

# APPENDIX

# Unsewered Communities Project Public Involvement Summary Glenwood



## Background

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The Unsewered Communities project sponsored by The Miami Valley Regional Planning Commission (MVRPC) is a formal Feasibility Study looking at five small communities in the Miami Valley area that are served by septic systems that no longer provide adequate wastewater treatment. Environmental and health agencies are concerned about potential for pollution from these systems to harm the environment and human health. MVRPC is partnering with Ohio EPA and Public Health Districts in the Miami Valley to conduct a feasibility Study for each of these 5 high priority communities experiencing environmental and public health concerns due to large concentrations of failing or underperforming home sewage treatment systems. This public involvement summary reflects the public activity, Steering Committee input and responses from the Village of Glenwood.

## Public Involvement Summary

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### Steering Committee Meeting #1

The project was spearheaded with a kickoff meeting held Oct. 21, 2014 at the Twin Township Bldg. 1251 St. Rt. 503 North, West Alexandria to explain the goals of the project to a group of Steering Committee members. Those in attendance can be found on the sign-in sheet attached to this summary. Discussion topics included: Areas included in the study, types of sewer systems considered, types of collection systems considered and funding source possibilities, next steps in the process and a schedule for the next Steering Committee meetings as well as discussing a date for the upcoming public meeting.

### Steering Committee Meeting #2

The next Steering Committee Meeting was held on Jan. 20, 2015 at the Twin Township Bldg. 1251 St. Rt. 503 North, West Alexandria. Those in attendance can be found on the attached sign-in sheet. The goals of the meeting were: To go over the preliminary work that IBI Group had developed up to that point which had generated additional questions for the Steering Committee; to answer any questions from the Steering Committee; to conduct an exercise included in the handout packet to develop the committee's list of priorities (Collection and Treatment System Matrix); to set future meeting dates. A County Commissioner/resident of Stonecreek Crossing questioned the need for a sewer system in an area with functioning septic systems. The questions from the Steering Committee as well as responses can be found in the attached Steering Committee meeting minutes. Some residents and County Commissioners expressed a desire to have additional testing done in the near future but must follow the Ohio Revised Code.

### Steering Committee Meeting #3

The final Steering Committee meeting was held on April 21, 2015 at the Twin Township Bldg. 1251 St. Rt. 503 North, West Alexandria. A Draft Final Plan was introduced to the Steering Committee with the findings and a recommendation. The committee was given the opportunity to review, comment, and ask questions on the recommendations. The review and discussion was in preparation for the upcoming public meeting which was scheduled for May 12, 2015. The Report was also put on line and could be reached via the MVRPC website. A new development since the last Steering Committee meeting was that Preble County was now under Findings and Orders by the OEPA to address and evaluate a public sewer system based on the testing results taken in the Glenwood area. The project area was discussed

# Unsewered Communities Project

## Public Involvement Summary

### Glenwood

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in depth, the areas tested were discussed, sewer systems and collection systems considered were discussed. Many questions were asked with responses included in the attached meeting minutes.

The recommendation as stated in the Study is: After considering the economic cost-effective analysis and the environmental conditions, the following regional solutions are recommended: Preble County should install a Grinder Pump collection system with necessary pump stations and force mains to a new Mechanical Extended Aeration treatment facility stationed just outside of the area with discharge to Bantas Fork creek. In order to design and construct a regional gravity sewer collection system and lagoon treatment system the funding plan found on Pg. 8 of the General Plan is proposed. (See General Plan attached to this document).

#### **Public Meeting – May 12, 2015**

The Public Meeting for the Glenwood area – Unsewered Communities project was held on May 12, 2015 at The American Legion Post 322 1477 CH503 West Alexandria, Ohio. An overview of the project was given after the meeting purpose and agenda. All attendees were given an opportunity to provide written comments to the project team, leaving them as they left or mailing them to IBI Group. Matt L. of MVRPC stated that the Study produced by IBI Group was not a decision making document but was information to help the leaders of the County to make decisions going forward with a potential sewer project. Some of the Stoneridge area residents felt that the septic system problem was not a Glenwood area problem but a Glenwood problem. Joe Reynolds of OEPA fielded many questions concerning the testing results, and explained why the County was issued Findings and Orders. Mr. Reynolds also covered an overview and discussed the magnitude of the septic problem, with a look at potential future problems if something isn't done soon. The many questions and answers can be found in the Public meeting minutes attached.

Six copies of the Study were provided for the public to review and financing possibilities were discussed in depth. Announcements and public notices for the May 12 public meeting are attached.

#### **Next Steps**

The next steps should the Glenwood area decide to pursue a sewer project are:

1. Hire an Engineering firm to coordinate with Funding Agencies, survey the area, design the project, and secure EPA permits.

## Unsewered Communities Project Kick-Off Meeting Agenda

**Glenwood Area, Lanier and Twin Townships,  
Preble County, Ohio  
October 21, 2014**



Thank you for allowing us the opportunity to meet with you and discuss the development of a report for wastewater collection and treatment planning for your community.

As you may know, there has been a declaration of a public health nuisance issued to the Preble County Commissioners by the Ohio Environmental Protection Agency (OEPA) in a letter dated March 6, 2014. As part of this declaration, the County will negotiate an agreement with the OEPA whereby a plan for resolving the problem will be developed.

The Miami Valley Regional Planning Commission (MVRPC) is partnering with OEPA and public health districts in the Miami Valley to conduct feasibility studies for high priority communities experiencing environmental and public health concerns due to large concentrations of failing or underperforming home sewage treatment systems.

The "Unsewered Communities Project," will provide the results of these vital wastewater treatment feasibility studies to participating communities that choose to take part in the study process. MVRPC has contracted with IBI Group in the development of a General Plan for your community. IBI Group (formerly M•E/IBI Group) has worked closely with numerous communities like yours guiding them through the rigors of developing a cost-effective plan and implementing the plan through construction and start-up. The development of a General Plan does not commit you to installing with a public sewer system. It does, however, provide you with potential alternatives, cost estimates, a funding plan, and schedule should you decide as a community that a sewer system is in its best interest and want to proceed further with engineering design and funding applications.

### Introductions/Steering Committee Members:

#### IBI Group / Burton Planning Services:

Keith Doll, P.E., Project Manager 635 Brookside Blvd. Westerville, OH 43081 (614) 818-4900 <a href="mailto:keith.doll@ibigroup.com">keith.doll@ibigroup.com</a>	Nicole Clune, P.E., Planning Director Burton Planning Services 252 Electric Avenue Westerville, OH 43081 <a href="mailto:nclune@burtonplanning.com">nclune@burtonplanning.com</a>
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#### MVRPC:

Matthew Lindsay, Manager of Environmental Planning 10 N. Ludlow St., Suite 700 Dayton, OH 45402 (937) 531-6548 <a href="mailto:mlindsay@mvrpc.org">mlindsay@mvrpc.org</a>	Kjirsten Frank Hoppe, Regional Planner II 10 N. Ludlow St., Suite 700 Dayton, OH 45402 (937) 531-6548
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#### Preble County Sanitary Engineering:

Randy Gilbert, P.E. 4499 US Rt. 127 South Eaton, OH 45320 (937) 456-6760 <a href="mailto:rgilbert@prebsl.org">rgilbert@prebsl.org</a>	
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**Lanier Township:**

Bruce Cunningham, Trustee 5190 Halderman Rd. West Alexandria, OH 45381	Clarence Eby, Trustee 5190 Halderman Rd. West Alexandria, OH 45381
Austin Cole, Trustee 5190 Halderman Rd. West Alexandria, OH 45381	

**Twin Township:**

Rodney Creech, Trustee 1251 SR 503 North West Alexandria, OH 45381	Mark Goeke, Trustee 1251 SR 503 North West Alexandria, OH 45381
Donnie Jones, Trustee 1251 SR 503 North West Alexandria, OH 45381	

**Glenwood Area Residents:**

Larry Pegg Rt. 35 East	Stanley Cole Rt. 35 East
James Miller SR 503 South	Bobby Shindeldecker Rebecca Drive

**Regulatory Agencies:**

Joe Reynolds Ohio EPA 401 E. Fifth Street Dayton, OH 45402 <a href="mailto:joe.reynolds@epa.state.oh.us">joe.reynolds@epa.state.oh.us</a>	Maureen Ware Ohio EPA 401 E. Fifth Street Dayton, OH 45402 <a href="mailto:maureen.ware@epa.state.oh.us">maureen.ware@epa.state.oh.us</a>
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**Questions to assist us:**

The following is a list of general questions to help us get started with the study:

- What would you want to see as an outcome to this study / what is important to you? How do you feel about a public sewer system in the Glenwood area?
- Have there been any previous projects in the area where mapping or plans are available for review? Waterline projects / Roadway projects?
- Have there been any previous studies for providing sanitary sewers? Are these available for review?
- Does the area currently have public water? If so, who is the provider?
- Does the area currently have a billing system for its customers? i.e. water & storm sewer.
- Are there any future growth areas identified within the area? i.e. future residential community or commercial project.
- Are there any isolated problem areas or pockets of concern that you can discuss? i.e. sewage smell on a particular street.
- How often would the Steering Committee prefer to meet? Dates & Times?

**Next Steps?**

- We will be coordinating with Ohio EPA, Preble County Health District, Preble County Sanitary Engineer, Preble County Soil & Water, MVRPC, Lanier and Twin Township Trustees, West Alexandria, and Eaton to collect as much data as we can.

- We will make several field visits to take notes and gather information
- Monthly (or as necessary) Steering Committee meetings to update progress
- A draft General Plan will be provided for review and comment
- Public meeting (at your discretion) to present to residents
- Final General Plan Developed
- Submit final plan to EPA

### **What does a General Plan Consist of?**

The following is a draft outline of what may be included in your General Plan:

#### **1. Executive Summary**

Alternatives Considered  
Conclusions  
Implementation

#### **2. Introduction**

Background/Objective  
Scope/Planning Area  
Methodology

#### **3. Existing Conditions**

Planning Area  
Existing Wastewater/Water Systems  
Environmental: Geology & Hydrology, Soils,  
Topo, Water Quality, Wetlands, Flood  
Hazard Area  
Land Use & Zoning  
Populations

#### **4. Future Conditions**

Land Use / Development  
Population Projections  
Projected Wastewater Flow and Loadings

#### **5. Wastewater System Alternatives**

Alternative 1: Cost / Layout  
Alternative 2 (if necessary): Cost / Layout  
Alternative 3 (if necessary): Cost / Layout

#### **6. Selected Plan**

Cost Summary

#### **7. Implementation**

Funding  
Schedule

## Unsewered Communities Project Kick-Off Meeting Minutes

**Glenwood Area, Lanier and Twin Townships,  
Preble County, Ohio  
October 21, 2014**



**Attending:** See attached sign-in sheet

### **Meeting Minutes:**

Greeting and opening by Matt Lindsay. This is a kick-off meeting. Thanks to the township trustees and residents of community for their participation.

-Introductions around the room.-

Purpose of this committee is to give consultant team the best knowledge and guidance on what's going on in the Glenwood area.

