th Readjustment. In 2020 the Miami Conservancy District was ordered by the Conservancy Court to "readjust" the benefit calculation using up-to-date property values, but it was delayed due to an appeal of property values at the state level. In 2022 the appeal was resolved. After delay since 2020 the 7th Readjustment was scheduled for 2024.

As you know, due to a steep rise in 2023 property values (especially when compared to 2012 property values), some assessment payers were scheduled for increases up to 400% or even higher. Based on community input and a better understanding of how the 7th Readjustment could impact property owners and businesses, the Board of Directors elected to **pause** the readjustment process.

It has never been the intent of the Miami Conservancy District to work against economic development or revitalization of any community. We were created by business leaders to ensure the region never again experiences the devastating impacts of flooding that took at least 370 lives, paralyzed commerce, and took many years to recover.

We are committed to an accelerated study to explore best practices from across the country and evaluate other funding models compared with the Miami Conservancy District's current funding structure. This will involve working with an experienced, external firm to analyze the alternatives, gather feedback from stakeholders, and develop a recommendation. We will balance impact to communities while ensuring resources are available to sufficiently and safely maintain the critical infrastructure of the flood protection system.

This study is slated to begin in early July. The first phase is anticipated to be complete by the end of the year. The pause to the readjustment is anticipated to take at least two years while the study is underway, and an enhanced, watershed-based methodology is developed.

The Miami Conservancy District is committed to evaluating the funding approach, so that it is fair and equitable and recognizes the direct and indirect benefits of the regional flood protection system.

What does the readjustment pause mean for flood protection?

During the **pause**:

- The assessments will continue to be calculated using 2012 property values.
- A study will result in a sustainable, alternative funding model.
- A new philanthropic fund is established at The Hamilton Community Foundation. The fund will provide financial assistance to not-for profits in the greater Hamilton area who benefit from flood protection and are paying an assessment. We are exploring the establishment of funds at additional community foundations across the region.
- An increase to 2025 maintenance assessment rates is necessary to maintain critical flood protection services and protect \$10B of property value and essential services.

The **pause** results in the following impacts:

- Unless other funding is available, critical reinvestment to keep the flood protection infrastructure strong will have to be deferred. For example, the capital assessment was to provide \$4.3M annually but with the pause it will annually bring in \$1.4M less. The rehabilitation of crumbling concrete walls of dams is critical to control flooding. If these dams were to fail, it could result in catastrophic losses for the region. There are many other examples of rehabilitation priorities.
- Potential elevated flood risk if resources are not available to adequately maintain the flood protection system and respond to high water and flooding.
- The unencumbered cash reserves will not continue to subsidize routine operations.

Assessments are based on the amount needed to care for and address critical, aging infrastructure.

Typically, when a readjustment of the appraisal of benefits is complete, the Board sets a maintenance rate with the intention that the rate would remain flat until the next readjustment, which is about 8 years. The readjustment has already been delayed four years since 2020. The pause creates additional risks to flood protection.

At a June meeting the Board of Directors reviewed the flood protection maintenance budgets fund balances. The 2025 preliminary budget was reduced by \$1M. The Board reviewed 2025-2027 rate scenarios and approved a 2025 maintenance rate of 3.35%. It is the Board's intention that the rate will remain flat through the study period. By that time, the Board anticipates to being implementation of a new methodology.

The Conservancy Court will consider the updated maintenance rate and the pause of the 7th Readjustment during its July 2024 meeting. **This rate, if approved by the Conservancy Court, will result in assessments to many property owners that are far less than the amounts estimated with the 7th Readjustment, which is now paused.**

Examples:

	# of Parcels	Current Annual Maintenance Assessment based on 6th	2025 Annual Maintenance Assessment based on 6th	<i>PAUSED 7th Readjustment for Model Evaluation (Maintenance)</i>	NEW 2025 Annual Capital based on 6th Assessment	<i>PAUSED 7th Readjustment for Model Evaluation (Capital)</i>
The Marcum Apartments, LLC (Butler County)	1	\$1,720	\$2,631	\$45,443	\$785	\$16,346
Spooky Nook (Butler County)	4	\$9,673	\$14,797	\$352,677	\$4,417	\$126,862
Children's Medical Center (Montgomery Co)	70	\$72,073	\$110,249	\$245,457	\$32,910	\$88,294
Kettering Health Network (Montgomery, Miami Co)	76	\$12,041	\$18,457	\$49,899	\$5,509	\$17,949
Hamilton Artspace Lofts Ltd. Partnership (Butler Co)	1	\$1,208	\$1,848	\$7,951	\$552	\$2,860
Example: Fully Protected \$100,000 Property in 6th		\$230	\$352	\$394	\$105	\$142
Example: Partially Protected \$100,000 Property in 6th		\$23	\$35	\$39	\$11	\$14

Approximately 40% of all 40,000 parcels currently assessed are calculated at “partially protected” factors. Additionally, over 80% of all parcels flood protection assessments would be less than \$200 per year.

Flood insurance costs remain avoided for many.

Some properties that benefit from the flood protection system avoid flood insurance because we have previously met required FEMA criteria for levees to avoid flood insurance. It is our intent to ensure that our levees meet the federal criteria so those property owners will continue to enjoy the benefit of not paying flood insurance. **The average annual cost of residential flood insurance in Ohio is estimated to be \$1,250.**

Without MCD flood protection, some high-valued properties could be faced with flood insurance costs in the hundreds of thousands of dollars each year if they were in a FEMA special flood zone.

Exploring Additional Funding Resources

Miami Conservancy District is actively exploring state and federal government funding opportunities. We appreciate your consideration of our capital needs in the state capital bill. Since 2022, we have applied for over \$22M in federal or state funding.

We welcome your thoughts and feedback as we move through this process. We value our partnership and encourage you to reach out to discuss any of this in greater detail.

Sincerely,



MaryLynn Lodor
General Manager