

Board of Public Affairs Meeting Minutes – December 18, 2023

There was a regular meeting of the Blanchester Board of Public Affairs held on Thursday December 18, 2023. The meeting was called to order at 7:01 pm by Chairman James Bowling.

Attending were Chairman James Bowling, Trustee Robert Haines, Trustee Dennis Blocker, Mayor John Carman, Director Ram Reddy, Clerk Regina Johnson, and Donna Johnson.

Guests attending were Council Members Reilly Hopkins, Don Gephart and Lynn Lewis and Matt Johnson, Jim Wilson.

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

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

Public Comment:

Don Gephart was seeking permission to use the BPA office room to move zoning into, and then they would give the BPA an area upstairs. It has been thoroughly discussed by the Trustees and the request was declined because the BPA uses this office room extensively for Engineering/Maps Review & Storage /Project Meetings, etc.

Don Gephart is also asking again that the BPA help the Senior Citizen with their electric. It has been advised again by the BPA Solicitor that we do not move forward with this request at this time.

Jim Wilson asked about the fence on his property. He said that he was told 20+ years ago that BPA would be taking down the fence by the sewer department. Was inquiring as to when this will be done. Chairman Bowling said he would take the lead on this and look into this.

Clerk's Report:

New Water Rules & Regulations were handed out to the Board for review and approval. Water Department likes to use and implement them with the Board's approval ASAP.

Had first meeting with VIP about the new water metering system. Donna, Kim, Robin and Regina all attended.

Discussed raising cost of water tokens used by the water haulers. Board Decided unanimously to raise the water tokens cost from \$5.00 to 5.50 effective 1/1/24.

The Board unanimously decide to have the next Board Meeting on 1/4/24.

A motion/second was made by Trustee Haines/Blocker to use Justin Dickman LLC as council for the next two years starting 1/1/24, and approve the agreement as submitted.
All in favor - All Yeas. Motion carried.

Discussed adding a fee to customers that use credit cards to pay their bill. This was tabled at this time. Staff to research and present the information for Board's review and approval.

Discussed the cost of Security Lights. The Board discussed and decided to take security light cost from \$7.50 to \$10.00 effective 1/1/24.

A motion/second was made by Chairman Bowling and Trustee Blocker.
All in favor - All Yeas. Motion carried.

Discussed to pass on the increased wholesale electric cost to the customers by raising retail electric rates. Decision was made to raise electric rates by 2% effective 1/1/24 to compensate the increased wholesale Power cost from IMPA .

A motion/second was made by Chairman Bowling and Trustee Blocker
All in favor - All Yeas. Motion carried.

Director:

Discussed approval of an invoice from Ohio EPA for review and approval of construction plans for reservoir #3 A motion/second by Chairman Bowling and Trustee Haines to pay Ohio EPA invoice for \$11,950. All in favor - All Yeas. Motion Carried

The Board discussed installation of a modulating valve at the water treatment plant to help streamlining the treatment process.

A motion/second by Trustee Blocker and Chairman Bowling to pay Johnson Electric an amount not to exceed \$17,000.

All in favor - All Yeas. Motion Carried

Stone Environmental completed Hazardous, Toxic and Radioactive Waste Investigation for the Reservoir #3 Improvements Project as it was required by the USACE.

Staff updated the Board on funding and status of all the projects currently in process.

A \$500,000 CDBG grant funding is approved for West Fancy Street Water Main and Storm & Sanitary Sewer, and Street Resurfacing phase-2 Improvements project.

We have applied for OPWC grant funding for Lazenby and Orchard Circle projects to procure rest of the funding for these projects. These projects have scored well for funding in District 10.

Taco Bell construction is complete and is in operation.

Procurement of substation construction site: Closing on Duke's property is complete. With this we have enough property to build the new substation.

Staff continued to work with RCAP on the project to identify and map lead water service lines. Staff continued to meet and discuss with RCAP on this project.

Staff continued to meet and discuss with RCAP, EPA, USACE, ODNR and Jones & Henry on the Reservoir #3 project approvals and funding. Current cost estimation to complete this project is about 3.3 million dollars.

Applied for funding for Reservoir #3 project through Senator Brown's Office from Congressionally Directed Spending(CDS) funds – in contact with Senator's staff.

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

Preparation of specifications and bid documents to bid for rehab work on Vine Street Elevated Storage Tank is in process. We have reapplied for funding for this project from ODOT to replace the tower with new one.

East Fancy Street Water Main Replacement and Street Resurfacing project – Final completion is done.

BP Gas Station & convenience store is under construction.

Electric System:

Electric Distribution system operation – Continued to be normal with minor outages here and there mostly due to Duke's incoming wholesale power.

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

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

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 system improvements.

Water System:

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

Staff continued to look for procuring grant moneys for an additional emergency generator for water plant.

Staff continued to work with vendors on the cost information for potential repairs and maintenance of water towers on Vine and Fancy Streets, and is in process of review.

Part of the funding required for Vine Street Water Tower Rehab is approved by OPWC (\$500,000) through funding allocation for Small Governments. Applied for rest of the funding from Ohio EPA and ODOD.

Staff helping sewer department on plant and other equipment repairs.

Reservoir water storage levels: We have about 138 million gallons of storage available to treat and supply for about 11 months at the current flow rate to our residents and neighboring water haulers.

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

Staff continued to help water and electric meter reading.

Staff continued to work with the Ohio EPA on source water protection plan: work in process.

