

## Board of Public Affairs Meeting Minutes – March 3, 2022

There was a regular meeting of the Blanchester Board of Public Affairs held on Thursday, March 3, 2022. The meeting was called to order at 7.00 pm by Chairman Bowling. Attending were Trustees James Bowling, Robert Haines, Dennis Blocker, Director Ram Reddy, and Mayor John Carman, Councilman Don Gephart, Solicitor Justin Dickman and Donna Johnson, clerk.

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

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

A motion/second to insert Solicitor on the Agenda Chairman Bowling/Trustee Blocker. All in favor - All Yeas. Motion carried.

### Solicitor Report:

Worked with the BPA staff on Nick Eury's contract/agreement. Also, had been working with the staff to procure land for building the substation on St. Rt. 28.

### Clerk's Report:

Staff reported to the Board that the Ordinance # 513 passed by the Council on May 10, 1984 is still good and meets all the requirements of Ohio EPA, and there is need for updating it.

Staff and elected officials attended IMPA Annual Conference in Indianapolis.

Implemented the approved rate adjustments by the Board and/or Council for electric, water and sewer services.

The Board approved and signed the following:

- BPA new utility policies
- Eury contract
- Solicitor's contract

Staff Reported that 2110 AMI Electric meters and 146 AMI Water meters are now installed and are in service, and will continue to install more as time and weather permits.

Council approved \$18,125 (50% of the total cost of \$36,250) for the East Fancy Street water main replacement and street resurfacing project Design and Engineering work followed by the Board approval of the same for this project. The design and survey work has started on this project.

Councilman Josh Parks tried to get the Council to rescind the sewer rate increase Ordinance which was recently approved by the Council unanimously. Parks made a motion for rescinding it which was seconded by Councilman Gardner. Parks effort/motion was failed due to lack of support from rest of the Council and Mayor.

Procurement of substation construction site: With Board's approval, staff negotiated the purchase cost with Gale Banta (seller) and finalized it after a long-drawn-out process going back and forth between the Board and the seller. Finally, seller agreed to sell their property for \$75,000 and the BPA is responsible for all closing costs;

After further discussion, the Board agreed to the seller's proposed costs, conditions and terms as presented above, and authorized the staff to proceed with closing/purchase of the Banta's property for \$75,000 plus costs; A motion/second by Chairman Bowling/Trustee Haines to proceed with the purchase of Banta's property as described above.

All in favor - All Yeas. Motion carried.

Clerk informed the BPA Board, Mayor, and Councilman Mr. Gephart of the hardships the Front Office staff is going through due to dis-respectful phone calls and walk-ins because of the misleading information which was continually and irresponsibly posted by the Councilman Parks on social media. There were several posts that do not represent the complete truth. The clerk wanted to put this on record and ask that something be done to resolve and stop this particular situation.

### Director's Report:

IMPA President & CEO retiring and the replacement has been selected.

Staff discussed with the Mayor and the Fiscal Officer on potential use of ARP funding to help the following:

- Purchase of AMI water meters
- Local match for Cherry Street Phase – 2 project
- Local match for East Fancy Street Water Main Replacement project
- Engineering for East Fancy Street Water Main Replacement project
- Purchase of fire hydrants and associated materials
- Other uses and projects to help water and street departments

Staff discussed with the Board, Mayor, and the Council member Mr. Gephart on the need for new fire hydrants to replace some of the older ones. The cost estimates (about \$57,000 to \$63,000) and the potential use of ARP funding to purchase them. Staff will be coordinating with the Fiscal Officer on this and asked the Mayor to present it to the council for their approval.

Cherry Street water main replacement and street resurfacing Phase – 2 Project – Council awarded the project construction to the lowest bidder Panetta Excavating for \$276,642.00.

East Fancy Street water main replacement and street resurfacing project: Council approved Choice One Engineering Agreement for Design and Engineering work.

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

Also, trying to get some low interest and/or no interest loans for local match portion of the existing projects which have already received the funding and are in process of engineering and construction. This will help us to avoid immediate burden on the operating funds.

Applied for loans and grants with potential for loan forgiveness from the Ohio EPA/DEFA for several projects.

Staff continued to work with ODOT and Choice One Engineering on SRTS project changes and status, and utility relocations. Also, applied for the reimbursement from ODOT for the relocation costs.

West Fancy – Mayor is trying to get the Required CDBG Income Survey for the area to see if we are qualified to apply for the CDBG funding.

Staff continued to follow the CDC guidelines related to COVID-19.

Staff continued to work with Mayor on the proposed TACO Bell restaurant construction.

### **Electric System:**

Electric Distribution system operation – Continued to be normal with minor problems here and there

Staff continued to work on primary electric overhead line upgrade on Wright St. as time and weather permitted.

Staff continued to work on non-pay disconnections.

Staff still waiting for the updated costs for the Dewey Memorial Park parking lot lighting upgrade from the Vendors.

Staff continued to work with Duke and land owners to acquire land for new substation.

Staff continued to work on system improvements.

