

RECORD OF PROCEEDINGS  
MINUTES OF VILLAGE OF BLANCHESTER REGULAR COUNCIL MEETING  
April 25, 2024

The Village of Blanchester Council met in regular session on April 25, 2024, at 7:00 p.m. with the honorable Mayor John Carman presiding.

All present stood and recited the Pledge of Allegiance and had Opening Prayer

<b>Roll Call</b>	Mr. William Garner	Present
	Mr. Don Gephart	Present
	Mr. John Hill	Present
	Mr. Reilly Hopkins	Present
	Mrs. Lynn Lewis	Present
	Mr. Josh Parks	Present

**Agenda**

It was moved by Mrs. Lewis to strike item #13.1 (Discussion of Ram Reddy Contract) from the agenda and approve the agenda without that item. Mr. Gephart seconded the motion to approve the amended agenda.

Vote:     Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis  
              No – Mr. Garner, Mr. Parks

**Motion Passed**

**Guest Speaker - None**

**Public Comment**

James Constable, 135 Orchard View Lane, Blanchester. Discussed the ordinance that was on the agenda for the sewer rate increase. Does not believe one is needed. Also, believes Ram Reddy contract should have been discussed.

**Minutes**

It was moved by Mrs. Lewis and seconded by Mr. Gebhart to approve minutes the April 11, 2024.

Vote:     Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

**Motion Passed**

**Bills and Reallocations**

It was moved by Mr. Gephart and seconded by Mrs. Lewis to approve the April 11, 2024 Bills and Reallocations.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

**Motion Passed**

**Committee Reports**

**Finance Committee**

Don Gephart reported that we are still waiting to hear back from Perry & Assoc. regarding the audit that they were doing for us.

**Safety & Service** – John Hill informed council they had missed the deadline this year for the safe route for school grant, council would like to find out the cost to put the sidewalks in for this program. Don Gephart asked the solicitor to investigate the Ohio Revised Code to see if there is anything in there that states the property owner has to bear any part of the financial burden. The curbs need to be painted at Baldwin, John St, and Center St. Could also use no parking signs on these areas. Could use the Street Permissive tax to purchase these signs. The walk signs on Broadway and Main are not working properly.

There was a motion by Mr. Hopkins and a second by Mr. Parks to move forward with these items.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

**Motion Passed**

The parking stalls in the parking lot next to the Broadway Bar & Grill needs to be addressed. It was determined by Mr. Hill that by just slanting the concrete stops in each parking stall it would give an additional 5' of space of drive land and an additional 3" of space in front of cars. A piece of rebar would be used to hold them in place so if they needed moved for any reason.

There was a motion by Mr. Hopkins and a second by Mrs. Lewis to move forward with these items.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

**Motion Passed**

**Cemetery Board** – Tom Lee stated he has 4 trees that need removed in the cemetery. The trees, all debris and the beehives in the trees will be removed. They will also remove all dead limbs above the roadway. The cost for this is \$9,000.

There was a motion by Mr. Gephart and a second by Mr. Hopkins to have Lakeside Tree removal to move forward with this item.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis  
No - Mr. Parks

#### **Motion Passed**

Mr. Hopkins asked if they would find out what it would take to get all the roads at the cemetery seal coated and or repaired. They will work on getting a quote for this. They will also look into seeing if there are any grants for this.

**BPA** – Donna Johnson, Business Manager for the BPA addressed councilman Parks on his use of Facebook to discuss items that were on the agenda. In particular, the post Thanking Ram Reddy for the sewer price increase. She informed everyone that this is incorrect. Mr. Reddy does not have the power to make these decisions. All he can do is make a recommendation to the Board, and then they present it to Council for their vote. The BPA is concerned he is discussing topics on Facebook before it even has a chance to be discussed at the council meeting. The mayor agreed, that this is the same thing that Mr. Parks was sanctioned about before which is putting false information out on social media.

#### **Old Business**

Ordinance 2024.008 – An ordinance regulating mobile food truck service operation in the Village of Blanchester. The solicitor recommended doing a yearly permit for the food trucks. At this time Council would like the opportunity to review the Ordinance in greater detail before voting on it.

