

Board of Public Affairs Meeting Minutes – January 9, 2025

There was a regular meeting of the Blanchester Board of Public Affairs held on Thursday January 9, 2025. This meeting was held at the BPA Conference Room.
The meeting was called to order at 6:04 PM by Chairman James Bowling.

Attending was Chairman James Bowling, Trustee Robert Haines, Director Ram Reddy, Mayor John Carman, Council Member Lynn Lewis, Council Member John Hill, and Donna Johnson Business Manager/Clerk.

There was a motion/second by Chairman Bowling/Trustee Haines 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.

A motion/second to excuse Trustee Blocker by Chairman Bowling/Trustee Haines.
All in favor – All Yeas. Motion carried.

Clerk's Report:

Motion/second by Chairman Bowling/Trustee Haines to accept quote on Emergency Basis from Bodie Mechanical Services, Inc. to repair and replace electrical wiring/conduit/equipment at the Sewer Treatment Plant – Board approved to go ahead with a Not to Exceed Amount of \$160,000.00.
All in favor – All Yeas. Motion Carried.

BPA staff and BPA/Village Officials met with an interested business party to discuss potential acquisition of **CCPI** property on January 10, 2025 at 10:AM.

Planned to advertise seeking Bids for Lazenby Street Water Main Replacement and Street Resurfacing Project on 1/26/2025 and Orchard Circle Phase 2 Project in April.

Director Report:

Staff helped the Street Department with snow removal.

Staff helped with the Christmas Decorations.

The BPA Board and staff discussed on construction of new substation and funding required for the project in detail and gone through the proposal submitted by IMPA/ISC, and approved it to move forward with the project.

For the Planning purposes, Total Budgetary Construction Cost Estimate for the Project is: \$ 10,373,244.00. This includes Construction, Equipment, Engineering, Design, Construction Management, and 20% Contingency.

There was a motion/second by Trustee Haines/Chairman Bowling to approve the Engineering and Design part of the IMPA/ISC Proposal to start the work and move forward with the project
All in favor - All Yeas. Motion carried.

Staff continued to work on getting quotes for Vine Street Water Tower Rehab Project Construction Inspection – **Contractor to start Rehab work on it as weather permits.**
OPWC is funding this project with a grant and a small portion of it as local match.

Staff attending IMPA Board and Executive Committee and other meetings.

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

Lazenby Street Water Main Replacement and Street Resurfacing project – Procured required funding for this project and work on design and engineering plans is in process and near completion. The projected potential local match for this project is to be **\$0.00**

Planning to advertise seeking bids on 1/22/2025 with a bid opening date of 2/6/2025.

Proposed Final Construction Completion of this Project: November 12, 2025

Orchard View/ Orchard Circle water, storm sewer, sanitary sewer, and street resurfacing phase – 2 project - Procured required funding for this project and work on design and engineering plans is in process. The projected potential local match for this project is to be **\$0.00**.
Planning to bid the project in spring of 2025.

Orchard View /Orchard Circle water, storm sewer, sanitary sewer, and street resurfacing phase– 1 project - procured required funding. The construction is in process. With the Base bid been under budget, potentially, we may not need any local match for this project.

- **All sanitary sewer laterals have been separated.**
- **Contractor plans to work on the 24-inch storm sewer next, due to the depth of the pipe.**
- **Once storm sewer work is completed, the contractor plans to start installing the new water main**

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

We were not successful in getting the funding in first phase.

Planning to apply again in next phase of funding release.

The Board unanimously approved to start working on clearing the site while waiting for the funding approval – **Working on scope of work and specifications. The Board has recently approved IMPA/ISC engineering proposal to start work.**

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 Distribution System Upgrades.

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. RCAP's staff and the BPA staff are finishing up the field work – **Contractor's portion of the work is complete. One (1) Lead service line is identified on customer side of the service for which the customer is responsible to replace, and (5) on BPA side on which the staff is working on to replace them by 2026. At this point we are about \$8,100 underbudget and no local match.**

Staff continued to meet and discuss with RCAP, EPA, USACE, ODNR, FEMA, and Jones & Henry Engineers on the Reservoir #3 project approvals and funding. Current cost estimation to complete this project is about 3.6 million dollars. So far, we have acquired about 2.2 million dollars through OPWC and USACE for this project. Submitted a preliminary application through ODNR to FEMA (HHPD Grants) for procuring rest of the funding – **Waiting for response from FEMA/ODNR.**

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

- Specifications and construction plans have been approved by the ODNR for construction.
- Submitted plans to Ohio EPA and paid the fee for their review and approval for construction – Approved.
- Submitted plans to USACE review and approvals
- Entered into PMP agreement with USACE
- Emergency Action Plan has been submitted and approved by the ODNR.
- FEMA has released the NOFA and the ODNR applied for funding on behalf of the Village/BPA for rest of the funding for construction.
- Staff submitted a 2024 project nomination for EPA funding for Reservoir #3.
- Applied for funding for Reservoir #3 project through Senator Brown's Office from Congressionally Directed Spending (CDS) funds – in contact with Senator's staff, and
- Also trying for the same through Congressman Wenstrup's office.
- Surveyors working on the Deeds for the land associated with the Reservoir #3 as required by the USACE. **Submitted all the required Real Estate Documents.**
- **Working with USACE to get reimbursement on expenses incurred for the project construction to-date. Submitted a Draw request #1 for an amount of \$52,538.45 reimbursement, for the Period of Performance 05/12/23-07/12/23.**
- **Bidding planned for June/September 2025.**

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

West Fancy Street Phase – 2 water main replacement and street resurfacing project – Procured funding from CDBG for the project except a small amount for local match – **construction work is in process as weather permits.**

Electric System:

Electric Distribution system operation – Continued to be normal with minor weather-related problems.

