

Board of Public Affairs Meeting Minutes – August 14, 2025

There was a regular meeting of the Blanchester Board of Public Affairs held on Thursday August 14, 2025 at the Blanchester Water Plant. The meeting was called to order at 6:30 PM by Chairman Bowling.

Attending was Chairman James Bowling, Trustee Bob Haines, Trustee Blocker, Director Ram Reddy, John Carman, Council Member Lynn Lewis, Council Member Marie Brooker, Councilman John Hill, Wayne Moore Water Department Supervisor, Sherri Kemper, David Kemper, Mike Brooker, and Donna Johnson Business Mgr./Clerk

There was a motion/second by Chairman Bowling/Trustee Blocker to pause approval of July Minutes until September Meeting.
All in favor - All Yeas. Motion carried.

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

Chairman Bowling gave a Briefing on the financial status of the Water Department and the importance it has on our Village.

A motion/second by Trustee Blocker/Trustee Haines to recess for the plant tour at 7:11PM
All in favor- All Yeas. Motion Carried.

A motion/second by Trustee Blocker/Trustee Haines to resume the Regular Meeting at 7:30 PM
All in favor – All Yeas. Motion Carried.

Public Comment:

Chairman Bowling asked if anyone had any questions or comments about the Water Department.

Council Member Marie Brooker complimented the BPA Staff and the Board for the quality of water that is served to the public by building the State-of-the-Art Water Treatment Plant and that also would serve the Blanchester Community and neighboring residents for years to come.

Clerk's Report:

A motion/second by Trustee Haines/Trustee Blocker to pass BPA Resolution 2025-101 for the transfer of \$500K from the Electric Department to the Water Department.
All in Favor – All Yeas. Motion Carried.

Once the Resolution is signed, then it will be given to the Mayor for A Resolution to be passed by Council.

A motion/second by Trustee Blocker/Trustee Haines to pause recommendations for water rate adjustment discussion until September.
All in Favor- All Yeas. Motion Carried.

The Board did agree to increase the Tap fees for all Water and Sewer Services by \$600.00 effective September 1, 2025.

Sewer Depart is requesting approval to purchase a New Primary Drive Unit. Price is \$84,390.00 which does not include labor.

A motion/second by Chairman Bowling/Trustee Blocker to approve Purchase not to exceed \$115K
All in Favor – All Yeas. Motion Carried.

A motion/second by Chairman Bowling/Trustee Blocker to approve Mixer for the Vine Street Water Tower at a cost of \$26,700. About 72% of this amount is paid by OPWC Grant Moneys.
All in Favor – All Yeas. Motion Carried.

Clerk asked permission to move money from one account to another within the budget.

A motion/second by Chairman Bowling/Trustee Blocker to allow movement of funds from one account to another within the budget.
All in favor – All Yeas. Motion Carried.

Mayor Carman explained to everyone how the KHW tax was handled.

Director

Following the Board's approval, hired a new employee for the sewer department to replace the retired employee's position.

BPA staff helped the Village with water and electric supply for the July 4th celebrations.

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, and as part of that, planning to meet AMP Financing Department to explore their (AMP's) Tax Exempt Member Financing Options to fund our project through them – **Staff continued to work on procuring the Financing for the project.**

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.

The BPA Board approved a Budgetary Construction Cost Estimate of \$10,373, 244 for the Substation Project, and IMPA/ISC staff started 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 not exceed \$17,000

The site had been cleared and a sign had been installed.

Site design is in process for construction of the Substation.

Discussing with Duke on an easement for storm water drainage from the substation site.

ISC completed the design and specifications for the Transformer and Breakers and sent to the Vendors.

Received and opened the bids on August 14, 2025.

ISC engineers are in process of reviewing the bids from the vendors and will provide their recommended vendors for the Board's approval and to place the orders to purchase the Transformers and Breakers.

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.

Lazenby Street Water Main Replacement and Street Resurfacing project – Procured required funding of \$584,900 in grants for this project and the contract had been awarded and the contractor has started working on this project.

Contractor completed majority of the water main installation work and waiting on the Rail Road to complete water main installation under the Rail Road Tracks.

Substantial construction completion of this project is scheduled to be by September 12, 2025. Final Construction Completion of this Project is scheduled to be by November 2025.

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

Orchard View /Orchard Circle water main replacement, storm sewer, sanitary sewer, and street resurfacing phase– 1 project - procured required funding in grants for this project. The construction is in process. Potentially, we may not need any local match for this project.

- All sanitary sewer laterals have been separated.
 - Storm Sewer construction - complete.
 - Water Main Installation work - complete.
 - Transfer of water service lines from old main to new main - complete
- Planning to complete the construction in August.

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 started work on it.

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

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

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 has increased from about 3.6 million to about \$4.3 million dollars. So far, we have acquired about 2.2 million dollars through OPWC and USACE for this project.

Working through ODNR to procure rest of the funding from FEMA (HHPD Grants) – Waiting for response from FEMA/ODNR (Funding is on hold due to President Trump’s executive order).

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

Specifications and construction plans have been approved by the ODNR for construction.

