

Board of Public Affairs Meeting Minutes – July 23, 2026

There was a regular meeting of the Blanchester Board of Public Affairs held on Thursday July 23, 2026 in the BPA Conference Room at the Municipal Building.

The meeting was called to order at 6:32PM PM by Chairman Bowling.

Attending was Chairman James Bowling, Trustee Dennis Blocker, Trustee Robert Haines, Director Ram Reddy, Mayor John Carman, Council Member Lynn Lewis, Council Member Marie Brooker, and Donna Johnson Business Mgr./Clerk.

There was a motion/second by Chairman Bowling/Trustee Blocker to approve the minutes.
All in favor - All Yeas. Motion carried.

A motion/second by Chairman Bowling/Trustee Haines to approve the bills listed in Appendix-A.
All in favor - All Yeas. Motion carried.

Clerk

Pole Attachment Contract has been sent to Frontier/Verzion on 7/23/2026.

22 Disconnects were done on 7/23/2026.

502 Railroad St Contractor did not pay the bills, Justin Dickman to look into sending letter to collect the monies owed.

All Letters from the Landlord Sub-Committee have been mailed. Total of 122 mailed.

Roy property off of Westboro Rd. looking into building new home and want to check to see if water and sewer services can be provided to his property. James Bowling to get with Jared Horner to look at the property.

Board advised staff to look into microphone/sound system for the BPA Conference Hall for Meetings.

Director

Staff continued to attend IMPA Board and Executive Committee and other meetings.

Staff updated the Board on funding and status of all the projects that are currently in process and future potential projects.

Electric Substation Construction Project:

- Procurement of land for substation construction is complete.
- Continued to work on construction plans, design, and funding for the project.
- We have applied for DOE grant funding for a projected cost of \$9,000,000 for this project and were not successful in getting the funding in first phase.

Planning to apply again in next phase of funding release, and also looking at other financing options.

Board/Staff looking into other Financing Options to fund the substation construction project. Working with AMP Financing Department to explore their (AMP's) Tax Exempt Member Financing Options to fund our project through them.

BPA officials met AMP finance department staff and they have gone through the information they need from us to get the process to start. They need BPA financial information, State Audit Reports, and latest Rate Study/Cost of Service Study.

Staff continued to work with AMP on this. Waiting on Auditors to complete the audit for the years 2021, 2022, 2023 and 2024.

BPA Board has approved a Budgetary Construction Cost Estimate of \$10,373, 244 provided by ISC for the Substation Construction Project, and IMPA/ISC staff working on the engineering & design work on initial phase of the project.

The Board approved \$114,000 ISC proposal unanimously for the phase-1 engineering & design work.

The Board approved a change order for ISC not to exceed \$17,000.

The construction site had been cleared and a sign for the new substation had been installed.

Site design is in process for construction of the Substation.

Easement from Duke for storm water drainage from the new substation site is finalized and recorded. There was one time payment of \$16,270 had been made to Duke based on the appraisal for the Easement.

ISC completed the bid specifications for the Transformer and Breakers, and sent them to the Vendors.

Received and opened the bids on August 14, 2025 for the Transformers and Breakers.

ISC engineers have reviewed the bids from the vendors and made a Recommendation of Award of the Bid to Virginia Transformer Co. to supply two (2) Transformers at a Total Contract Price of \$2,791,692.91 (after a negotiated discount of 1.5% for 2 units and the staff is still in negotiation for further discount) with the following payment terms:
30% Advance with Purchase Order
30% upon drawing submittal, net 30 days
40% invoiced at the time of shipment or upon moving to storage, net 30 days

We were able to negotiate with Virginia Transformer Company (VT) through ISC staff, and we were able to accomplish a total discount of \$85,026.18 for the Transformers.

There was a motion/second by Chairman Bowling/Trustee Haines to approve the purchase of Transformers as recommended by ISC for a Total Contract Price of \$2,791,692.91 plus additional amount for a set of spare parts from Virginia Transformer Co., with the above payment terms
All in favor - All Yeas. Motion carried.