Staff working 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 weather permits.

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

Continued working on service upgrades in the alley next to Library as weather permits.

Staff continued to work on systemwide improvements as weather permits.

Water System:

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

Staff pumped water into the reservoirs from Stone Lick and Westboro Pump stations with recent rains.

Reservoir water storage levels: We have about 201 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 additional emergency generator for water plant.

Cathodic protection unit in Fancy Street Water Tower is damaged due to icing and staff is looking into repair or replace it - staff continued to work on it.

Phosphate transfer pump at WTP went bad and a new pump has been ordered to replace it. Cost: about \$1200.

Staff worked on a major water leak caused by a contractor drilling a ground rod into water main at UDF.

Staff helping sewer department on 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.

1736 AMI meters have been installed and are in service to-date.

Staff working on clearing the brush around the reservoirs as weather permits.

Staff continue to work on grounds maintenance 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 collection system.

Staff worked on several cleanouts for customers.

Panetta helped with a lateral repair on Burroughs Street.

Televac cleaned sewer main on Highland and Bland Avenue.

A new water pump has been ordered for the backup generator – waiting for parts.

Staff working on Secondary Clarifier #1. Ordered parts for repairs – waiting for parts.

Staff continued to work on grounds maintenance as weather permits.

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 Haines at 7:20 PM to move into executive session per ORC 121.22 for the discussion of compensation for employees
All in favor - All Yeas. Motion Carried

A motion/Second by Chairman Bowling/Trustee Haines to close executive session at 7:44 PM.

All Yeas. Motion Carried

The Board Chairman to hold a meeting with all Department Supervisors at a later date to discuss latest modifications to Employee Handbook.

A Motion/Second by Chairman Bowling /Trustee Haines to close and adjourn the meeting at 7:45 PM

All Yeas. Motion Carried



James Bowling - Chairman



Donna Johnson, Clerk

Board of Public Affairs Meeting Minutes Appendix A

BILLS FOR January 2025

VENDOR	TOTAL	VENDOR	TOTAL
IMPA		LAKESIDE TREE	
VILLAGE OF BLANCHESTER	\$ 378,915.98	SERVICE	\$ 1,500.00
TREASURER STATE OF OHIO	\$ 17,396.00	UNITED SYSTEMS	\$ 3,160.28
	\$ 1,289.28	LYKINS PROPANE	\$ 762.12
		SUNRISE	
CINTAS	\$ 2,294.88	COOPERATIVE	\$ 1,879.10
ADVANCED AUTO PARTS	\$ 343.73	CORE & MAIN	\$ 1,524.40
SPECTRUM ENTERPRISE	\$ 417.23	ANIXTER	\$ 835.68
PEREGRINE CORPORATION	\$ 1,087.12	T & R ELECTRIC	\$ 6,204.89
DUKE ENERGY	\$ 1,767.87	DUKE ENERGY	\$ 1,116.07
		CAPLINGER SALES	
BDK	\$ 282.80	AND SERVICE	\$ 1,399.99
		CLINTON ELECTRICAL	
		& PLUMBING	
BPA CASH DRAWER (ROBIN)	\$ 22.68	SUPPLY	\$ 264.90
CERTASITE	\$ 729.09	STANLEY J. BOLKA	\$ 975.00
WELLERS PLUMBING &			
HEATING	\$ 1,121.35	EIP	\$ 5,209.57
MR. RENTAL	\$ 16.00	OHIO UTILITIES	
		PROTECTION SERVICE	\$ 761.00
PANETTA EXCAVATING	\$ 2,741.20	TELE VAC	
MIAMI PRODUCTS &		ENVIRONMENTAL	\$ 1,300.00
CHEMICAL CO	\$ 1,786.65	WALT'S HOME	
OHIO ASPHALTIC LIMESTONE		MAINTENANCE	\$ 1,100.00
CORP	\$ 392.98	PEREGRINE	
BLANCHESTER AREA CHAMBER		CORPORATION	\$ 1,075.44
OF COMMERCE	\$ 75.00	JUSTIN DICKMAN	\$ 1,633.33
		CHOICE ONE	
GRAINGER	\$ 202.95	ENGINEERING	\$ 525.00
MASI LABORATORIES	\$ 2,657.60	TOTAL	\$ 466,851.23
THERMODYNE	\$ 20,636.00		
USA BLUEBOOK	\$ 1,178.07		