- Ohio EPA reviewed and approved construction plans
- Submitted plans to USACE review and approvals – in process
- 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 2025 project nomination for EPA funding for Reservoir #3.
- Trying to get some funding for the project through Senate Offices from Congressionally Directed Spending (CDS) funds – in contact with Senator’s staff, and
- Also trying for the same through Congressman’s office.
- Completed Survey work on Deeds for the land associated with the Reservoir #3 and submitted it to USACE as required.
- Bidding planned for June/September 2025.
- Working on some more information requests from USACE.
- FEMA Grant \$1,467,308 applied for has been put on hold pending the outcome of the President Trump’s executive order, holding all funding until a review has been completed
- Working with USACE to get reimbursement on expenses incurred for the project construction to-date.
- **Stone Environmental Co. completed the Delineation study for Reservoir #3 as required by the USACE.**
- **Completed and submitted Loan/Grant Renomination Application to Ohio EPA to get the gap funding for the project.**
- **The ODNR indicated that there is some positive news on funding from FEMA.**
- **FEMA is waiting on the Environmental Report which is currently being worked on 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. Received the USACE portion of the payment - **We have received the reimbursement.**

Submitted a Draw request #2 for an amount of \$249,969.65 for reimbursement.

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 \$500,000 grant funding from CDBG for the project except a small amount for local match – construction work is in process and is in final stage - Completed installation of 8”water main. Started patching the street to prepare for pavement. Working on yard repairs.

We had a preconstruction meeting with the Clearcreek Coatings, the Contractor for the Vine Street water tower rehab project and the work to start soon. This project is funded by \$499,900 grant from OPWC. Original Contract for Construction: \$341,450; Engineering: \$7,000; Inspection Services: \$52,600; Interior Coating Change Order: \$18,700; Additional Pit Filling Change Order: \$40,000; Tank Mixer Change Order: \$26,700 - **Rehab work on this project is near completion.**

Staff planning to apply for CDBG/OPWC grant funding for S. Wright Street water main replacement and street improvements project, Main Street Repair and Resurfacing and street improvements projects. Also, planning to work on some inhouse small projects using our own staff.

Electric System:

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

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.

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

Staff working on upgrading the primary line on West Fancy Street.

Staff continued to work on systemwide improvements.

Water System:

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

Following the Board's approval of \$31,000, Calgon Carbon Company exchanged the GAC media in one of the filtration units at the Water Treatment Plant.

Staff repaired the water main break on Vine Street.

Reservoir water storage levels: We have about 231 million gallons of storage available to treat and supply for about 17 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.

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.

1746 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 weather permits.

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.

Working on plant electric control systems wiring upgrade with contractor.

Staff worked on several cleanouts for customers.

Johnson Electric worked on the controls for primary and secondary pumps. Still having some issues. Contacted Buckeye pumps to inspect the pumps:

- Staff continued to work with Johnson Electric and Buckeye pumps on the issues.
- Ordered one New Pump (#2) – Received and working on the installation.
- Order second new Pump (#3).

Working with Street Department on repairs and replacing manhole covers, and adjusting heights with rings on John St./Center St., Walnut St./Depot St., and Main St./Y near Valero gas station

Magna Rotor bearing been replaced.

Repaired Chlorine System.

Repaired PolyFloc Pump.

Both the digester blowers need to be worked on. Staff continued to work on it.

Secondary Clarifier #1 needs rebuild of work gear. Staff continued to work on it.

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

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

Staff continued to work on grounds maintenance.

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:

Being none,

A Motion/Second by Chairman Bowling/Trustee Haines to close and adjourn the meeting at 8:05 PM.
All Yeas. Motion Carried.


James Bowling - Chairman


Donna Johnson, Clerk

Board of Public Affairs Meeting Minutes Appendix A

BILLS FOR AUGUST

VENDOR	TOTAL	VENDOR	TOTAL
IMPA	\$ 422,464.45	SUNRISE COOPERATIVE	\$ 3,460.81
VILLAGE OF BLANCHESTER	\$ 1,195.00	JM TEST SYSTEMS	\$ 774.70
TREASURER STATE OF OHIO	\$ 18,030.00	FRONTIER	\$ 1,903.78
CINTAS	\$ 1,470.77	PEREGRINE CORPORATION	\$ 689.72
ADVANCED AUTO PARTS	\$ 548.94	IMPA SERVICE CORP	\$ 135.02
DUKE ENERGY	\$ 410.52	KOI AUTOPARTS	\$ 805.09
SPECTRUM ENTERPRISE	\$ 834.38	CAPLINGER SALES AND SERVICE	\$ 1,517.98
LOWES	\$ 646.55	HAWKINS	\$ 2,660.30
PARKSON COPERATION	\$ 6,137.00	BUCKEYE STATE PIPE & SUPPLY	\$ 2,688.62
BDK	\$ 473.92	E.J.PRESCOTT	\$ 162.00
OHIO ASPHALTIC LIMESTONE CORP	\$ 1,622.86	BETHESDA HEALTHCARE	\$ 56.00
STANLEY J . BOLKA	\$ 1,755.00	VISA BILL	\$ 811.31
EGG HARBOR	\$ 660.26	WAUGH CONSTRUCTION	\$ 16,683.50
DUKE ENERGY	\$ 150.81	SABIN DISTRIBUTORS	\$ 116.28
ANIXTER	\$ 6,147.96	NEWS JOURNAL	\$ 165.00
CALGON CARBON CORPORATION	\$ 31,000.00	USIC LOCATING SERVICES	\$ 2,082.13
SHEAKLEY	\$ 116.00	TOTAL	\$ 529,435.40
VERIZON BUSINESS	\$ 997.50		
DUKE ENERGY	\$ 61.24		