Staff has negotiated the transformers delivery time to match the Siemens breakers delivery time so that all the equipment arrives about the same time to the substation site. There was an adjustment in the cost was made to accommodate the extension of delivery time and the parts cost. Board approved previously \$2,791,692.91 and the new total cost is \$2,939,132.00 with the adjustment of delivery time.

There was a motion/second by Chairman Bowling/Trustee Blocker to approve the amended VTC proposed cost of \$2,939,132 as discussed above.
All in favor - All Yeas. Motion carried.

Staff ordered the Substation Transformers as approved above by the Board by a P.O. for \$2,939,132 along with a check for 30% as advance payment.

ISC engineers have reviewed bids from the vendors and made a Recommendation of Award of the Bid to Siemens (CSI Utilities) to supply three (3) 138KV Circuit Breakers for a Total Contract Price of \$443,604 with the following payment terms:
30% Advance with Purchase Order
70% After the shipment

There was a motion/second by Chairman Bowling/Trustee Haines to approve the purchase of 138KV Circuit Breakers as recommended by ISC for a Total Contract Price of \$443,604 from Siemens (CSI Utilities) plus additional amount for a set of spare parts with above payment terms
All in favor - All Yeas. Motion carried.

Staff ordered the 138 KV Circuit Breakers as approved above by the Board plus a set of spare parts by a P.O. for \$448,504 (\$443,604 for breakers + \$4,900 for a set of spare parts) along with a check for 30% as advance payment.

Made a 2nd payment of \$802,639.20, 30% of the total cost following the drawings submittal per the contract, to Virginia Transformers.

Electric Distribution System Upgrade and System Conversion (4.16 KV to 12.47 KV):

- We have applied for DOE grant funding for a projected cost of \$10,000,000 for this project We were not successful in getting the funding in first phase.
Planning to apply again in next phase of funding release.

Staff continued to work on Distribution System Upgrades with local funds.

Staff continued to work with AMP to get grant funding to help on Cyber Security.

Orchard View /Orchard Circle water main replacement, storm sewer, sanitary sewer, and street resurfacing phase – 1 project - The construction on this project is complete except the pavement. Contractor completed the work except walk-thru and punch list.

Orchard View/ Orchard Circle water main replacement, storm sewer, sanitary sewer, and street resurfacing improvements phase - 2 project: Procured required funding of \$795,400 in grants for this project. Council approved and awarded the contract to Panetta Excavating Inc. Contractor working on this project.

The projected potential local match for this project is to be \$0.00.

The contractor completed the separation of sewer laterals.

The contractor completed the storm sewer work.

The contractor completed installation of water main and completed transferring the water service taps.

The contractor is working on the curb restoration and extensions, and milling and resurfacing of the street.

Contractor completed the work except walk-thru and punch list.

Staff continued to meet and discuss with RCAP on GIS Mapping and working on Asset Management and Mapping.

Staff continued to meet every month to discuss with RCAP, Ohio EPA, USACE, ODNR, FEMA, and Jones & Henry Engineers on the **Reservoir #3 project** approvals and funding.

Current cost estimation to complete this project has increased from about 3.6 million to about \$4.3 million dollars (65% Federal and 35% Local Match that include State funds). So far, we have secured grants from OPWC, USACE, and ODNR/FEMA for this project.

Current Status on the Project (Reservoir #3 Improvements):

- ODNR - final design and construction plans approvals – complete
- Ohio EPA reviewed and approved construction plans
- USACE reviewed and approved construction plans.
- Entered into PMP agreement with USACE
- Emergency Action Plan has been submitted and approved by the ODNR.
- FEMA has released the NOFA
- ODNR applied for funding on behalf of the Village/BPA for rest of the funding for construction.
- Staff submitted a **2026** project nomination for EPA funding to meet the local match or gap funding for Reservoir #3.
- Completed Survey work on Deeds for the land associated with the Reservoir #3 and submitted it to USACE as required.
- Stone Environmental Co. completed the Delineation study for Reservoir #3 as required by the USACE.
- Submitted a Draw request #1 for an amount of \$52,538.45 reimbursement, for the Period of Performance 05/12/23-07/12/23 - We have received the reimbursement check for the USACE's portion.
- Submitted a Draw request #2 for an amount of \$249,969.65 for reimbursement. We have received the reimbursement check for the USACE's portion.
- USACE/ODNR/FEMA approved FONSI
- USACE completed the process on Environmental Report and forwarded it to ODNR.
- ODNR accepted it and forwarded it to FEMA.
- FEMA accepted and approved it.
- FEMA completed reviewing the documentation.
- FEMA is moving forward with the funding award.
- **FEMA approved a Grant for \$1,467,308 (\$2,393,560 available for the project)**
- **ODNR prepared the agreement and sent us for review and execution.**
- **ODNR officially agreed to reimburse any potential expenses incurred from May 11, 2026 once the agreements are completed.**
- **BPA Solicitor reviewed the agreement and approved it.**
- **Mayor & the ODNR completed the execution of Agreement**
- **Staff discussed potential schedule update with the Board.**
- **Bidding planned for August 2026.**