Keith Doll. This serves as kick-off meeting. Get better understanding of what Glenwood would like to see. Area declared a public nuisance by the Ohio EPA. This study will provide various options to provide sewers to the unincorporated Glenwood area. IBI has driven the area and looked at topography, but have questions and hoping for an open discussion. Will look at several collection system alternatives. Gravity, low pressure force main sewer systems, etc. Treatment systems – there could be a package plant set in the area, or connecting into West Alexandria or the Village of Eaton. IBI will provide preliminary construction and funding scenarios (grants/low interest loans) so that the best collection & treatment option can be identified. One initial conversation with Mr. Day in W. Alexandria, but no contact yet with Eaton.

Stakeholders expressed concern for whether this plan is the appropriate next step for them. They were more concerned about identifying specific problem areas in Glenwood:

- Have we done anything to find the origin of the contamination? Do we have a problem? Township would like to see a lot more testing done to find the source of the problem.
- IBI is looking at the bigger solution. Randy – sanitary engineer – trying to get things set up to do a testing routine to determine the source. One of the questions – if contamination comes in, it continues to go downstream, maybe getting pass-through.
- Randy says- this study will give us the options. It will be running in parallel with the testing. Joe- the health department will need to be involved. Randy has provided the existing systems, the condition of the systems. There are a lot of lots with inadequate space for appropriate leech systems.
- Township states that drainage is bad there. If drainage was taken care of (comes from Woodside drive – overflow goes across the highway and keeps everything wet there), then part of problem might be solved. Made the hotel build a huge above-ground septic system. Still have sewage. 1/2 acre size lots on Woodside. Some are as small as 1/10 acre (Sample drive).
- A lot of changes from EPA in septic requirements in the last 30-40 years. One resident had to add an aeration system installed in front of his house.
- It's a tough solution when it comes down to the dollar bill. This is one of the poorest areas in the county.
- Most of the properties are owner occupied, except for mobile homes at Quaker Trace.
- Rebecca Drive & Vanessa Drive...does this area need to be included in the study? There are quite a few discharging systems in that area (OEPA). Aeration systems with upflow filters (large percentage) that drain straight to the creek, so do consider it.
- Will you include in your plan a discussion on the leaching across the highway? Randy – county can consider drainage improvements, but this probably won't address the problem.

- Resident suggests a small (decentralized) usable sewage system... IBI will look at this in addition to the collection systems. Gravity sewers could require 15-20' deep w high capital costs. IBI will evaluate the systems and evaluate up front and long term costs for each.
- OEPA – e-coli in the stream has levels violating health limits. OEPA surveyed several years ago (visual signs of sewage), contacted the Health Department, who tried to correct the problem, but it has not made adequate improvement.
- There are a bunch of homes on small lots that are over 20-25 years old. Their septic will not be adequate.
- What are the boundaries of the nuisance area? IBI will establish a boundary. Understand that eventually everyone will have problems. The more people involved with the system the more affordable it becomes
- If sanitary sewers are there, the business/facility will need to hook up. There can be a period of time to require implementation,
- OEPA – point to make – you have a problem... these systems do not get any cheaper with time. As a mindset, we know we have a problem but it won't get any cheaper if we kick the can down the road.
- Northern part of Woodside drive does not contribute to an e-coli problem.
- Most everything flows southeast. Need to size the sewer to suite the entire area, but that would require some who do not have a system that can handle the community.
- IBI – trying to keep the Glenwood study area to a minimum to see how far he can go with a gravity sewer.
- **Preble county health department will be invited to future stakeholder meetings.**  
Could the systems that are failing be condemned? 75% of the properties out there could be torn down. If the approach is to 'depopulate' the area, then this study won't address this.
- Does the area currently have public water? If so, who is the provider? Yes. Eaton. Comes from Stover Road well field. Service doesn't go far off US-35 – just up Rebecca.
- How often would the Steering Committee prefer to meet? Dates & Times? IBI will develop a draft plan and invite a public meeting, develop a final plan to submit to OEPA and MVRPC.
- Who will end up paying for this system? Generally speaking, it's the customer base. There are a lot of ways projects can be structured, especially with grants or loans and with financing.

Realistic timeframe to have assessment completed? Study will be finished, likely early 2015 for the townships to have a general plan. Taking it that next step, if it's something that will be implemented, funding could be a several year process. Construction could take several years. OEPA has a funding assistance group. IBI will develop a variety of packages to assist in making options affordable. EPA told commissioners in April, the attorneys for the EPA will be contacting them to enter negotiations to establish a schedule to complete investigation. Had 18 months to complete, but another negotiation occurs to determine when this solution must be implemented. Something will be done.

Drainage. Sample drive lays in water with not that hard of a rain. Septic cannot work if it's flooded. Will County Engineer be brought in to help with this drainage? Randy Gilbert – yes.

**Next meeting in January. 6:00 Tuesday evening on third Tuesday – January 20<sup>th</sup> in the same location.**





Project Name: MVRPC Unsewered Communities Project Meeting Date: October 21, 2014, Steering Committee #1

Project Number: Glenwood, Preble County Meeting Time: 6:00 PM

Meeting Location: Twin Township Building, 1251 St. Rt. 503 North, West Alexandria

### PLEASE SIGN IN

NAME	TITLE / ORGANIZATION	E-MAIL / PHONE	INITIAL
1. Matthew Lindsay	Manager of Environmental Planning, MVRPC	<a href="mailto:mlindsay@mvrpc.org">mlindsay@mvrpc.org</a> / (937) 531-6548	<i>ML</i>
2. Kjirsten Frank Hoppe	Regional Planner II, MVRPC	<a href="mailto:kfrank.hoppe@mvrpc.org">kfrank.hoppe@mvrpc.org</a> / (937) 531-6548	
3. <i>Maureen Ware</i> <del>Ron Ware</del>	Ohio EPA	<i>Maureen Ware</i> <del><a href="mailto:Ron.ware@epa.state.oh.us">Ron.ware@epa.state.oh.us</a></del> / (937) 285-6098 <sup>6163</sup>	<i>ew</i>
4. Keith Doll, P.E.	Project Manager, IBI Group	<a href="mailto:Keith.doll@ibigroup.com">Keith.doll@ibigroup.com</a> / (614) 818-4900	<i>✓</i>
5. Nicole Clune, P.E.	Planning Director, Burton Planning Services	<a href="mailto:nclune@burtonplanning.com">nclune@burtonplanning.com</a> / (419)305-0144	<i>✓</i>
6. Bruce Cunningham	Trustee, Lanier Township	<i>STUMPIE 1954 @ G-MAIL . com</i>	<i>BEC</i>
7. Clarence Eby	Trustee, Lanier Township	<i>ceby@WOA.RR.Com 937 839-4479</i>	<i>CE</i>
8. Austin Cole	Trustee, Lanier Township	<i>Austin.Cole31@yahoo.com</i>	<i>AMC</i>
9. Rodney Creech	Trustee, Twin Township	<i>creech@lawn-plus.com 937.313.2170</i>	<i>RC</i>
10. Mark Goeke	Trustee, Twin Township	/ (937) 839-5845	
11. Donnie Jones	Trustee, Twin Township	/ (937) 839-5845	<i>DJ</i>
12. Randy Gilbert	Sanitary Engineer, Preble County	<a href="mailto:rgilbert@prebsl.org">rgilbert@prebsl.org</a> / (937) 456-6760	<i>RG</i>



NAME	TITLE / ORGANIZATION	E-MAIL / PHONE	INITIAL
13. Larry Pegg	Resident	/ (937) 839-5845	LP
14. Stanley Cole	Resident	Karen 1730 Roof Runtr. Co. (937) 456-1570	SC
15. James Miller	Resident	/ (937) 839-4806	JM
16. Bobby Shindeldecker	Resident		B.S.
17. Joe Reynolds	Ohio EPA, SWDO	Joe.reynolds@epa.ohio.gov	
18. Mark McIntire	Fiscal officer/LAWIER		
19. Fred Voge			
20. Kay Johnson	TWIN TOWNSHIP FISCAL OFFICER	937-248-6588 CELL	KJ
21.			
22.			
23.			
24.			
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**Unsewered Communities Project  
Steering Committee Meeting Agenda #2**

**Glenwood Area, Lanier and Twin Townships,  
Preble County, Ohio  
January 20, 2015**



**Introductions/Steering Committee Members:**

**IBI Group / Burton Planning Services:**

Keith Doll, P.E., Project Manager 635 Brooksedge Blvd. Westerville, OH 43081 (614) 818-4900 <a href="mailto:keith.doll@ibigroup.com">keith.doll@ibigroup.com</a>	Nicole Clune, P.E., Planning Director Burton Planning Services 252 Electric Avenue Westerville, OH 43081 <a href="mailto:nclune@burtonplanning.com">nclune@burtonplanning.com</a>
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**MVRPC:**

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**Lanier Township:**

Bruce Cunningham, Trustee 5190 Halderman Rd. West Alexandria, OH 45381	Clarence Eby, Trustee 5190 Halderman Rd. West Alexandria, OH 45381 (937) 839-4479 <a href="mailto:ceby@woh.rr.com">ceby@woh.rr.com</a>
Austin Cole, Trustee 5190 Halderman Rd. West Alexandria, OH 45381 <a href="mailto:Austin.cole31@yahoo.com">Austin.cole31@yahoo.com</a>	Mark McIntire Fiscal Officer

**Twin Township:**

Rodney Creech, Trustee 1251 SR 503 North West Alexandria, OH 45381 (937) 313-2190 <a href="mailto:creech@lawn-plus.com">creech@lawn-plus.com</a>	Mark Goeke, Trustee 1251 SR 503 North West Alexandria, OH 45381
Donnie Jones, Trustee 1251 SR 503 North West Alexandria, OH 45381	Kay Johnson Fiscal Officer

**Glenwood Area Residents:**

Larry Pegg Rt. 35 East	Stanley Cole Rt. 35 East
James Miller SR 503 South	Bobby Shindeldecker Rebecca Drive



**Regulatory Agencies:**

Joe Reynolds Ohio EPA 401 E. Fifth Street Dayton, OH 45402 <a href="mailto:joe.reynolds@epa.state.oh.us">joe.reynolds@epa.state.oh.us</a>	Maureen Ware Ohio EPA 401 E. Fifth Street Dayton, OH 45402 (937) 285-6103 <a href="mailto:maureen.ware@epa.state.oh.us">maureen.ware@epa.state.oh.us</a>
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**Project Updates:**

We are continuing to evaluate collection and treatment alternatives for the Area. At this time, we do not have final cost estimates to present or a recommended plan.

We have made contact with Christopher Day, Municipal Manager of West Alexandria. West Alexandria is near the capacity for their WWTP, but is considering future modifications. Pumping to West Alexandria could be an option.

The City of Eaton is yet to be contacted to determine their interest in accepting wastewater flows from Glenwood. We expect to meet with City officials soon.

We are investigating three different collection alternatives (Gravity Sewers, STEP Sewers, and Grinder Sewers), three different treatment alternatives ( New WWTP, Transport to Eaton WWTP, and Transport to West Alexandria WWTP).

