



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

April 5, 2023

Limited Environmental Review and Finding of No Significant Impact

City of Germantown - Montgomery County
Maple Park Watermain Phase 2
Loan number: FS390387-0006

The attached Limited Environmental Review (LER) is for a water main and service line replacement project in Germantown 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,

A handwritten signature in black ink that reads "Kathleen Courtright".

Kathleen Courtright, Assistant Chief
Division of Environmental and Financial Assistance

Attachment

LIMITED ENVIRONMENTAL REVIEW

Project Identification

Project: Maple Park Watermain Phase 2

Applicant: City of Germantown
One North Plum Street
Germantown, Ohio 45327

Loan Number: FS390387-0006

Project Summary

The City of Germantown has applied for a Water Supply Revolving Loan Account (WSRLA) loan for the replacement of an old and failing water main and service lines on Maple and Elm street. Germantown requested approximately \$2,300,000 to pay for the improvements. Construction will be within local street

History & Existing Conditions

The City of Germantown is located in southwestern Montgomery County (see Figure 1). According to the 2016-2020 American Community Survey, the population of Germantown is 5,530 people and the city does not anticipate a dramatic change in population in the near future. Germantown draws water from the Buried Miami Valley Aquifer from four wells located in Kercher Park on the south side of Germantown. The city's water treatment plant has a capacity of 1.728 million gallons per day (MGD) and is sufficient for current and future demand. The city has two water storage towers, one of which was recently replaced in 2020.

The water main and appurtenances along Maple and Elm streets are 71 years old and have exceeded their useful life. The old and under-sized water line pipes have frequent leaks and breaks resulting in boil alerts; and poor water pressure potentially putting firefighters, residents and property at risk. The water mains had seven documented breaks in the last eight years, and two fire hydrants were deemed inoperable.

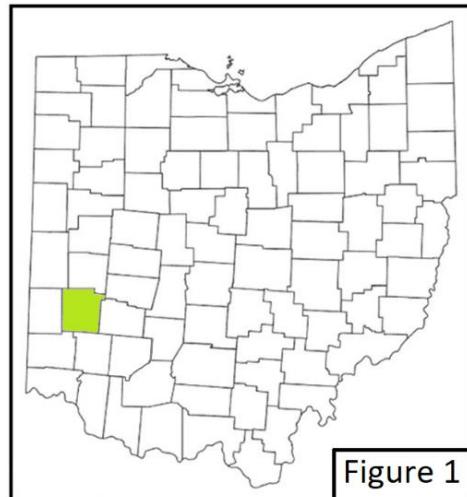


Figure 1

Project Description

This project includes the replacement of 1,350 linear feet of existing 6-inch water main with an 8-inch water main, fire hydrants, and public water service lines on Maple and Elm streets from Maple Park Drive to Willow Lane (see Figure 2). The increased size of the replaced mains will benefit fire protection flow.

Additionally, 34 public service lines will be replaced at the homes along Maple Park and Elm Street. Construction of the water main will occur within the city road right-of-way. No trees will be impacted by the project. The construction contractor will use sediment and erosion control measures during construction and restore yards disturbed during the construction to their previous condition.