Staff continued to work on potential funding from local, State and Federal funding agencies for the electric, water, street, and sewer projects.

Staff planning to apply for CDBG/OPWC grant funding for S. Wright Street water main replacement and street improvements project.

Working on funding from OPWC for Fancy Street Water Tower Rehab Project.

Board unanimously approved \$8,000 for Choice One Engineering Co. to do the engineering for Fancy Street Water Tower Rehab Project. **Engineering work is near completion, and preparing to submit an application for funding from OPWC.**

Electric System:

Electric Distribution system operation – Continued to be normal with minimal weather-related issues and outages.

Newly hired Journeyman Licensed Linemen along with our existing apprentices are continued to take care of the day-to-day operations, and working on preventive maintenance on the distribution system.

Staff continued to work on restoring/replacing distribution system (tree trimming, replacing poles, and transformers, etc.) in the areas that were damaged during the storm.

Staff continued to work on balancing the loads on distribution feeders to handle the loads efficiently during the cold weather and upcoming summer ac loads.

Staff continued to work on commercial and residential customer service upgrades.

Staff continued to work on non-pay disconnections every month. All or most of the non-paid accounts are disconnected remotely using the AMI system.

Staff continued to work on relocating the primary line on Main Street as time permits.

Staff completed training on new mobile traffic signal control system.

Staff continued to work on upgrading the primary line on Center Street and Second Creek.

Staff continued to work on upgrading the primary line on West Fancy Street.

Staff continued to work on systemwide improvements – continued

Water System:

Water Treatment and Distribution systems operation – continued to be normal and meets the Ohio EPA Rules & Regulations.

Jared continued to take care of the water treatment plant and distribution operations and maintenance. He is temporarily authorized by the Ohio EPA to be the operator of the record.

Ohio EPA conducted annual sanitary inspection on water treatment plant and water distribution system. **Staff addressed all the items pointed out by the Ohio EPA.**

Staff continued to work with vendors on water towers cleaning, inspection, and installation of Cathodic Protection - **Complete**

Fancy Street Water Tower cleaning and inspection - **complete.**

Cherry Street Water Tower cleaning and inspection is complete. Also, the installation of cathodic protection - **complete.**

Staff continued to work with the legal firm on PFAS Class Action Law Suit.

Staff working with the vendors on Radio communications and SCADA system issues.

Staff continued looking into procuring the grant funds for rehab work on the Fancy Street water tower.

Altitude valve at the Fancy Street Water tower has not been functioning properly due to excessive wear. Ordered the replacement parts . Costing \$3,842. Received parts and working on the installation – **complete.**

Reservoir water storage levels: We have about 218 million gallons of storage available to treat and supply for about 16 months at the current flow rate to our residents and neighboring water haulers.

Staff continued to look for procuring grant moneys for an emergency generator for booster station.

Staff continued to help sewer department on the plant and other equipment repairs.

Staff continued to work on various field and treatment plant equipment, and pickup trucks maintenance.

Staff continued to help reading water and electric meters as required.

1752 AMI meters have been installed and are in service to-date. Staff continued to install new heads and radios on majority of the larger meters in town for remote reading purposes.

Staff continued to work on clearing the brush around the reservoirs as time and weather permits.

Staff repaired a water leak on old south Broadway Street.

Staff completed training on new mobile traffic signal control system.

Calgon exchanged the media in filter unit #2.

Staff continue to work on grounds maintenance and yard restorations as weather permits.

