



December 12, 2024

**Preliminary Finding of No Significant Impact
To All Interested Citizens, Organizations, and Government Agencies**

**Village of Put-in-Bay - Ottawa County
Ibis Street and East Point Boulevard Sanitary Sewer Improvements
Loan Number: CS390778-0028**

The attached Environmental Assessment (EA) is for a new sewer construction project in Put-in-Bay which the Ohio Environmental Protection Agency intends to finance through its Water Pollution Control Loan Fund (WPCLF) below-market interest rate revolving loan program. The EA describes the project, its costs, and expected environmental benefits. We would appreciate receiving any comments you may have on the project. Making available this EA and seeking your comments 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 WPCLF program review and approval process. We have concluded that the proposed project should not result in significant adverse environmental impacts. More information can be obtained by contacting the person named at the end of the attached EA.

Any comments on our preliminary determination should be sent to the email address of the contact named at the end of the EA. We will not act on this project for 30 calendar days from the date of this notice. In the absence of substantive comments during this period, our preliminary decision will become final. After that, the Village of Put-in-Bay can then proceed with its application for the WPCLF loan.

Sincerely,

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

Kathleen Courtright, Assistant Chief
Division of Environmental & Financial Assistance

Attachment

ENVIRONMENTAL ASSESSMENT

Project Identification

Project: Ibis Street and East Point Boulevard Sanitary Sewer Improvements

Applicant: Village of Put-in-Bay
157 Concord Avenue
Put-in-Bay, Ohio 43456

Loan Number: CS390778-0028



Figure 1. Ottawa County

Project Summary

The Village of Put-in-Bay in Ottawa County has requested \$900,327 from the Ohio Water Pollution Control Fund (WPCLF) to install sanitary sewers along East Point Boulevard and Ibis Street to eliminate reliance on existing residential septic systems. Disturbance will be limited to existing roadways and previously disturbed rights-of-way and is not expected to cause adverse environmental impacts.

History & Existing Conditions

Put-in-Bay, located on South Bass Island, owns and operates a wastewater treatment plant (WWTP) within the village corporate limits which discharges treated wastewater to Lake Erie. The WWTP was built in the early 1980s, originally to serve the central downtown area of the village, eliminating package plants and individual household sewage treatment systems (HSTS).

Ohio EPA, Ottawa County Commissioners, Ottawa County Health Department, and the Put-in-Bay Township Trustees negotiated Findings & Orders that impose a Special Connection Ban on South Bass Island. This permits no new or replacement package plants or expansion of existing package plants and no new onsite or off-site HSTS. Instead, connection to the Put-in-Bay sewage system shall be required if inspections find evidence of failed or failing systems. Ottawa County plans to construct a collection system in unincorporated areas, connecting to the village system for treatment services.

In 2003 Ottawa County prepared a Water Supply and Sanitary Sewer Study for South Bass Island, which included consideration for sanitary collection systems on both Ibis Street and East Point Boulevard, where there is no public sanitary service. Ibis Street includes 15 residential properties currently on HSTS. On East Point Boulevard, there are five properties with permitted HSTS and one property with an unpermitted tank. The remaining 15 properties are believed to be connected to an existing combined sewer (referred to as “community tank”) located at the northerly end of East Point Boulevard’s right-of-way. This tank holds roughly 2,000 gallons and has no known record of ownership.

Population and Flow Projections

Like other coastal areas in Ottawa County, the served population on a summer weekend is far greater than the permanent residents. While there are only 128 year-round residents in the village, there are often 10,000 people in town during the spring and summer. The WWTP is designed to treat an average daily flow of 0.5 million gallons per day (MGD) and a maximum daily flow of 1.3 MGD. In the summer the average daily flow is 0.1 MGD and in the winter the average daily flow is 0.03 MGD. Therefore, the WWTP has the capacity to take the additional flow from the 31 properties expected to be added to the system.

Alternatives

- *No action*: Doing nothing, the “no-action” alternative, would continue to allow for wastewater treatment to be individually treated by HSTS that are susceptible to failure and inadequate treatment prior to discharge in Lake Erie. Due to this public health and safety concern, this is not a feasible alternative.
- *Low-pressure sewer system with grinder pumps for each resident*: This would tie each property into the village’s existing wastewater treatment system but continue to require long-term maintenance at an individual scale.
- *Shallow gravity sewer with a single master pump station for each street*: Properties would be incorporated into the village’s existing wastewater collection system through the extension of sanitary sewers and pump stations to convey flow to Put-in-Bay’s WWTP.

Selected Alternative

Based on analysis and input from property owners, Put-in-Bay has selected the shallow gravity sewer with master pump station as the selected alternative for both Ibis Street and East Point Boulevard. This is based on the long-term operation and maintenance costs associated with 36 individual grinder pumps for each property rather than a single master pump station for each street.

Proposed sewer improvements will include:

- New 8-inch gravity sewer along East Point Boulevard with a master pump station that conveys flow via 3-inch force main to an existing sanitary line at the Chapman/Columbus intersection.
- New 8-inch gravity sanitary sewer along Ibis Street with a master pump station that conveys flow via 3-inch force main to an existing sanitary line near the Ibis/Langram intersection.

The installation of new sanitary service will remove 21 HSTS and a non-functioning centralized septic system for 15 properties. This works towards the village’s goal of improving service and overall reliability of sanitary collection for its residents.