There are a few different options when selecting the collection and treatment alternatives. We intend to present overall project costs, operational & maintenance costs, and present worth evaluations on multiple scenarios for the purpose of selecting a recommended plan.

We would like to go through the attached Decision Matrix exercise to help us understand Glenwood's priorities beyond cost. This includes concerns regarding operation & maintenance, regulatory compliance, control of the system, and schedule.

As mentioned, we do not have hard numbers (estimates) for alternatives. We have, however, prepared the attached PRELIMINARY funding scenario for a couple alternatives – New WWTP, pump wastewater to Eaton, and Pump wastewater to West Alexandria. We show worst case and best case based on an approximate construction cost and operational cost for different funding scenarios. This is very rough at this time but may give you an idea of what you might expect as the study proceeds.

**Other Discussion Items:**

Potential treatment facility discharge locations – we are looking at Bantas Fork to the east of Glenwood.

Potential property identification for potential treatment facility – We've identified a number of large parcels and would like your input on preliminary site selection for facility. Size would need to vary based on treatment type.

Typical property costs per acre in the Glenwood vicinity for estimating purposes? \$X/acre

Any further developments or potential?

**Next Steps:**

We would like to have a final draft plan with estimates and recommendations for the next Steering Committee meeting and then follow up with a public meeting at your discretion.

Date for next Steering Committee meeting? \_\_\_\_\_

# **Unsewered Communities Project Steering Committee Meeting #2 Meeting Minutes**

**Glenwood Area, Lanier and Twin Townships,  
Preble County, Ohio  
January 20, 2015**



An agenda and project information packet were distributed to all attendees.

Mr. Lindsay (MVRPC), project manager for the Unsewered Communities project, opened the meeting. This is the second meeting steering committee meeting. Our goals of this meeting:

- Go over some of the preliminary work that IBI Group has developed so far. Some of this work has generated additional questions for the steering committee.
- Answer any questions the Steering Committee has.
- Conduct an exercise, included in the packet, to develop the committee's list of priorities.
- Set the future meetings, including the public meeting.

-Introductions around the room-

Mr. Lindsay turned the meeting over to Mr. Doll (IBI Group).

Mr. Doll: On the second page of the handout, there is a list of project updates since the last meeting in October 2014. In summary:

- No cost estimates or recommended plan have been developed yet. At this point IBI Group is still in the development stage.
- IBI Group has made contact with the municipal manager of West Alexandria. West Alexandria is looking at possibilities of expanding their treatment system. One of this project's considerations is regionalizing.
- The City of Eaton: IBI Group hasn't made contact with the City of Eaton just yet, but expecting to meet with city officials soon.
- IBI Group is planning to look at as many options as possible. Investigating three different collection systems (Gravity Sewers, STEP system sewers, and Grinder sewers).

Gravity Service. What is the entire area that can be served for a gravity sewer system? Currently IBI Group is considering Service Area #1 study area including:

- About ¼ mile west of Wolf Road;
- All of Woodside and all the shorter streets in the central Glenwood area;
- Quaker Trace – a certain distance to the south and not very far north.
- Stover Road: able to take it out to the high point.

Could potentially extend the service area out further, but would have to consider pump or lift stations. The Service Area #1 is the main service area (a base of about 190 customers) that can be serviced through a gravity sewer system. For the gravity sewer system, the max depth would be about 20 feet. There are only a few locations that would need that depth. Everything flows to the east, so for the majority of it, depth is in the 12 foot range. A gravity sewer would work for this area. At this point there is no consideration for existing utility locations yet, or what side of the street the sewer lines would be placed.

Potential Future Service Areas, #1-#4, (additional 45 customers) will also be considered as part of the study. These areas will not be gravity fed, due to natural topography. IBI will consider the cost of pump stations and the number of customers that is able to add and calculate a per-customer cost. These additional areas could be considered for potential future service. It may not be economically feasible but OEPA may want those service areas considered.

STEP System. In a STEP (Septic Tank Effluent Pump) system, every customer has a septic tank installed with an effluent pump. Primary treatment occurs in the septic tanks. This would play more of a role if

considering a treatment system within the Glenwood area. It wouldn't be feasible to install this if looking at West Alexandria or Eaton as a possibility. All 235 Glenwood residences could be served.

Grinder Pump System. A grinder pump is similar as a STEP, but has no septic tank (or initial treatment). Every customer has a small grinder pump and pumps to a low pressure force main system. This approach could be considered if treating onsite, going to Eaton, or going to West Alexandria. All 235 could be served.

Gravity Sewer Options. A gravity sewer option would tie into either the city of Eaton or West Alexandria.

- If considering City of Eaton – flowing east with pump station. To consider this option, would need to talk with Eaton to see if they have capacity for their treatment and collection system. 2.5 miles reach.
- If considering West Alexandria, the gravity system would have a pump station to West Alexandria. 1.5 mile reach.

Depends on whether the each community is willing to accept Glenwood sewage, what their treatment rates might be, capacity, charges, etc....

Q.: There has been coordination with OEPA. Is there an identified boundary area that needs to be evaluated? OEPA: Mr. Reynolds (OEPA) distributed a letter that was sent from OEPA to Preble County Commissioners on March 6, 2014. The letter provides detail on sampling locations and results along tributaries to Bantas Fork around Glenwood, demonstrating that a public health nuisance does exist. Mr. Reynolds went on to state that the Agency's orders are to abate the nuisance conditions. There has to be a complete solution to the nuisance - that will be an order that they have to meet. All systems there are old and there are small lots.

Q: Why have we not contacted Eaton after all this? Mr. Doll: There has been no success in contact.

Q: Has there been headway made in pinpointing the source of the problem? OEPA: You have problems and you could try and fish them out, but considering the data (referencing letter to the Commissioners) you'll be chasing this from here until you've basically replaced every system. The design lives of the septic systems are coming into play; early failures have occurred and you will continue to have more failures. The solution is to fix these conditions and establish an affordable solution. Aeration systems (even well running ones) discharge a bit of pollutant, which OEPA would not currently approve as a first option.

Question to the County Health Department: Have failing systems been identified? A: The Health Department does not go out looking for failing systems. They respond based on complaints. They were able to mandate 3-4 systems with some grant money they got this summer. \$ 17-18,000 spent on 4 properties based on investigations from calls reported to their office. They would have addressed additional systems if they had more grant money. Mr. Reynolds further explained that lots are very small in Glenwood, and it is very tough to install a septic tank with the well. Space and age of the systems are the big issues.

Q: An aeration system does not meet OEPA standard? OEPA: Aeration does not have a disinfection system. Today the only way this aeration is considered is as a last-ditch option, and need a permit. When aeration systems are compiled together discharge adds up. Plus need a receiving stream. When there are several of them here, that's a problem.

If Eaton or West Alexandria can't accept the sewage, they can consider a County treatment system. The county already has a treatment system that services 30 homes and another that serves about 130 including a school.

Mr. Lindsay: The purpose of this Unsewered Communities project is to evaluate separate sewer system options. A separate study could evaluate the condition of the existing systems. They could decide between the two.

Q. Life expectancy of a septic system is about 20 years. OEPA: 20 years is ideal, but you can get more out of it if it is maintained. There are many systems in old homes in the area that are well past 20 years. Ultimately, the nuisances need to be taken care of.

Q. Is it possible that the system is installed and the pollution does not decrease? OEPA: We have not seen that happen. Commissioner: What if you're not correctly identifying the source? OEPA: This was surveyed back in 2010, and it needs to be a dry weather sample. The sampling protocol makes them 99% confident that it's human waste. Q. Isn't the problem coming from surface water, or flooded leach fields? OEPA: can't be storm water because it has to be dry weather.

Q. What is the timeframe when it is tested after flood or storm? Typically bacteria can last about 2 weeks. In cold weather they don't survive nearly as long. What are acceptable levels? 576 E.coli, and based on an average. One location was acceptable, but 2, 3, and 4 (referencing March 2014 letter to the Commissioners) were not. Back in May 2010, a sample had a 120,000 level (too numerous to count sample) basically raw sewage. There was a decrease in the 2012 sample, but several conditions would have influenced that.

Number of samples per location? It's driven by indications of sewage. Looking for visual, then it's backed up with chemical analysis.

The county commissioner would like to see more sampling. OEPA: samples were documented in 2010 and 2013, documenting that sewage is in the drainage way. Consider system age and lot sizes. If you want to sample more you can, but documentation of nuisance has occurred and orders are already in process. Discussion on whether more samples would better identify where the source is.

Comment: The key to this system is to get as many people as possible on the system to reduce the cost. So this will penalize a lot of homes, and not liking that.

MR. Lindsay: The purpose of this plan is not to establish whether there is a problem; the purpose is to provide you with sewered options. The whole reason OEPA asked us to put Glenwood on the list is because they think there is a problem here.

Township: why can't we focus on just the areas that are the problem? OEPA: what you're going to run into are today's failure, lot sizes where there are no choices for new systems... it becomes a time bomb. You start talking about cost, because you will be chasing for years. Some of the lots that are so small, you're better off condemning an area.

Commissioner asks Health Department: do you think this system would be worth it? Health Dept.: It depends on the size of the lot – what's the topo of the lot? Stover, Rebecca, Vanessa, Quinn Road... do you see a concern?

Mr. Doll: Is there city water in Glenwood? A: There is some. On the north side of SR 35, about where the restaurant is.

Historically, if you have a septic system and you add city water, the septic system tends to fail because more water is used.

Q. What will the costs be? This is one of the poorest parts of Preble County. Mr. Doll: Monthly cost will involve construction costs, O&M costs; treatment charges...there could be capacity charges. What IBI can provide is an estimate of those costs and an estimate of what IBI feels they will be able to secure through grant programs, and end up with an average cost per customer. There are other considerations on whether to charge some customer bases higher and some customer bases lower. The cost is most accurate at that time it is developed.

Mr. Doll turned attention to the Collection & Treatment System Decision Matrix. The exercise is to identify the important components of the projects, ranking from 1 (least important) to 6 (most important). Following are the Decision Items, ensuring discussion and final ranking decision for each.

- Low Cost to Customers: 6 #1
- Future Operation & Maintenance Cost and Staff Involvement: Some systems will have a higher cost in maintenance and staff than others. 4, #1
- Local Control of System: This will ultimately fall on the county commissioners to control, though there should be Township involvement as well. There is also the consideration of whether the system goes to another community and whether that community requires annexation. Is local control a priority? A: If annexed by West Alexandria, would also have to consider cost of their income tax. Cost is a factor here. 5
- Future growth of service area: Is there much growth in the area? Are there reasons to plan for expansion? 1
- Timeframe for Completing the Project: Are you anxious to move forward with this project, or would you rather slow the project down and wait for grant funding? 2
- Minimal Disruption to Customers During Construction. There are some systems that would take longer, and cause more disruption to customers than others. 3

With a grinder system, there is cost savings in not having to install deep sewer lines, but the offset is additional cost for the system itself and O&M. Q: Does every residence have to have a grinder? Mr. Doll: They can be shared, and it would bring a more conservative estimate, but there are logistical issues to shared systems. Could consider a hybrid gravity grinder system where several homes are connected to a single grinder.