Staff continued to install AMI Water Meters with continued delays and issues in getting the material delivered by the vendors. 1648 AMI meters have been installed to-date and 1640 are in service to-date.

Staff continued to work with engineers, contractors, and funding and plan approval agencies on:

- Reservoir Number- 3 Improvements – Finally the specifications and construction plans have been approved by the ODNR for construction.
- EAP has been approved by the ODNR and working on applying for FEMA funding through ODNR.
- Construction plans are under review by Ohio EPA for approval.

The ODNR has approved the Emergency Action Plan for Reservoir #3. This was required to apply for the FEMA funding.

FEMA has released the NOFA and the ODNR will be applying for funding on behalf of the Village/BPA for the reservoir #3 project soon.

Staff continue to work on grounds maintenance.

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 collection system.

Staff worked on several cleanouts for customers.

A new pump has been ordered for St. Rt. 123 lift station.

A motion/second by Trustee Haines/Blocker made to approve \$8,699 to purchase the sewer lift station pump All in favor - All Yeas. Motion Carried

Discussed a shared purchasing of a camera to use it for inspecting the storm and sanitary sewer mains and laterals, and catch basin, etc., along with the Street Department.

Street Department to share 60% and the Sewer Department to share 40% of the cost.

A motion/second by Trustee Haines and Chairman Bowling to spend up to \$21,000 for this equipment and Street Department has to pay rest of the total cost of \$53,000 which is \$32,000.

All in favor - All Yeas. Motion Carried

Installed a new actuator valve for EQ Basin – Cost information is not available at this time.

Board approved to purchase the pre-treatment equipment Bar Screen/Rake Assembly at a cost of \$122,748 and Grit Screw Conveyor and Grit Classifier at a cost of \$56,062 plus the installation costs for the both. The equipment is about 29 years old and way surpassed its life expectancy of about 15 years, and having ongoing expensive repairs – The equipment has been ordered and trying to get more quotes for installation – Continued.

New Bar Screen and Rake Assembly arrived and waiting for the New Grit Classifier to Arrive. Getting quotes from the Vendors to install this equipment.

Staff continued to work on grounds maintenance.

Due to weather and equipment issues we were not able to get any sludge hauling this year.

Other Business

There was a motion/second by Chairman James Bowling /Trustee Haines at 8:10 pm to move to executive session 121.22 including Mayor for the discussion of compensation for employees.
All in favor - All Yeas. Motion Carried

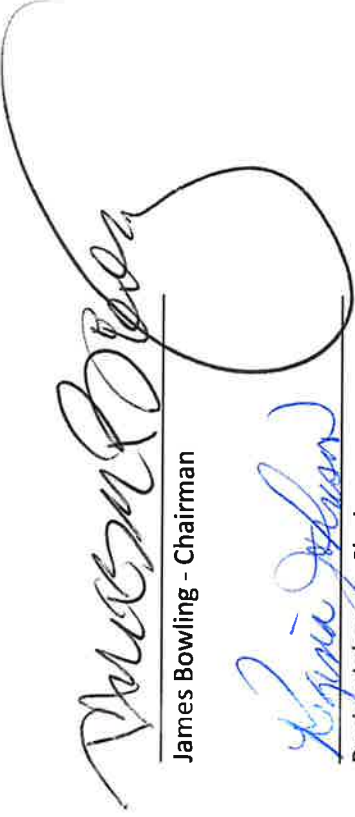
There was a motion/second by Chairman James Bowling /Trustee Blocker at 8:27 to exit executive session.
All in favor - All Yeas. Motion Carried

Motion/Second was made by Chairman James Bowling/Trustee Blocker to approve a step raise to the following employee:

Step raise for Jeremy Canter from E-2-N to E-2-O beginning from 1/1/2024

All in favor - All Yeas. Motion Carried

Motion/Second to close the Board meeting at 9:22 pm by Trustee Blocker/Chairman Bowling.
All in favor - All Yeas. Motion Carried



James Bowling - Chairman



Regina Johnson, Clerk

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VENDOR	TOTAL	VENDOR	TOTAL
CINTAS	\$2,025.44	HACH CO	\$420.29
ADVANCE AUTO	\$169.13	MIAMI PRODUCTS	\$515.00
IMPA	\$378,100.30	BDK	\$138.91
TREASURER STATE OF OHIO	\$788.00	MASI LABS	\$877.65
VILLAGE OF BLANCHESTER	\$14,235.90	SPECTRUM	\$413.46
PITNEY BOWES	\$1,596.75	VERIZON	\$1,803.91
PEELLEE	\$1,633.33	S & H CONSULTING	\$2,678.00
DUKE	\$1,047.23	KOI ENTERPRISES	\$693.92
STANLEY J BOLKA	\$975.00	LYKINS	\$512.62
BROWN PLUMBING	\$495.00	PARKSON	\$98,198.40
ANIXTER	\$2,700.00	PANETTA EXCAVATING	\$800.00
USIC	\$4,363.56	CLINTON ELEC & PLUMBING SUPPLY	\$181.10
CORE & MAIN	\$341.74	ALLOWAY	\$140.00
WATER SOLUTIONS	\$709.50	MASI ENVIRONMENTAL	\$348.30
USA BLUEBOOK	\$223.44	DUKE ENERGY	\$341.91
		PROSOURCE	\$2,975.00
		ALLOWAY	\$140.00
		ANIXTER	\$892.56
		KILEY TREE SERVICE	\$9,570.00
		VISA	\$1,820.87
		TOTAL	\$532,866.22

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