See Figure 2 below for a map of the project area.



Figure 2. Project location

Implementation

Put-in-Bay plans to borrow \$900,327 from the WPCLF. For a 30-year loan period at the small-community rate of 2.34%, Put-in-Bay will save \$322,422 when compared to the market rate of 4.14%. Interest rates are set monthly and may change for a later loan award.

Put-in-Bay has minimized project costs by obtaining a low-interest loan from the WPCLF, which allows a lower annual sewer bill for the new customers than otherwise would be possible. The projected annual water bills with the implementation of this project will be approximately \$607. This is approximately 1% of the median household income (MHI) of Put-in-Bay, which is \$58,750.

The anticipated loan award will occur in January 2025. Construction will begin following loan award and is expected to be completed by December 2025.

Public Participation

In years prior to this project some residents inquired about the possibility of having the village install sewers along each street. Due to lack of grant funding and the majority of project costs falling on property owners, the project did not proceed. However, after an Ohio Department of Development (ODOD) Water & Infrastructure Program Grant was awarded for the project in 2023, some property

owners attended council meetings to voice support and/or opinions for the village to accept the ODOD funding award and move forward, but there remained concern for the cost of assessments. Therefore, Put-in-Bay authorized the development of a petition form offering property owners the opportunity to show their support for the project along with each owner's preferred type of system (gravity sewer system vs. low pressure sewer system. All property owners returned petition forms in favor of the project, with the gravity sewer system selected by a majority of the property owners. After deciding to proceed with this project, the village continues to discuss it at regular council meetings and council work session meetings. Council meetings are regularly reported in the local newspaper.

Ohio EPA 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 will provide it upon request to interested parties. Information supporting this Environmental Assessment (EA) is available from the project contact named below.

Environmental Impacts

The project has the potential to affect the following features, but the effects will be reduced or mitigated to acceptable levels as explained below.

Air Quality

Ottawa County is in attainment for all regulated criteria air pollutants applicable to this project. The contractor will prevent unnecessary dust from construction activities from entering the atmosphere. Dust on unsurfaced streets or parking areas and any remaining dust on surfaced streets shall be controlled with water as needed. Because of this approach, there will be no significant adverse short-term or long-term impacts on local air quality.

Archaeological and Historical Resources

Planned areas of disturbance have been previously developed and all excavation work will take place within previously disturbed roadways and rights-of-way. Therefore, no impacts are expected to archaeological or historical resources.

In the event of archaeological finds during construction, Ohio Revised Code Section 149.53 requires contractors and subcontractors to notify SHPO of any archaeological discoveries in the project area, and to cooperate with the Office in archaeological and historic surveys and salvage efforts when appropriate. Work will not resume until a survey of the find and a determination of its value and effect has been made, and Ohio EPA authorizes work to continue.

Terrestrial Habitat and Endangered Species

Eight federally listed species occur in Ottawa County: Indiana bat, northern long-eared bat, tricolored bat, piping plover, eastern prairie fringed orchid, Lakeside daisy, rufa red knot, and eastern massasauga.

No habitat suited to the piping plover, eastern prairie fringed orchid, Lakeside daisy, rufa red knot, and eastern massasauga is in the previously disturbed project area. The Indiana, northern long-eared, and tricolor bats have similar summer maternity and roosting habitat preferences (trees with large crevices or loose, sloughing bark higher than ten feet above the ground). No tree and vegetation

removal is expected to occur. Based on this information, the project will have no significant adverse short-term or long-term effect on terrestrial habitat or endangered species.

Floodplains

FEMA floodplain maps were reviewed and determined that all project work will occur outside of the coastal floodplain.

Safety, Noise, Traffic, and Aesthetics

A traffic plan shall be developed by the contractor prior to commencing construction which includes all proper warning signs and lane closures. The contractor commits to minimize both the extent and duration of the disruption of traffic and disturbance to the neighborhood during construction. Local aesthetics will be unchanged after construction is complete. For these reasons, the project will not adversely affect noise, traffic, public safety, or aesthetics.

Surface Water Resources

An Ohio EPA General Storm Water NPDES Permit for Construction Activities shall be obtained if necessary and the contractor will minimize soil from eroding or otherwise entering onto all paved areas and into natural watercourses, ditches, and public sewer systems.

Areawide Planning

Toledo Metropolitan Area Council of Governments (TMACOG) has reviewed the 208-plan inquiry for the project and has concluded the project is consistent with the TMACOG 208 Plan.

Wetlands

Wetlands inventory data confirmed that all project work will occur outside of designated wetland areas.

Energy Use

This project will have little effect on local or regional energy supplies. Through utilizing the already existing wastewater treatment plant in Put-in-Bay, no additional energy from the village is required.

Local Economy

Property owners will be responsible for the costs associated with abandoning their existing HSTS as well as installing the service lateral to the new sewer line. There will also be a tap permit and inspection fee, tap fee, and sewer impact fee at the time each property is connected to the new sewer. By using low-interest financing, Put-in-Bay has minimized the project cost and economic impact to their residents.

Unaffected Features

Coastal zones, farmland, ground water resources, and Wild and Scenic Rivers will remain unaffected as there are none located within the project area.

Conclusion

Based upon Ohio EPA's review of the planning information and the materials presented in this Environmental Assessment, 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.

The project will provide a safe and reliable system of sanitary collection for the residents and visitors of Put-in-Bay.

Contact information

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