Q: Would OEPA be flexible with the timeline in order to get more funding? Mr. Doll: Typically, if progress is being made toward a solution, OEPA will be flexible.

Inquiry about a Lagoon system. Mr. Doll: A lagoon system has to have adequate storage built in – at least 120 days of storage. There are different dispersal options – land applying, spray irrigation. If there is adequate land available, this could certainly be an option.

No one in the room is against installing a sewer system if it's needed. They are just concerned on whether it's actually needed.

IBI group will provide the public sewer system alternatives within their report.

Q: What is typically the cheapest system? Mr. Doll: Installation costs for gravity will be higher, but O&M should be low. Grinder pumps are a maintenance issue. If a County Sanitary District has to take over that, then there will need to be additional manpower, maintenance to keep it from failing, O&M expenses.

Mr. Doll: Is there land available for a lagoon system? IBI group has considered some parcels. Owners: W. Washington (250 acres), Morrow (city of Eaton future well field 78 acres). For the purpose of the report, IBI will pick an arbitrary location for the sake of estimates. The Trustees suggested identifying a radius versus selecting specific properties. IBI group will put a land purchase line item into their estimate: Fair market value - \$5,000 per acre.

IBI Group showed an exhibit of the types of systems the study could consider.

Q: Will Sewer increase or decrease the value of a property? A: The general consensus is that it increases property values. The cost of the sewer is going to run at about the cost of a new, modern, fully up-to-date septic system. "instead of buying a brand new system, buying into the regional system". Plus there isn't an up-front cost needed for installing a private system.

*The Committee would like to come up with a list of advantages of a new system for discussions with the property owners.*

Follow-up on conducting additional testing: The County can do some investigations, but at a minimum the sanitary engineer would have to have a letter sent out that this investigation would be occurring. Under the ORC, unless the engineer is invited or a 5-day notice is sent, he cannot go out on a property. Can test some of the aeration systems to see if they are meeting standards- if they're not meeting standards, then



this basically addresses the committees concerns that the systems are not meeting standards. County's question: How will sampling be paid for? The only source of funding is Landfill funds, Sewer District #2 and Sewer District #3. Does the commissioner want to throw money at this? Or develop a countywide sewer district?

Public meeting location was discussed. The American Legion on SR 503 just south of town was identified. How will notices be sent? MVRPC asked the committee to put the word out. MVRPC will post in the local newspaper.

Future Items:

- **The Twin Township and Lanier Township trustees requested a copy of these meeting minutes for their records.**
- **Next steering committee meeting (Meeting #3): April 21, 2015, 6:00pm.** IBI group will present a draft plan at this meeting.
- **A Public Meeting date was set for: May 12, from 6-8, at the Legion.**



Project Name: MVRPC Unsewered Communities Project Meeting Date: January 20, 2015, Steering Committee #2  
Project Number: Glenwood, Preble County Meeting Time: 6:00 PM  
Meeting Location: Twin Township Building, 1251 St. Rt. 503 North, West Alexandria

**PLEASE SIGN IN**

NAME	TITLE /ORGANIZATION	E-MAIL / PHONE	INITIAL
1. Matthew Lindsay	Manager of Environmental Planning, MVRPC	<a href="mailto:mlindsay@mvrpc.org">mlindsay@mvrpc.org</a> / (937) 531-6548	M
2. Kjirsten Frank Hoppe	Regional Planner II, MVRPC	<a href="mailto:kfrank.hoppe@mvrpc.org">kfrank.hoppe@mvrpc.org</a> / (937) 531-6548	
3. Ron Ware	Ohio EPA	<a href="mailto:Ron.ware@epa.state.oh.us">Ron.ware@epa.state.oh.us</a> / (937) 285-6098	
4. Keith Doll, P.E.	Project Manager, IBI Group	<a href="mailto:Keith.doll@ibigroup.com">Keith.doll@ibigroup.com</a> / (614) 818-4900	KD
5. Nicole Clune, P.E.	Planning Director, Burton Planning Services	<a href="mailto:nclune@burtonplanning.com">nclune@burtonplanning.com</a> / (419)305-0144	NAC
6. Bruce Cunningham	Trustee, Lanier Township		BC
7. Clarence Eby	Trustee, Lanier Township	<a href="mailto:CEBY@WOH.RR.COM">CEBY@WOH.RR.COM</a> 937-839 4479	BE
8. Austin Cole	Trustee, Lanier Township		AC
9. Rodney Creech	Trustee, Twin Township	<a href="mailto:creech@twin-tpio.com">creech@twin-tpio.com</a>	RC
10. Mark Goeke	Trustee, Twin Township	/ (937) 839-5845	MG
11. Donnie Jones	Trustee, Twin Township	/ (937) 839-5845	DJ
12. Randy Gilbert	Sanitary Engineer, Preble County	<a href="mailto:rgilbert@prebsl.org">rgilbert@prebsl.org</a> / (937) 456-6760	RG



NAME	TITLE / ORGANIZATION	E-MAIL / PHONE	INITIAL
13. Larry Pegg	Resident	/ (937) 839-5845	
14. Stanley Cole	Resident	/ (937) 456-1570	
15. James Miller	Resident	/ (937) 839-4806	JRM
16. Bobby Shindeldecker	Resident		
17. Maria Borchers	IBI Group		MB
18. Joe Reynolds	OEPA	Joe.Reynolds@epa.ohio.gov	JR
19. Gary Walker	PCHD	gary@preblecountyhealth.org	GW
20. Roger McCampbell	PCPH	roger@preblecountyhealth.org	AM
21. Terry Creech	Trustee		TC
22. Erik Balster	PCPH (Preble County Public Health)	erik@preblecountyhealth.org	EB
23. MARK McIntire	Lanier Township Fiscal Officer		MM
24.			
25.			



**Unsewered Communities Project  
Steering Committee Meeting Agenda #3**

**Glenwood Area, Lanier and Twin Townships,  
Preble County, Ohio  
April 21, 2015 6:00 pm**



**Introductions/Steering Committee Members:**

**IBI Group / Burton Planning Services:**

Keith Doll, P.E., Project Manager 635 Brookside Blvd. Westerville, OH 43081 (614) 818-4900 <a href="mailto:keith.doll@ibigroup.com">keith.doll@ibigroup.com</a>	Elvin Pinckney Burton Planning Services 252 Electric Avenue Westerville, OH 43081 <a href="mailto:nclune@burtonplanning.com">nclune@burtonplanning.com</a>
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**MVRPC:**

Matthew Lindsay, Manager of Environmental Planning One South Main Street, Suite 260 Dayton, OH 45402 (937) 531-6548 <a href="mailto:mlindsay@mvrpc.org">mlindsay@mvrpc.org</a>	Kjirsten Frank Hoppe, Regional Planner II One South Main Street, Suite 260 Dayton, OH 45402 (937) 531-6548
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**Preble County Sanitary Engineering:**

Randy Gilbert, P.E. 4499 US Rt. 127 South Eaton, OH 45320 (937) 456-6760 <a href="mailto:rgilbert@prebsl.org">rgilbert@prebsl.org</a>	
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**Lanier Township:**

Bruce Cunningham, Trustee 5190 Halderman Rd. West Alexandria, OH 45381	Clarence Eby, Trustee 5190 Halderman Rd. West Alexandria, OH 45381 (937) 839-4479 <a href="mailto:ceby@woh.rr.com">ceby@woh.rr.com</a>
Austin Cole, Trustee 5190 Halderman Rd. West Alexandria, OH 45381 <a href="mailto:Austin.cole31@yahoo.com">Austin.cole31@yahoo.com</a>	Mark McIntire Fiscal Officer

**Twin Township:**

Rodney Creech, Trustee 1251 SR 503 North West Alexandria, OH 45381 (937) 313-2190 <a href="mailto:creech@lawn-plus.com">creech@lawn-plus.com</a>	Mark Goeke, Trustee 1251 SR 503 North West Alexandria, OH 45381
Donnie Jones, Trustee 1251 SR 503 North West Alexandria, OH 45381	Kay Johnson Fiscal Officer

**Glenwood Area Residents:**

Larry Pegg Rt. 35 East	Stanley Cole Rt. 35 East
James Miller SR 503 South	Bobby Shindeldecker Rebecca Drive

Ohio EPA: :

Joe Reynolds 401 E. Fifth Street Dayton, OH 45402 <a href="mailto:joe.reynolds@epa.state.oh.us">joe.reynolds@epa.state.oh.us</a>	Maureen Ware 401 E. Fifth Street Dayton, OH 45402 (937) 285-6103 <a href="mailto:maureen.ware@epa.state.oh.us">maureen.ware@epa.state.oh.us</a>
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Preble County Health Department :

Gary Walker 615 Hillcrest Dr. Eaton, OH 45320 <a href="mailto:gary@preblecountyhealth.org">gary@preblecountyhealth.org</a>	Roger McCampbell 615 Hillcrest Dr. Eaton, OH 45320 <a href="mailto:roger@preblecountyhealth.org">roger@preblecountyhealth.org</a>
Erik Balster 615 Hillcrest Dr. Eaton, OH 45320 <a href="mailto:erik@preblecountyhealth.org">erik@preblecountyhealth.org</a>	

**Project Updates:**

- We posted a copy of the Final Draft Sewer Feasibility Study online on April 15, 2015 and have brought several copies to tonight's meeting as well. The document can be found online at <http://mvrpc.org/environment/water/unsewered>.
- Hopefully, everyone has had an opportunity to review and develop a list of questions for discussion tonight.
- If revisions are necessary after tonight's meeting, we will address them quickly in preparation of holding a public meeting for presenting to residents.

**General Summary of Report and Findings:**

- We had evaluated several collection system alternatives including:
  - Gravity Sewers
  - STEP Sewers
  - Grinder Pump Sewers
  - Vacuum Sewers
- We had also evaluated several treatment system alternatives including:
  - Extended Aeration Treatment Plant
  - Lagoon Treatment System
  - Packed Bed Media Treatment System
  - Transporting wastewater to West Alexandria for treatment
  - Transporting wastewater to Eaton for treatment
- Construction costs and Operation and Maintenance (O&M) costs were developed for each collection and treatment alternative. We then developed a 20-year present value for each possible scenario. Present values are widely used in engineering economics to provide a way to compare costs at different times on a "like to like" basis. It is a present value for a future series of payments which are the O&M costs.
- The alternative with the lowest present value and an adequate amount of land is the construction of a grinder sewer system with a new mechanical extended aeration plant.

**Next Steps:**

- Public Meeting
- Upon holding a public meeting and presenting a final report to Glenwood, Preble County, MVRPC, and Ohio EPA, our portion of the project will be complete. It will then be up Preble County to decide whether or not to pursue funding opportunities and begin engineering design work.
- IBI Group can certainly assist Preble County in these services should you decide to continue moving forward

The table below shows two funding scenarios for the base project and two funding scenarios for the base plus all alternate areas which increases the project cost, O,M&R costs slightly, and number of customers.