Sewer System:

Sewer Treatment Plant and Collection System operations are continued to be normal and in compliance with the Ohio EPA Rules & Regulations.

Staff continued to work on repair and maintenance of various equipment at the WWTP and on the collection system.

Staff continued to work on plant electric control systems wiring upgrades with the contractor.

Staff worked on several cleanouts for customers.

Staff continued to work on grounds maintenance.

Ordered portable pump to pump sludge from the lagoon as approved by the Board.

Televac been hired for jet cleaning the sewer main on Main Street between Supinger and Vine Streets.

Staff completed training on new mobile traffic signal control system.

Old fence between BPA and Mr. Wilson property has been removed, and cleaned the brush to replace fence – in process and will be worked on as time and weather permits.

Other Business:

There was a motion/second by Chairman Bowling/Trustee Blocker at 7:41 PM to enter into executive session per ORC 121.22 G1 to discuss, Discipline and Compensation of BPA employees
All in favor - All Yeas. Motion Carried

There was a motion/second by Chairman Bowling/Trustee Blocker at 8:32 PM to exit executive session.

There was a motion/second by Chairman Bowling/Trustee Blocker to approve the Part Time Business Mgr./Clerk who is on salary to receive 10 Days of Vacation per year.

There was a motion/Second by Chairman Bowling/Trustee Blocker to close the meeting at 8:34PM.



James Bowling, Chairman



Donna Johnson, Clerk

Board of Public Affairs Meeting Minutes Appendix A

BILLS for July 2026

VENDOR	TOTAL	VENDOR	TOTAL
IMPA	\$368,155.93	DUKE ENERGY	\$ 153.33
VILLAGE OF BLANCHESTER	\$ 15,013.00	VERIZON WIRELESS	\$ 863.64
TREASURER STATE OF OHIO	\$ 823.00	DUKE ENERGY INDIANA LLC	\$ 16,270.00
CINTAS	\$ 1,930.55	PEREGRINE	\$ 1,099.16
CINTAS/ VILLAGE	\$ 416.12	DUKE ENERGY	\$ 57.65
		GREAT LAKES COMMUNITY	
ADVANCED AUTO PARTS	\$ 165.48	ACTION PARTNER	\$ 937.50
DUKE ENERGY	\$ 459.32	BDK	\$ 550.26
		MILLER HEATING AND	
SPECTRUM ENTERPRISE	\$ 419.52	COOLING	\$ 3,759.00
LOWES	\$ 322.54	ALTEC	\$ 1,246.81
INVOICE CLOUD	\$ 1,394.35	OTC	\$ 39,844.00
TREASURER STATE OF OHIO	\$ 100.00	ANIXTER	\$ 1,633.75
TELE VAC ENVIRONMENTAL	\$ 1,750.00	RAWDON MYERS	\$ 1,100.00
COOKS ELECTRIC	\$ 400.00	HACH	\$ 1,256.15
HAWKINS	\$ 1,809.70	BRENCO	\$ 363.47
IMPA SERVICE CORP	\$ 411.00	T & T SERVICES	\$ 275.00
WATER SOLUTIONS UNLIMITED	\$ 832.05	VISA BILL	\$ 1,146.07
CSX TRANSPORTATION	\$ 273.00	PANETTA EXCAVATING	\$ 42,853.00
JONES & HENRY	\$ 1,401.23	PANETTA EXCAVATING	\$ 55,761.62
STANLEY J. BOLKA	\$ 780.00	LOWES	\$ 5.80
USA BLUEBOOK	\$ 3,848.60	COMPLETE RESTORATION LLC	\$ 9,100.00
AG-PRO OHIO	\$ 14.35	CANON	\$ 33.96
CLINTON ELECTRICAL &			
PLUMBING SUPPLY	\$ 146.33	ROBINS DRAWER BPA OFFICE	\$ 12.84
SUNRISE COOPERATIVE	\$ 2,322.05	ADVANCED AUTO PARTS	\$ 397.94
MASI LABORATORIES	\$ 4,589.30	TOTAL	\$592,182.99
JUSTIN DICKMAN	\$ 4,264.66		
FRONTIER	\$ 1,419.96		