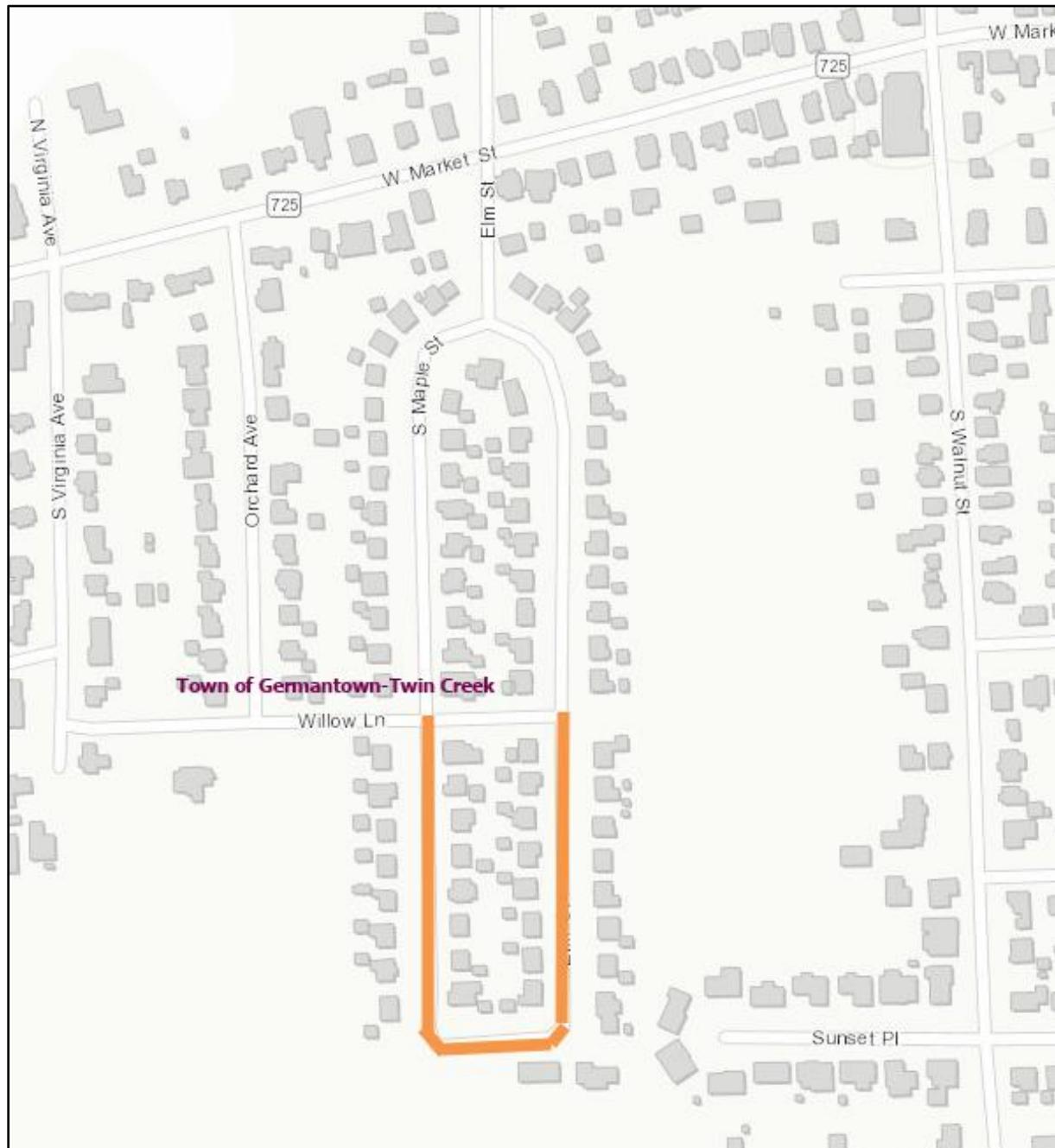


Figure 2. Map of project area marked in orange

Implementation

Germantown will borrow \$340,000 from the WSRLA at the small-community interest rate of 2.25%. During the 30-year loan period, Germantown will save approximately \$121,000 by using WSRLA dollars at this rate, compared to the market rate of 4.05%. Please note that WSRLA interest rates are set monthly and subject to change upon loan award month.

A typical residential water customer in Germantown pays \$34.16 per month for water. The last water rate increase was 6% in April 2022, and annual rate increases of 6% are planned for 2023 through 2025. According to the 2014-2018 American Community Survey, the estimated median household income (MHI) for a resident of Germantown is \$56,036. The average yearly water utility bill is \$409, which is 0.73% of the MHI and compares favorably to the Ohio average bill of \$639.

Anticipating loan award in April 2023, proposed changes will be complete by the end of 2024.

Public Participation

The project was discussed at public city council meetings, which happen the first Monday of every month. Council meetings are broadcast live on GATV 5 (Government Access) Germantown Channel 5 and through the Miami Valley Communications Council website. The project was discussed most recently at the March 6, 2023, meeting when the city authorized applying for WSRLA funding and awarding the project.

Ohio EPA is unaware of any opposition to this project, and will make a copy of this document available to the public on its web page <https://epa.ohio.gov/divisions-and-offices/environmental-financial-assistance/announcements> and distribute it to interested parties. Information supporting the Limited Environmental Review is available from the project contact named below.

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 functional replacement of and improvements to existing water lines and service lines. Furthermore, the project meets the other qualifying criteria for an LER; specifically, the proposed project:

Will have no significant environmental effect, will require no specific impact mitigation, and will have no effect on high-value environmental resources because the construction will take place within city streets, in areas that have already been developed and paved.

Is cost effective and not a controversial action. With the age of the water lines and frequent breaks, it is a more long-term, cost-effective solution to replace it than to repair it. Germantown has made a good effort to make its residents aware of the project, and Ohio EPA is not aware of any opposition to this project.

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, or 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 capacity to serve a population substantially greater than the existing population because the project will only be replacing

existing water distribution service lines. Water withdrawals will not change, and no new service lines will be connected to the system as a result of this project.

Based upon Ohio EPA's review of the planning information and the materials presented in this Limited Environmental Review, we have concluded that there will be no significant adverse impacts from the proposed project as it relates to the environmental features discussed previously. This is because these features do not exist in the project area, the features exist but will not be adversely affected, or the impacts will be temporary and mitigated.

Contact Information

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