			<b>BASE PROJECT (192 CUSTOMERS)</b>		<b>BASE + ADDTL. AREAS (321 CUSTOMERS)</b>	
			<b>OPWC/EPA Loan</b>	<b>RD Grant/Loan</b>	<b>OPWC/EPA Loan</b>	<b>RD Grant/Loan</b>
<b>CUSTOMERS/EDUs</b>			192	192	321	321
<b>PROJECT COST- Collection System</b>			\$2,820,540	\$2,820,540	\$4,413,335	\$4,413,335
<b>PROJECT COST- Treatment System</b>			\$1,866,480	\$1,866,480	\$1,816,320	\$1,816,320
<b>TOTAL PROJECT COST</b>			\$4,687,020	\$4,687,020	\$6,229,655	\$6,229,655
<b>ANNUAL O,M&amp;R</b>			\$91,000	\$ 91,000	\$95,000	\$95,000
<b>FINANCING</b>						
CDBG Formula Grant			\$30,000	\$30,000	\$30,000	\$30,000
Residential Public Infrastructure Grant			\$480,000	\$480,000	\$480,000	\$480,000
OPWC Grant			\$400,000	\$400,000	\$400,000	\$400,000
Unsewered Area Assistance Program			\$250,000	\$250,000	\$250,000	\$250,000
Local Funds - Capacity Fee \$2,000/Customer			\$384,000	\$384,000	\$ 642,000	\$642,000
Rural Development Grant (up to 35% of Project Cost)			\$ -	\$1,640,000	\$ -	\$2,180,000
OPWC Loan	30	0.00%	\$800,000	\$800,000	\$800,000	\$800,000
OWDA Loan	30	2.00%	\$ -	\$ -	\$ -	\$ -
OEPA WPCLF Loan	30	0.00%	\$2,343,020	\$ -	\$3,627,655	\$ -
Rural Development Loan	40	2.75%	\$ -	\$703,020	\$ -	\$1,447,655
<b>Total Financing</b>			<b>\$4,687,020</b>	<b>\$4,687,020</b>	<b>\$6,229,655</b>	<b>\$6,229,655</b>
<b>ANNUAL DEBT</b>						
Annual OPWC Payment			\$26,667	\$26,667	\$26,667	\$26,667
Annual OWDA Payment			\$ -	\$ -	\$ -	\$ -
Annual OEPA WPCLF Payment			\$78,101	\$ -	\$120,922	\$ -
Annual Rural Development Payment			\$ -	\$29,197	\$ -	\$60,123
<b>ANNUAL DEBT PAYMENT</b>			<b>\$104,767</b>	<b>\$55,864</b>	<b>\$147,589</b>	<b>\$86,790</b>
<b>DEBT PAYMENT PER MONTH PER EDU</b>			<b>\$45.47</b>	<b>\$24.25</b>	<b>\$38.31</b>	<b>\$22.53</b>
<b>O,M&amp;R PAYMENT PER MONTH PER EDU</b>			<b>\$39.50</b>	<b>\$39.50</b>	<b>\$24.66</b>	<b>\$24.66</b>
<b>TOTAL PAYMENT PER MONTH PER EDU</b>			<b>\$84.97</b>	<b>\$63.74</b>	<b>\$62.98</b>	<b>\$47.19</b>

**Unsewered Communities Project  
Steering Committee Meeting #3**

**Village of Glenwood, Preble County, Ohio  
April 21, 2015 @ 6:00 pm**



**Attending:** See attached sign-in sheet.

**Meeting Minutes:**

Kjirsten Frank Hoppe – MVRPC suggested that a furnished poster showing the upcoming Public meeting announcement also in Spanish, be distributed throughout the community.

Keith Doll – IBI opened the meeting, explained the project and began the introduction to the report. He stated that the report was a Draft Final plan and would be subject to revisions as per the Steering Committee review/comment. This discussion and subsequent review is in preparation for the May 12<sup>th</sup> public meeting.  
The report can be found on line via the MVRPC website.

**Goals of the meeting:**

- To present the findings and recommendations in the Draft Report.
- To answer any questions pertaining to the Report.

**New developments since the last meeting:**

- Preble County is now under Findings and Orders from the OEPA to address and evaluate a new sewer system.

Keith went over the major points of the OEPA Findings and Orders.  
Glenwood Area was divided into five areas. Ref. to exhibit. These areas were based on properties being able to be served through a gravity sewer (base area) and with pumping stations (Areas 1-4).

Base area—near Rt. 35 from Woodside Drive on the East and Stover Road on the West:

Area 1 West of Wolf Road  
Area 2 Quinn Road to the North  
Area 3 Stover Road Area  
Area 4 Rebecca Drive Area

Base area has 192 homes. With the additional areas the total increases to 321 homes. EPA has performed some sampling in the area in May of 2010 and again in May of 2013. All but one of the sampling locations showed positive for E.coli above the established limit. A new sanitary collection system is the acceptable remedy as per Ohio EPA.

The 25 year projection used in the report was approximately 120,000 Gal/Day. Four collection systems were evaluated: Gravity, STEP, Grinder, and Vacuum Sewer Systems. The sewer systems were explained. Construction costs range from \$2.7 mil for base project up to about \$3.3 mil.

Operation and maintenance costs ranged from \$14,000 for Gravity system up to about \$36,000/yr. for a Vacuum sewer.

Treatment alternatives evaluated were: Mechanical Plant, Extended Aeration, Lagoon, and Packed Bed Media Systems. The study looked at transporting wastewater to Eaton and West

Alexandria. It was discovered that Eaton was not an option. West Alexandria was more open to regionalization but they have a capacity issue and are presently looking at remedies. Communication with West Alexandria is on-going.

Question: Can West Alexandria accept Glenwood wastewater presently?

Answer: Accepting it now would be very tight. They have inflow and infiltration issues now.

Operation and maintenance costs were developed for regionalization with West Alexandria.

Estimates were based on \$5.00/1000 Gal. Range was \$33,000 to a high of \$200,000/year.

Present worth analysis (used to compare costs of different system alternatives).

Lowest present worth was for a Grinder Sewer with a Lagoon Treatment System. The Lagoon System would require a lot of land (33-35 acres).

Second lowest present worth was for a Grinder Sewer with a mechanical plant for treatment.

Keith: went through the funding scenarios in the report, page 67.

Base scenario would produce a debt payment cost/customer of \$63.74/month. If all customers in the planning area are serviced, an estimated cost/customer would be \$47.00/month.

Question: What would be done if the senate passes a pending bill to exempt new septic systems from a need to connect to a sewer system?

Answer: Not familiar with the bill. Please enlighten the group.

Question: If a septic system is working properly, would a homeowner be required to connect to the new sewer?

Answer: From my (Keith D.) experience, when a new sewer system is constructed, the homes within a certain distance are required to connect.

Ohio EPA explained how a service area is determined and when it is, those included in the area are governed by the appropriate lending regulations. Banks will lend money on properties that are tied into an available sewer system.

Question: How will the proposed system affect the church? Is it an exemption or not?

Answer: If the church is included in final planning area, it would be required to connect to the new sewer system.

Ohio EPA: If the group would like, the planning/financial team could be invited to the meeting.

Keith went over a potential schedule for the project:

- Aggressively—funding will be roughly a three year process.
- Construction in late 2018
- Completion in late 2019 if everything goes smoothly
- Schedule could be drawn out due to funding process.

EPA orders require a general plan and schedule submitted to OEPA. Keith D. stated that the report in the final stage would serve as the "General Plan" to the EPA.

Question: What creeks are being looked at?

Answer: Bantas Fort Creek is a possible discharge location. It's too early to verify a plant location. Potential areas have been identified.

Question: Is Woodside Drive involved in the project?

Answer: Yes.

Question: Would the project go to Washington Township?

Answer: No, we looked at Wolf Road to the West and Stover Road to the East along Rt. 35.

Question: What about attention to surface water?



Answer: Only sewer alternatives for the Glenwood area are being studied by this team.

Question: Is there any way County or EPA could address surface water?

Answer: That would have to be discussed with the County Health Department and Others.  
More discussion on surface water issue:

EPA stated that IBI has come up with a known remedy for the waste water issues. Addressing surface water will not take care of the problem in the Glenwood area.

Question: How feasible are your numbers, expenses and costs?

Answer: The biggest difference in cost is in the treatment system. The treatment has to be designed to handle the entire area.

Question: What is the plan for the existing septic tanks that have the E.coli?

Answer: Existing on-lot systems would be properly abandoned. Tanks pumped, crushing and filling them in.

Question: Is the cost of abandonment included in project cost?

Answer: That would be a homeowner cost along with connecting into the sewer system. If a Grinder System is selected, a Grinder pump would be installed on the property and homeowner would have to connect to it. Installation would be on a case by case basis.

Question: Is the CDBG Grant an automatic grant?

Answer: None of the grants are automatic. They all must be applied for.

Question: Would the CDBG funding come from Preble County's allotment?

Answer: Yes

Question: Who is your direct contact with West Alexander?

Answer: Chris Day, the Village Administrator

Next step for project is to have P.I. meeting on May 12 at the Legion Hall. The project has to move forward because the county is under (EPA) Findings and Orders. Continued coordination with EPA to work toward a public system is foreseen.

OEPA: The best projects are those that involve a large part of the community input and feedback. Share information with your friends and neighbors.

Request from MVRPC to post the meeting announcements in public places where they will have good exposure to the public.

A mailing has gone out to the public prior to today's meeting.

Note made about the power for each Grinder pump coming from each household serviced. This fact was not covered in the report.

Question from Keith D. to OEPA: Has a precedent been set by any community that refused a Findings and Orders requirement?

Answer: EPA has seen some communities in tight situations go to Cluster Systems. The county ran them.

Question: Would tying in with an adjacent community be a cheaper option for Glenwood?

Answer: Yes and No, you would pay the current rate structure, possibly a surcharge, and capacity fees with connection charges. The benefit is that you are not owning and operating a treatment facility. Keith D. encourages regionalization. Discussions with West Alexandria should continue.

Question: Would residents outside of the village have to be annexed to receive service?

Answer: It is a possibility. It would be up to the city of West Alexandria.

Question: How does the cost of the recommended treatment system compare with the cost of the other Preble County operated treatment systems?

Answer: They are close as per (Randy Gilbert).

Question: If the project is completed, is there a guarantee that 24 months down the road, that the E.coli will be gone?

Answer: It should be gone if system is done right. There is always a natural element of bacteria from animal droppings etc. but the number should be drastically reduced from the testing results. (Per Ohio EPA)

Question: What areas have been monitored?

Answer: Refer to report Appendix on Monitoring Location and Test Results.

Question: Did a complaint from the community spur the interest by OEPA?

Answer: The Findings and Orders stated that there were four sewer complaints received by the County Health Department between July 2010 and July 2013. The Health Department engaged the OEPA and apprised them of the unsanitary conditions and sought verification by OEPA. When verified, the findings and orders go the County.