### **Water System:**

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

Staff continued to work on preparing the water system for the upcoming Sanitary Survey by the Ohio EPA.

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.

Staff continued to work on addressing few potential issues with the water towers to stay in compliance with the Ohio EPA.

Provided general status information on Cherry Street Phase – 2 project to contractor's Bond Co., at their request.

Training staff to do the lab testing to get them certified by the Ohio EPA to perform the lab tests officially.

Staff working on preparation of operating standards and procedures for fire hydrants and distribution system equipment.

Reservoir water storage levels: We have about 229 million gallons of storage available to treat and supply for about 22 months at the current flow rate to our residents and neighboring water haulers.

Preparing to replace water main on old South Broadway Street.

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

Staff helping the meter reading.

Staff repaired a water main break on Vine Street (4" C.I.).

Staff repaired a water main break on Columbus Street (4" AC/Transite).

Staff repaired four (4) water main breaks on West Fancy Street next to each other (4" C.I.).

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

- Cherry Street Phase -1 – Complete other than minor work on fixing a sewer lateral or basement drainage pipe for the Municipal Building which was damaged during the construction. Staff working on this with the contractor and will be a change order.

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Bills for March 2022

Appendix A

VENDOR	AMOUNT	VENDOR	AMOUNT
IMPA	\$ 519,724.92	BPA TRUST	\$ 200.00
TREASURER, STATE OF OHIO	\$ 2,405.00	BRENCO	\$ 187.20
VILLAGE OF BLANCHESTER	\$ 19,120.06	VISA	\$ 2,027.86
IMPA	\$ 459,351.50	LOWE'S	\$ 258.16
CORE & MAIN LP	\$ 1,634.15	KOI ENTERPRISES INC	\$ 814.79
THERMODYNE ENG	\$ 6,292.80	KOORSEN FIRE AND SECURITY	\$ 245.00
FISHER SCIENTIFIC CO, LLC	\$ 250.51	BDK FEED & SUPPLY	\$ 372.04
LYKINS OIL	\$ 1,006.85	STAPLES	\$ 224.13
BPA CASH DRAWER	\$ 58.60	CLINTON ELEC & PLUMBING SUPPLY	\$ 262.89
WAYNE MOORE	\$ 129.99	LYKINS OIL CO.	\$ 2,671.49
MIAMI PRODUCTS	\$ 760.00	ARAMARK	\$ 2,687.03
E.J. PRESCOTT INC	\$ 1,021.02	PROSOURCE WATER PRODUCTS	\$ 1,785.00
USA BLUEBOOK	\$ 615.34	AUTOZONE	\$ 81.98
USIC LOCATING SERVICES, LLC	\$ 427.53	ADVANCE AUTO PARTS	\$ 1,665.01
VERIZON	\$ 792.97	IRWIN FIRE EQUIP CO.	\$ 196.89
BILL MARTIN AUTO CENTER	\$ 103.50	PITNEY BOWES	\$ 1,596.75
STANLEY BOLKA	\$ 780.00	LYKINS OIL	\$ 626.49
FRONTIER	\$ 1,738.25	PITNEY BOWES	\$ 159.98
CLINTON ELEC & PLUMBING SUPPLY	\$ 400.17	CLINTON ELEC & PLUMBING SUPPLY	\$ 19.20
ANIXTER INC	\$ 6,948.00	FRONTIER	\$ 1,736.24
DUKE ENERGY	\$ 360.17	PEELLE LAW OFFICE	\$ 3,750.00
DENNIS STEWART	\$ 143.29	ELECTRIC MOTOR TECH	\$ 1,710.79
FRANK RINEAIR	\$ 150.00	EASY PERMIT POSTAGE	\$ 707.38
CLERMONT COUNTY TREASURER	\$ 111.50	HACH CO	\$ 406.94
1ST AYD CORP	\$ 202.36	MATT JOHNSON	\$ 150.00
USA BLUEBOOK	\$ 279.85	TOTAL	\$ 1,053,821.57
TELE-VAC ENVIRONMENTAL	\$ 4,470.00		

Staff worked on grounds maintenance.

**Sewer System:**

Sewer Treatment Plant and Collection System operations are continued to be 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.

Staff and Televac (contractor) cleaned the mains on Fairground Rd. / Sean Circle to address some backup issues due to heavy rainfall.

Legal counsel working on the Leon Ct. sewer backup issue and customer lawsuit.

Due to heavy rainfall, staff had to work hard for long hours to prevent issues with heavy sewer flows into the treatment plant and attended to several callouts.

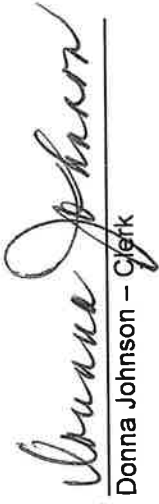
Staff continued to work on grounds maintenance.

**Other Business**

Motion/Second to close the meeting at 9:05 pm by Trustee Blocker/Chairman Bowling  
All in favor. All Yeas. Motion Carried



James Bowling - Chairman



Donna Johnson - Clerk