



Mike DeWine, Governor
Jon Husted, Lt. Governor
Anne M. Vogel, Director

May 5, 2023

Limited Environmental Review and Finding of No Significant Impact

**Village of Wakeman – Huron County
Farmer Street and Cooper Street Water Line Improvements
Loan number: FS390950-0008**

The attached Limited Environmental Review (LER) is for a drinking water project in Wakeman which the Ohio Environmental Protection Agency intends to finance through its Water Supply Revolving Loan Account (WSRLA) below-market interest rate revolving loan program. The LER describes the project, its costs, and expected environmental benefits. Making available this LER fulfills Ohio EPA's environmental review and public notice requirements for this loan program.

Ohio EPA analyzes environmental effects of proposed projects as part of its WSRLA program review and approval process. We have concluded that the proposed project should not result in significant adverse environmental impacts. This project's relatively narrow scope and lack of environmental impacts qualifies it for the LER rather than a more comprehensive Environmental Assessment. More information can be obtained by calling or writing the person named at the end of the attached LER.

Upon issuance of this Finding of No Significant Impact (FNSI) determination, award of funds may proceed without further environmental review or public comment unless new information shows that environmental conditions of the proposed project have changed significantly.

Sincerely,

Kathleen Courtright, Assistant Chief
Division of Environmental and Financial Assistance

Attachment

LIMITED ENVIRONMENTAL REVIEW

Project Identification

Project: Farmer Street and Cooper Street
Water Line Improvements

Applicant: Village of Wakeman
59 Hyde Street
Wakeman, Ohio 44889

Loan Number: FS390950-0008



Figure 1. Huron County

Project Summary

The Village of Wakeman, in Huron County (Figure 1), has requested \$252,807 from the Ohio Water Supply Revolving Loan Account (WSRLA) to finance the Farmer Street and Cooper Street Water Line Improvements project. Wakeman intends to improve water quality and water system operation and reliability in a portion of their water distribution system by completing necessary replacements of undersized and deteriorated water lines.

History & Existing Conditions

Wakeman does not have its own drinking water source or treatment system. Instead, Wakeman purchases water from Northern Ohio Rural Water, who is initially supplied with water from the cities of Elyria and Lorain water departments and the Village of New London. Drinking water sources include Lake Erie, the Black River, and Buck Creek. Wakeman supplies an average of 82,000 gallons per day of drinking water to over 1,000 residents through a distribution system consisting of a 100,000-gallon elevated storage tank, a booster station, and a network of 4-inch through 8-inch cast iron and polyvinyl chloride (PVC) water lines.

Due to age and material, portions of the distribution system, particularly in the older sections of the system, are in poor condition. This has negatively impacted water quality and has led to numerous water line breaks (Figure 2). Furthermore, the sections of the system consisting of 4-inch water lines are inadequately sized to support fire flows. This project specifically deals with nearly 70-year-old degraded cast iron water lines along Farmer Street and Cooper Street.

Project Description

This project involves the replacement of 4-inch cast iron water lines along Farmer Street and Cooper Street with 2,185 linear feet of 8-inch PVC water line along with associated valves, fittings, and appurtenances (Figure 3). Also included is the installation of seven hydrants, 30 new service laterals from the water line to the curb stop, and resurfacing of pavement. Restoration of disturbed surfaces is included.

Implementation

Wakeman proposes to borrow \$252,807 from the Ohio WSRLA at the small-community rate of 2.11 percent (interest rates are set monthly and may change for the requested June award date) to cover costs of construction and previous administration and engineering services for this project. Borrowing this amount in WSRLA monies could save Wakeman approximately \$54,000 over the 20-year loan term compared to the current market rate of 3.86 percent. Wakeman also expects to receive \$400,000 from the Ohio Public Works Commission towards this project.

The debt associated with this construction project will be recovered from user charges. Wakeman last raised water rates by 3 percent in 2023 and plans to implement a 3 to 5 percent increase for the next two years. Upon completion of this project the annual residential water bill for residents served by Wakeman will be \$469. This is 0.78 percent of the median household income for Wakeman (MHI; \$59,853 and compares favorably to the Ohio average annual bill of \$697.

Construction is expected to begin following loan award and be completed mid- to late-2023.



Figure 2. Photo taken during repair of a 2020 water line break along Farmer Street

Public Participation

Wakeman has discussed this project at public village council meetings, including the passing of a resolution authorizing the village administrator to apply for, accept, and enter into a WSRLA agreement for funding of this project. Wakeman makes available minutes for village council meetings and ordinances and resolutions on their village website.

Ohio EPA is unaware of controversy about or opposition to this project. Ohio EPA will make a copy of this document available to the public on the following webpage and will provide it upon request:

Conclusion

The proposed project meets the criteria for a Limited Environmental Review (LER); namely, it is an action within an existing water distribution system which involves the replacement of water lines and associated appurtenances. Furthermore, the project meets the other qualifying criteria for an LER; specifically, the proposed project:

Will have no significant environmental effect, will have no effect on high-value environmental resources, and will require no specific impact mitigation. Water line and service lateral replacements will take place within road rights-of-way, primarily within paved roads, as well as in lawn strips, sidewalks, and front lawns adjacent to paved roads. These areas contain no sensitive, unique, or otherwise valuable environmental resources. It will be the contractor's responsibility to implement applicable standard construction best management practices to limit erosion, sediment, noise, dust, traffic disruptions, and like factors throughout the duration of the project. Due to the nature and location of the proposed work, no significant short-term or long-term adverse environmental impacts are expected.

Is cost effective. Due to the age, condition, and undersized dimension of the water lines included in this project, the only feasible alternative was determined to be full replacement of the existing water lines with new, upsized PVC water lines. Replacement of these water lines will not only improve water quality and allow support of fire flows, but it will also reduce the frequency of water line breaks, thereby reducing Wakeman's long-term repair costs.

Is not a controversial action. The age and condition of the existing water lines have resulted in water line breaks and customer complaints of "rusty water." Replacement of the water lines included in this project will result in a reduction of disruptions to residents and will improve water quality. The contractor will be required to communicate work activities and road closures with residents adjacent to the project area throughout the duration of construction.

Does not create a new or relocate an existing discharge to surface or ground waters, does not create a new source of water withdrawals from either surface or ground waters or significantly increase the amount of water withdrawn from an existing water source, does not substantially increase the volume of discharge or loading of pollutants from an existing source or from new facilities to receiving waters, and will not provide the capacity to serve a population substantially greater than the existing population. This project merely involves the replacement of water lines and associated components that serve existing customers and will not otherwise affect Wakeman's water distribution system (e.g., storage, distribution, usage, etc.).

To conclude, Wakeman's proposed project is sufficiently limited in scope and meets all applicable criteria to warrant an LER. The planning review identified no potentially short-term or long-term adverse impacts on the quality of the human environment or on sensitive resources (surface waters, coastal zones, floodplains, wetlands, state-designated scenic and recreational rivers, prime and unique agriculture lands, aquifer recharge zones, archaeological and historically significant sites, threatened and endangered species, and state and federal wildlife areas). Rather, completion of this project will improve water quality and water system operation and reliability.

Contact Information

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Figure 3. Project location (blue)