Question: Will the Town Council be at the Public Meeting?

Answer: Keith D. did talk to the Village Administrator on the phone. Beyond that, no communication was made to the Council.

OEPA offered to alert their Planning and Finance Team for possible Public Meeting attendance.

Keith requested a copy of the notice recently sent out to the village residents. It will be included in the report. Lanier Township letter will also be given to Keith D.



Project Name:

MVRPC Unsewered Communities Project

Meeting Date:

April 21, 2015

Project Number:

Village of Glenwood, Preble County

Meeting Time:

6:00p.m.

Meeting Location:

Twin Township Bldg 1251 SR503 North, West Alexandria Oh

PLEASE SIGN IN

NAME	TITLE / ORGANIZATION	E-MAIL / PHONE	INITIAL
1. Mr. & Mrs. Carl Dillon			
2. Don Nislee			
3. Todd McKee			
4. Ralph			
5. Becky Engle			
6. ROBERT L WININGER			
7. Rod Creek	PC Commission	creek@lawn-plus.com / 937-313-2690	D
8. Erik Balster	PC General Health District	erik@preblecountyoh-oh.org	EB
9. Roger McCampbell	" " "	roger " " " "	RM
10. BRUCE CUNNINGHAM	LANIER TWP TRUSTEE	STUMPIE 1954 @ G-MAIL.COM	BC
11. Austin Cole	Lanier Twp Trustee	Austin.Cole31@yahoo.com	AC
12. Donnie Jones	Twin Twp Trustee		



mvrpc



NAME	TITLE / ORGANIZATION	E-MAIL / PHONE	INITIAL
13. MARK mcIntire	Lavie Township Fiscal Officer	mark.mcintire@yahoo.com	MM
14. Terry Creech	Twin Township Trustee	JandT Creech @ Frontier.com	
15. Bob Soman	Grace Bldg & Comm Church		
16. Randy Gilbert	Preble Co.	rgilbert@preblel.org 937-477-2917	RJG
17. Joe Reynolds	Env Spec II / Ohio EPA	Joseph.Reynolds@epa.gov JR	
18. Kern Douc	IBI Group	Kern.Douc@IBIgroup.com	KD
19. Elvin Pinckney	Burton Planning Services	EPinckney@burtonplanningllc.com	ENP
20. Kirsten Frank Heppel	MVRPC	KFrank.heppel@mvrpc.org	KFH
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# **GLENWOOD AREA – PREBLE COUNTY**

## **GENERAL PLAN / SANITARY SEWER FEASIBILITY STUDY**

### **OPEN HOUSE MEETING**

**MAY 12<sup>TH</sup>, 2015 6:00pm – 8:00pm**

## **WELCOME!!!**

Thank you for attending tonight's public meeting. This meeting is being held to review the draft General Plan Report for the "Unsewered Communities Project" for the Glenwood Area. In locations where on-lot treatment systems (septic systems) no longer provide adequate wastewater treatment, environmental and health agencies are concerned about the potential for pollution from these systems to harm the environment and human health. The Miami Valley Regional Planning Commission (MVRPC) realizes these communities face real challenges in planning solutions for future wastewater treatment. As such, MVRPC has funded a study through an Ohio EPA grant to examine and report on options for the Glenwood Area. IBI Group was hired to complete the study.

**On January 27, 2015 the Preble County Commissioners received Ohio EPA Findings and Orders for the discharge of raw or partially treated sewage from failing septic systems in the Glenwood area causing a public health nuisance. These Findings and Orders allow 18 months to submit to the Ohio EPA for approval a General Plan for sewage improvements. Repair or replacement of existing on-site sewage disposal systems is an unacceptable solution to remedy the unsanitary conditions.**

### **Study Summary:**

IBI Group has completed an evaluation comparing four different sewer collection alternatives and five different wastewater treatment alternatives for the Glenwood Area. These systems include:

#### Collection Alternatives

Gravity Sewers  
Septic Tank Effluent Pumps (STEP)  
Grinder Sewers  
Vacuum Sewers

#### Treatment Alternatives

Extended Aeration Treatment  
Lagoon Treatment  
Packed Bed Media Filter Treatment  
Connect to Eaton  
Connect to West Alexandria

We identified preliminary sewer routes to serve the Area and immediate surrounding area; developing construction estimates, Operation & Maintenance cost estimates, and comparing all scenario alternatives based on their Present Worth.

What we find and recommend is constructing a Grinder Pump Sewer System and transporting wastewater to a new Mechanical Extended Aeration treatment facility for treatment is the best alternative.

The total project cost for constructing grinder pump sewers and a new Mechanical Extended Aeration treatment facility in the Glenwood Area is estimated at approximately \$6,300,000.

## **What are the benefits to me?**

- First and foremost, a public sewer system eliminates health risks caused by failing septic systems.
- Cleaning the environment – streams and drainage ways free from pollution
- Eliminating your existing septic tank will provide more usable space in your yard for recreation or building purposes
- Odor elimination
- Cost of future repairs or replacement to your septic system – pumping, blocked leach field tile
- Worry free operation
- Property values increase

## **If the Area constructs a sewer system, will my home have to connect? How much would it cost me?**

Generally, if a public sewer is constructed with the ability to serve your property, yes, you would be required to connect. Each homeowner would be required to construct a new sewer lateral or pipe extending from your home to the connection point to the sewer line (typically at the property line) and abandon the existing septic system. This cost will vary from property to property depending on the distance, depth, restoration, and plumbing reconfiguration.

Based on the financial constraints of the area, we feel that Glenwood is in a good position to receive grants from State and Federal agencies to cover a portion of the construction cost. There may also be funding available on an individual basis to residents meeting income eligibility requirements to help cover the cost of connecting into the sewer. In some cases, this could mean zero dollars out of pocket for some residents for connecting into the sewer system.

After each resident makes their initial connection to the sewer system, they would then pay a monthly fee for sewer treatment service. Based on the preliminary funding scenario identified, the average monthly cost per customer would be around \$47.

## **What are the next steps?**

- Hire engineering firm to coordinate with funding agencies, survey the area, design the project, and secure EPA permits.
- Continue to keep the public informed
- It may be possible to have the entire system in place and operational by the end of 2019



**General Plan/Sanitary Feasibility Study  
Public Meeting**

**Glenwood Area, Preble County, Ohio  
May 12, 2015 @ 6:00-8:00 pm**



**Attending:** See attached sign-in sheet.

**Meeting Minutes:**

Matt Lindsay- MVRPC opened the public meeting with a welcome and introduction of the project team. Recognized members of Post 322 for hosting the meeting in their facility.

Q. How was the Glenwood project area defined?

A. Included was the unincorporated area between West Alexandria and Eaton along SR 35.

Matt went over the meeting purpose and agenda. Attendees were given the opportunity to ask questions at the end of the presentation and approach project team members at different stations for their convenience. Attendees were invited to fill out the comments sheets provided to them as they entered the meeting. They had the option of leaving the comments as they left or mail them at their convenience to IBI.

Matt then presented an overview of the entire project. It was stated that the study document produced for this project was not a decision document. It is information to help the leaders of this County to make decisions going forward with a potential project. Currently there is no sewer project. The Glenwood area is unique in that the County has received orders from the Ohio EPA to deal with the unsanitary conditions found as a result of environmental testing done in the area.

Q. Who determined the study depicted in the exhibits?

A. The area was determined based on engineering judgement and the help of the Steering Committee.

Q. What engineering firm?

A. IBI Group

Some residents felt that the problem was a Glenwood problem, not a Glenwood area problem. Some Stoneridge area residents felt that their 25-30 yr. old septic systems were functioning fine. Another resident thought that poor sewer management on the part of one trailer park caused a problem in a neighboring stream.

Q. How many homes are involved in the project area?

A. 321.

One resident responded that the number of homes vs the cost of the project was unacceptable. Matt L. stated that the County Commissioners have Orders from the Ohio EPA and the orders have to be addressed. There could be many ways to address the problem. MVRPC has a grant to study five different communities. This study could become one option and the County Commissioners could come up with other options.

Q. Who came up with the statement in the document that current septic systems could not be repaired or replaced?

A. State of Ohio rules and regulations for on-site septic systems are changing. Based on the size of many of the lots in the study area, adequate space for new systems may not exist.

Q. What size lot are you looking at?

A. Depends on topography, the presence of a well and its location, etc., the new rules dictate roughly 1-1.5 acres.

Q. Is there only one option in the Feasibility Study?

A. No. Keith D. - IBI will explain the options considered in the study. After consideration of the options, one recommendation was made. There were multiple options considered.

Keith D. started with a General Summary and Recommendation from the report. A gravity sewer system was looked at for as many homes as possible in the Glenwood area. Economics were considered.

The boundaries were: Wolfe Rd. to the west and Stover Rd. to the east both north and south of US 35 that established the Glenwood area under study. There were approximately 321 homes and businesses.

Sewer Systems considered: 2 Pressurized systems – STEP system and Grinder system

A vacuum system was also looked at.

Sewer systems considered were: Extended Aeration-Lagoon System-Packed Bed Media system and the option of transporting wastewater to West Alexandria or Eaton.

A construction, operation, maintenance and repair estimate was put together for each system considered.

A gravity sewer system could not be designed to reach all points in the project area. A Grinder sewer system was ultimately recommended and would service more outlying areas.

Keith explained the Present Worth analysis and stated that regionalization would not be ruled out.

Q. The costs that you are speaking of is for the mainline system with the Grinder pumps but does not include a hook-up to the house. Correct?

A. Yes. Under the scenario in the report each property would be responsible for connection costs based on that property.

Q. Questioned the engineering of a system that locate mainlines in front of properties that have septic systems in the back of the property.

A. The alignments in the report are not set in stone and can be revised based on detailed design information.

S. Resident on Stover Rd. has 900' of leech bed. Not in favor of being charged for a sewer system per month.

Keith D. informed the attendees that the report can be found on line via the MVRPC website, he explained the funding table and grant/loan options available. The funding scenarios in the Study were stated to be conceptual.

Commissioners comment: Thought that the Steering Committee process was one sided and directed the Commissioners down one path.

Q. Did the Steering committee have Lanier Township representation?

A. Yes, including Trustees, some residents and contractors.

Joe Reynolds – Ohio EPA presented EPA's role in the project and explained the reason for the Orders presented to the County Commissioners. Four areas were sampled, tested and found to have unsanitary conditions and a sewer problem does exist. These issues may not be a problem to some residents now but will in the eventual future. This project should start a line of thinking about where you are and where you want to go, knowing what's been discovered so far.



Joe stated that there is economic opportunity for development expansion in areas that have been sewered.

Q. Was any testing done in the Stoneridge area?

A. There is a sample point on the map in the area that shows contamination.

Q. If the Local Health Dept. new about a contamination problem for the past 25-30 yrs. Why is it necessary to address the issue now?

A. It has become a community health issue now and the residents downstream from a contaminated drainage pipe or ditch are not going to like it.

A resident thought that the Preble County Health Dept. did not enforce proper sewer management for many years. This helped to worsen the problem today.