There was a motion made by Mr. Hopkins to table this until the first meeting of May. Mr. Gephart made the second.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

#### **Motion Passed**

#### **New Business**

We have before us Ordinance 2024.006 authorizing the mayor to enter into agreement with the Army Corp. of Engineers for the Reservoir #3 Dam Improvements as an emergency agreement.

It was moved by Mr. Hopkins and seconded by Mrs. Lewis to pass Ordinance 2024.006

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

#### **Motion Passed**

Orchard View/Orchard Circle (Phase I) bids were opened in a public forum on 4/12/24. All bids were reviewed and Panetta Excavating had the lowest base bid and adding alternate #2, the bid amount is \$709,847.00, it was recommended by the Engineers Choice One to award the project to Panetta Excavating.

Alternate #1 will be done in house from the Street and Sewer departments.

It was moved by Mr. Gephart and seconded by Mrs. Lewis to award the project of Orchard View/Orchard (Phase I) to Panetta Excavating.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis  
No - Mr. Parks

Ordinance 2024.007 was brought forth. This ordinance is requesting a sewer rate increase as per the BPA Board of Trustee recommendation.

Rate increases they are recommending is 4% on May 1, 2024 and 4% on January 1, 2025.

It was moved by Mr. Parks and seconded by Mr. Hill to table the sewer rate increase discussion until next meeting when a cost breakdown can be provided by the BPA.

Vote: Yea – Mr. Garner, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks  
No - Mr. Gephart

### **Department Reports**

**Solicitor** – Nothing to report

**Parks Dept** – Paul Jackson reported that the gymnasium project is coming down to the final weeks. The week of May 6<sup>th</sup> the floor will be stripped. Still do not have a delivery time for the doors. Once complete, the community will be able to rent the gym out.

**Police** – Chief Houghton discussed the statue of Officer Lewis Burdette “Bud” Lee who was shot in the line of duty in 1949 that resides currently in the lobby. He wants to know if it must stay there or can it be moved upstairs to the training room where we will be dedicating this room to him and Sargent Daniel Houser who had a heart attack in 1969 while on patrol. The dedication of the room will happen May 10<sup>th</sup>, 2024 at 4:00. Everyone is welcome to attend.

It was moved by Mr. Hopkins and seconded by Mr. Parks to allow the moving of the statue contingent on no binding reason that the statue must stay in the lobby.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

Other things happening in the Police Department is the planning of the National Night Out to be held in the beginning of August. Doing a Click it for Coneys with Skyline Chili. Our officers will be handing out coupons for free cheese coneys to those drivers who are wearing their seatbelts. This day

will not be announced, but will happen very soon. The department will be having another cones with cops on May 23<sup>rd</sup> from 3-5. All kids 18 and under still attending school are welcomed.

The chief would like to see about getting a dedicated fund line that all donations for the Police Department could be put into, so that we can ensure funds are being distributed properly.

It was moved by Mr. Parks and seconded by Mr. Hill to allow the fiscal officer to contact LGS about setting up this account line.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

**Motion Passed**

**Street Dept.** – Paul Daniels reported that they received the new electric eel to use on culverts and such. The street department will be going out to clean out all culverts, but any issues need to be taken to the zoning department. The solicitor will look into putting something together for the process that should be taken.

**Zoning** – Jeff Hurst had nothing to report.

**Fiscal Officer** – Regina Johnson spoke on the 2 CDs from First National Bank that were getting ready to mature. It was discussed that Peoples bank has much better rates than FNB does. FNB rate was 1.75% while Peoples rate was 5.2%.

It was moved by Mr. Gephart and seconded by Mrs. Lewis to allow the fiscal officer to pursue the higher rates.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

**Motion Passed**

**Mayor** – Nothing to report at this time.

**Discussion Topics -**

It was moved by Mr. Hopkins and seconded by Mr. Gephart that the meeting be adjourned at 8:30 pm.

Vote: Yea – Mr. Garner, Mr. Gephart, Mr. Hill, Mr. Hopkins, Mrs. Lewis, Mr. Parks

**Motion Passed**

Approved: Regina Johnson

Mayor: John M. Cannon

Attest: Regina Johnson



OFFICIAL SEAL  
HEORNA JOHNSON  
FISCAL OFFICER  
DEPARTMENT OF BUDGET AND FINANCE