Joe R. reiterated that the bottom line is a response to the Orders issued by the OEPA to the County addressing the unsanitary conditions found. Keith D. of IBI has developed options that would work and has looked at the least and most expensive options.

Keith D. stated that due diligence would not be served if a sewer system that had a capacity for future growth was not designed. This would reduce expansion expenses further down the road.

Q. Who determines what a compliance process is and what happens if nothing is done?

A. Joe R - EPA has given the County 18 months to come up with a schedule of events toward fixing the problem. A supportable package must be developed and submitted to OEPA.

The options could be a system of cluster sewers that served multiple homes if a larger system is not favorable to the community, but a 'do-nothing' option when unsanitary conditions exist is off of the table.

Q What is the penalty of doing nothing when Orders are issued?

A. Based on economics EPA would require the community to start a fund that would work toward financing a sewer system.

Q. Who defines the word affordable as it relates to a community?

A. Joe/Keith – A funding agency would do a financial study of the community to determine 'affordable'.

Q. If Eaton doesn't want the business and West Alex's system is close to or at capacity, who foots the bill to expand the West Alexandria system?

A. West Alexandria is in discussions now to address that issue.

Q. How much money has been spent to find the root of the sewer problem?

A. The testing has shown unhealthy contaminants. To fix a localized area and having another problem pop up in another area would prove to be an inefficient way to remedy the problem.

S. A resident of Stoneridge sees the project as being unfair. Sees the sampling points as being only at runoff areas and not representing the Stoneridge 'working' septic systems.

Q. What is the length of payoff time for the recommended system? 20 yrs. Design life?

A. Keith D. Based on the loan terms, rural development has a 40 yr. payback, others are 30yr. – debt component only.

It was suggested by a resident to install the system in phases, putting in a gravity system for downtown Glenwood. If income doesn't grow, the Grinder pumps would not be needed to service Glenwood. The resident would like to see a cost breakdown for the gravity system and the Grinder system for the outlying areas separately. It was suggested that an income survey be performed for areas 1-4 and for downtown Glenwood.

Q. Is there an option to sewer downtown Glenwood, then take stream samples to evaluate the area?

A. Matt L. That is an option that the County could explore if approved by OEPA. We (MVRPC) are funded to provide a sewer study with options.

Q. Who ultimately will choose the option to be constructed?

A. Ultimately the County Commissioners. We (MVRPC) and IBI have come up with this information for the County to use. The County can choose something entirely different if it satisfies the Orders given to them by OEPA.

Comment Joe R. 'At the end of the day, whatever plan that's submitted by the County has to lend itself to clean streams and an efficient sewage management system.'

Q. Where are we in the 18 month timeline?

A. The Orders were issued Jan. 27<sup>th</sup> That was the start of the 18- month period.

Q. What about the existing septic tanks and leech fields?

A. When new sewer systems are constructed and connected to homes with existing septic systems, septic systems have to be properly abandoned. The tanks are pumped, tops crushed and filled with gravel.

Q. Why was Stoneridge pulled into the project area? The sampling sites were in drainage ways.

A. OEPA only samples in the streams and drainage ways not on private property.

Q. How many sq. miles are included in the project areas?

A. Approx. 473 acres, which is approximately three-quarters of a square mile..

Q. If a system is constructed for downtown Glenwood and sewer problems are found in areas 1, 2, 3 or 4, then would those residents have to be connected to the system?

A. Yes, at whatever rate that's established for the new tap-in/capacity fee. This study does not cover that scenario.

Q. How many people here are from Glenwood proper?

A. 4 people raised their hand

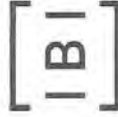
Comment from Joe R. The EPA orders are to the County. The County would pay for the sewer management fix through user rates.

Approximately 7:20p Attendees broke into discussion groups. Some with Keith D. IBI, some with Maria Borchert-IBI, some with Matt L.-MVRPC and many among themselves.

Session end at 8:00p



**MIAMI VALLEY**  
Regional Planning Commission



Project Name: General Plan/Sanitary Sewer Feasibility Study - Glenwood Area

Meeting Date: May 12, 2015

Project Number:

Meeting Time: 6:00 - 8:00 p.m.

Meeting Location: American Legion Post #322 1477 OH503 West Alexandria, Ohio

**PLEASE SIGN IN**

NAME	ORGANIZATION	STREET ADDRESS
1. MATT LINDSAY	MVRPC	10 N. Ludlow, Ste 700, DAYTON, OH 45402
2. Maria Borchers	IBI Group	635 Brooksedge Blvd. Columbus, OH 43081
3. Kern Dou	IBI Group	635 Brooksedge Blvd. Westerville, OH 43081
4. ROBERT L WINN	RES	4197 WOODSIDE DR. WEST ALEX.
5. LARRY Mc MURRAY	RES	4211 WOODSIDE DRIVE W. ALEX.
6. JERRY L. WICK	RES	222 VANESSA DR. W. ALEX
7. MARK McTATIE	LANIER TWP	6151 Factory Rd W. Alex
8. BRUCE CUNNINGHAM	LANIER TWP TRUSTEE	474 ST RT 503 S W. ALEX
9. JAMES MC MURRAY		65 Dangle Dr. W. Alex
10. Todd McKeay	Twin Twp	Lexington Rd. W. Alex
11. Don McTie	Twin Twp	Waver Rd
12. Maurice Gilbert	lanier Twp	967 Storer Rd



**MIAMI VALLEY**  
Regional Planning Commission



NAME	ORGANIZATION	STREET ADDRESS
13. <i>Carol Miller</i>		3266 ST AVE 503 S.
14. <i>Don Bowman</i>		340 Vanessa Dr.
15. <i>Robert Sum</i>	GRACE Broom Church	
16. <i>Roger McCampbell</i>	Reble Co. Public Health	
17. <i>Randy Gilbert</i>	Reble Co.	
18. <i>Mary Bryson</i>		<i>Craker Lane Rd West Hwy Rd</i>
19. <i>Joyanna Hinchey</i>		117 Oakley Tree Rd W. Alex
20. <i>David Dunsford</i>	Mayor West Group	50 W 2nd St. West Alex 45381
21. <i>Ally Head</i>		400 Vanessa Dr. W. Alex
22. <i>CLARENCE EBY</i>	LANIER TWP TRUSTEE	
23. <i>Bob WATT</i>		167 VANESSA DR W. ALEX 45381
24. <i>Paul Santa</i>		420 VANESSA DR W. ALEX
25. <i>Philip Lowe</i>		580 VANESS DR
26. <i>Ram Cuthbertson</i>	LANIER TWP	474 STRT 503 So WA 45381
27. <i>MORRIS GUNDA</i>	Twp	2407 Bannan Creek Rd E. Dayton, OH



**MIAMI VALLEY**  
Regional Planning Commission



NAME	ORGANIZATION	STREET ADDRESS
28. <i>Tanya L. Reed</i>	<i>Twin Township</i>	<i>5289 Bantay crk, Rd WA</i>
29. <i>Elvin Pinckney</i>	<i>BURTON PLANNING SERVICES</i>	<i>252 ELECTRIC AVE. WESTERVILLE OH 43081</i>
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**MIAMI VALLEY**  
Regional Planning Commission



Project Name: General Plan/Sanitary Sewer Feasibility  
Study - Glenwood Area  
Project Number: \_\_\_\_\_  
Meeting Location: American Legion Post #322 1477 OH503 West Alexandria, Ohio

Meeting Date: May 12, 2015  
Meeting Time: 6:00 - 8:00 p.m.

**PLEASE SIGN IN**

NAME	ORGANIZATION	STREET ADDRESS
1. Jonathan Ackerman	Home Owner	30 Varsa Dr. W. Alex.
2. Joe Meadows	Home Owner	65 Lee Ct W. Alex.
3. David Shurck	Home Owner	118 SAMPSON
4. Larry Pegg	HOME OWNER	4395 RT. 35 E
5. Ted Felt	" "	885 STOVER RD
6. DAVID SHUFFERT	" "	901 STOVER RD
7. Dan Day	Home - Owner	616 - Quinn RD
8. Austin Cole	Landsc. Trustee	1188 - Daffler
9. Mr & Mrs Carl Dillion	Home Owner	2939 W. S. 35 East
10. Mr & Mrs Stan Harte	Home Owner	2374 S. R. 35 East
11. Mr & Mrs Spencer Gayle	Home Owner	2820 W. S. 35 East
12. Robert Napier		66 Lee Court



**MIAMI VALLEY**  
Regional Planning Commission



NAME	ORGANIZATION	STREET ADDRESS
13. David Dymally		267 VANESSA DR
14. Stephen W. H. Ken		418 Woodside Drive
15. Eddie Mowen	The Register-Record	
16. Rod Creed	County	
17. Gus Ross		25 Cedar Ct W. Alex
18. Day Walker	PC HD	
19. David Wilson	PCSL	
20. Gary Sivits		396 Quinn W. Alex, OH
21. Denise Robertson	PC Commissioner	
22. Ellen King		711 Quinn Rd W. Alex, OH
23. Elliott Board		
24. Jim Shute		587 Vanessa Dr. W. Alex, OH
25. Kathy Drost		
26. Richard McCallum		405 Rebecca Drive W. Alex
27. John Stone		307 Vanessa Dr. W. Alex



**MIAMI VALLEY**  
Regional Planning Commission



	NAME	ORGANIZATION	STREET ADDRESS
28.	Donnie Jones	Twin Township Trust	
29.	Elvin Pinckney	Bor-Ton Planning Services	252 Electric Ave. Westerville Oh. 43081
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Name: (optional) Joe Meadows

Address: (optional) 65 Lee Ct., W Alexandria, OH 45381

Email: (optional) joseph-m-meadows@hotmail.com

**PLEASE PROVIDE US WITH YOUR QUESTIONS OR COMMENTS BELOW:**

- Q) Who determined that repair/replacement of existing on-site sewage is unacceptable?
- Q) Is there a way to appeal? Have appeals been made?
- Q) Is a draft ~~the~~ General Plan Report for "Unsewered Communities Project" available to the public? If so, where can I get a copy?
- Q) How would the Collection/Treatment Alternatives be paid for? Who would administer the sewage treatment? What area would have to fund this?
- Q) How was the Glenwood Area defined?
- Q) ~~How~~

**THANK YOU FOR YOUR PARTICIPATION IN THE PUBLIC INVOLVEMENT PROCESS!**

SHEET CAN BE TURNED IN AT TONIGHT'S MEETING OR FOLDED IN THIRDS IN ORDER TO MAIL TO IBI GROUP AT THE ADDRESS ON THE OTHER SIDE OF THE COMMENT SHEET. PLEASE MAIL PRIOR TO MAY 21, 2015



By checking the box I request a written reply to my comment



# MIAMI VALLEY

Regional Planning Commission

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[www.mvrpc.org](http://www.mvrpc.org)

June 1, 2015

Mr. Joseph Meadows



Re: Response to Public Meeting Questions

Dear Mr. Meadows,

Thank you for attending the May 12, 2015 public meeting in West Alexandria regarding the sewer feasibility study for the Glenwood Area. Your comment card was received at the meeting, and this letter serves as the written response to your questions that you requested. We will respond to your questions in the order you wrote them.

1. *Who determined that repair/replacement of existing on-site sewage is unacceptable?* We do not believe that any such determination has been made, certainly not on a blanket basis for the Glenwood Area. It is possible that Preble County Public Health may have denied a permit for specific properties on the basis of state requirements and site-specific conditions. In the case of the Glenwood Area, it is our understanding that new stricter requirements for on-site systems, combined with typical conditions and lot sizes in the Glenwood Area make it increasingly likely that property owners in the area will be unable to replace their systems at such time as their existing systems fail.
2. *Is there a way to appeal? Have appeals been made?* By this question, we assume you mean an appeal of the Ohio EPA Findings and Orders sent to the Preble County Commissioners regarding the unsanitary conditions in the Glenwood Area. The Order document itself indicates that appeals can be made to the Environmental Review and Appeals Commission (ERAC). Any decision about an appeal would be up to the Preble County Commissioners. We are not aware of any such appeal.
3. *Is a draft General Plan Report for the "Unsewered Communities Project" available to the public? If so where can I get a copy?* The general plan reports for all participating communities are available on the project web site: [www.mvrpcunseweredcommunities.com](http://www.mvrpcunseweredcommunities.com). Each of the participating communities has a separate page on that site with all documents available for review or download. As of this date four of the five community General Plans are complete. The report for Jackson Township in Darke County is still in development.
4. *How would the collection/treatment alternatives be paid for? Who would administer the sewage treatment? What area would have to fund this?* As indicated in the draft report for Glenwood, there are a number of grants available to locations like the Glenwood Area to assist



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in the financing of wastewater infrastructure. The report suggests five separate grant programs with direct applicability to the suggested Glenwood Area project: Community Development Block Grants, Residential Public Infrastructure Grants, Ohio Public Works Commission Grants, Unsewered Area Assistance Program, and Rural Development Grants. The details of the potential financing plan are shown in Table 8-1 on page 67. There are also loan programs suggested to cover costs not covered through grants. Typically, loans used to finance wastewater collection and treatment projects are paid back from rates paid by the property owners of the properties that are served by the project. It was based on that assumption that the monthly debt service payments were calculated on that same page.

Decisions about what agency would have specific responsibility to administer the wastewater treatment plant are beyond the scope of this sewer feasibility report. The operation of the treatment systems must be placed under the responsible charge of a legally established public utility. Ultimately, the Preble County Commissioners would need to decide how to structure a wastewater collection and treatment project. They would have the option to administer the project as a county service, contract the treatment out to an existing wastewater treatment provider such as West Alexandria or Eaton, or contract with a private firm to treat wastewater.

5. *How was the Glenwood Area defined?* The scope of this report project was to conduct a sewer feasibility study for the residential developments in the unincorporated area along US 35 between West Alexandria and Eaton. Using best engineering judgment, developments were included in the study that could be efficiently and economically served with sewers.

Thank you for attending the public meeting for this project. The comments and questions received in writing and at the meeting itself will help us make a better final report for the Glenwood community. Please do not hesitate to contact me with any additional questions about this project.

Sincerely,

Matthew W. Lindsay  
Manager of Environmental Planning



## GLENWOOD AREA

### GENERAL PLAN / SANITARY SEWER FEASIBILITY STUDY

Name: (optional) Gus Ross

Address: (optional) PO Box 576

Email: (optional) gusross@gmail.com

#### PLEASE PROVIDE US WITH YOUR QUESTIONS OR COMMENTS BELOW:

1. WHO IS ON THE STANDING COMMITTEE?
2. WHY ARE SUBDIVISIONS WITH REFINISHED SEWERAGE SYSTEM INCLUDED IN THE GLENWOOD AREA? THE "SERVICE AREA"
3. WHY DID COUNTY COMMISSIONERS PARTICIPATE IN DETERMINING "GLENWOOD AREA" TO INCLUDE SUBDIVISION EAST OF GLENWOOD. STONERIDGE SUBDIVISION WHICH HAS CITY WATER
4. WHY SEWERAGE TAKES IN LARGE NUMBER OF HOMES TO COME UP W/ 301 HOME JUST TO SPREAD THE COST? WHY IS IT BASED ON SERVICE AREA WHEN THERE IS A REAL NEED?
5. I ALREADY HAVE A GRINDER SYSTEM

THANK YOU FOR YOUR PARTICIPATION IN THE PUBLIC INVOLVEMENT PROCESS!

SHEET CAN BE TURNED IN AT TONIGHT'S MEETING OR FOLDED IN THIRDS IN ORDER TO MAIL TO IBI GROUP AT THE ADDRESS ON THE OTHER SIDE OF THE COMMENT SHEET. PLEASE MAIL PRIOR TO MAY 21, 2015



By checking the box I request a written reply to my comment





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June 1, 2015

Mr. Gus Ross



Re: Response to Public Meeting Questions

Dear Mr. Ross,

Thank you for attending the May 12, 2015 public meeting in West Alexandria regarding the sewer feasibility study for the Glenwood Area. Your comment card was received at the meeting, and this letter serves as the written response to your questions that you requested. We will respond to your questions in the order you wrote them.

1. *Who is on the Steering Committee?* The steering committee members for the Glenwood Area study were the following: Bruce Cunningham, Clarence Eby, Austin Cole, Rodney Creech, Mark Goeke, Donnie Jones, Randy Gilbert, Larry Pegg, Stanley Cole, James Miller and Bobby Shindeldecker.
2. *Why are subdivisions with required aeration systems included in the Glenwood study Area?* The scope of this report project was to conduct a sewer feasibility study for the residential developments in the unincorporated area along US 35 between West Alexandria and Eaton. Using best engineering judgment, developments were included in the study that could be efficiently and economically served with sewers.
3. *Did the County Commissioners participate in determining "Glenwood Area" to include the Stoneridge subdivision?* The steering committee included the County Sanitary Engineer, Randy Gilbert, who is an employee of the County Commission. By the second Steering Committee meeting Rodney Creech was himself a County Commissioner. At the first and second steering committee meetings, the scope of the Glenwood Area was discussed, and the inclusion/exclusion of particular subdivisions was a contentious topic. Ultimately, as answered in #2 above, using best engineering judgment developments were included in the study that could be efficiently and economically served with sewers.
4. *Why isn't this based on a smaller area where there is a real problem?* The short answer to that question is that we have no information to indicate that the unsanitary conditions in the Glenwood Area are not an area-wide problem. Therefore the study was developed to consider an area-wide solution. Please keep in mind the Ohio EPA has issued orders to the commissioners requiring them to abate the unsanitary conditions in the Glenwood area. The Ohio EPA is requiring the commissioners to develop a general plan that identifies a treatment



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alternative for the area that will provide a minimum of 20 years of design life.

Some members of the steering committee did express a desire to have further studies of the Glenwood Area conducted so that the source of the problem could be more specifically identified. Such studies may be possible, but are certainly beyond the scope of this sewer feasibility project. To our knowledge the Preble County Commission has not funded any such studies, to date.

5. *I already have a grinder system.* Should the County Commissioners choose to develop a project similar in design to the recommended design in the Glenwood Area feasibility study, the specific conditions at your property should be considered when determining the best way for your home to connect to the public sewers. For this feasibility study the specific requirements for each property were not a part of the analysis.

Thank you for attending the public meeting for this project. The comments and questions received in writing and at the meeting itself will help us make a better final report for the Glenwood community. Please do not hesitate to contact me with any additional questions about this project.

Sincerely,

Matthew W. Lindsay

Manager of Environmental Planning



Name: (optional) DAVID SHUFELDT  
Address: (optional) 931 STOVER RD  
Email: (optional) KKOFFY@AOL.COM

PLEASE PROVIDE US WITH YOUR QUESTIONS OR COMMENTS BELOW:

- HOW MANY STUDIES WERE DONE AND WHEN? (DATES)
- WHO DID THE STUDIES AND WHAT ARE THEIR CREDENTIALS?
- WHO, LOCALLY, WAS INVOLVED IN THE ACTUAL PHYSICAL STUDY?
- WHERE IS THE LAMIER TWP. HEALTH DEPT. AND THEIR INVOLVEMENT?
- WHAT'S THE "PLAN" FOR GLENWOOD? WHY DO 321 RESIDENTS HAVE TO BE PENALIZED BECAUSE OF A FEW IN A COMMUNITY SEPTIC SYSTEM ??
- WHAT'S MY COST FOR SOMEONE ELSE'S POLLUTION PROBLEM?
- WHEN WAS THE WATER FOR MY PROPERTY TESTED AND WHAT WERE THE RESULTS? WHEN I BOUGHT MY RESIDENCE, THE WATER TESTED WAS ACCEPTABLE!!

THANK YOU FOR YOUR PARTICIPATION IN THE PUBLIC INVOLVEMENT PROCESS!

SHEET CAN BE TURNED IN AT TONIGHT'S MEETING OR FOLDED IN THIRDS IN ORDER TO MAIL TO IBI GROUP AT THE ADDRESS ON THE OTHER SIDE OF THE COMMENT SHEET. PLEASE MAIL PRIOR TO MAY 21, 2015



By checking the box I request a written reply to my comment



# MIAMI VALLEY

Regional Planning Commission

10 North Ludlow St., Suite 700  
Dayton, Ohio 45402-1855

t: 937.223.6323  
f: 937.223.9750  
TTY/TDD: 800.750.0750  
www.mvrpc.org

June 1, 2015

Mr. David Shufeldt



Re: Written reply to meeting questions

Dear Mr. Shufeldt,

Thank you for attending the May 12, 2015 public meeting in West Alexandria regarding the sewer feasibility study for the Glenwood Area. Your comment card was received at the meeting, and this letter serves as the written response to your questions that you requested. We will respond to your questions in the order you wrote them.

1. *How many studies were done and when?* By this question, we assume you mean the environmental sampling which led to the finding of unsanitary conditions in the Glenwood Area. Ohio EPA conducted sampling in two different years, May of 2010 and August of 2013.
2. *Who did the studies and what are their credentials?* The sampling was conducted by Environmental Specialists from the Ohio Environmental Protection Agency, and the samples were analyzed at Belmont Labs in Dayton, Ohio. The chain of custody documents on the samples are available by request to Ohio EPA. The specific credentials of the employees involved are also available by request to Ohio EPA.
3. *Who locally was involved in the actual physical study?* The Ohio EPA did not rely on Preble County Public Health for assistance with the environmental sampling done in the Glenwood Area.
4. *Where is the Lanier Township Health Department and its involvement?* We are not aware of a Lanier Township Health Department. It is my understanding that all public health programs in Preble County are coordinated under Preble County Public Health.
5. *What is the "plan" for Glenwood? Why do 321 residents have to be penalized because of a few septic systems?* The proposed recommended solution in the sewer study for the Glenwood Area is a pressurized wastewater collection system using grinder pumps connecting to a new extended aeration treatment plant for wastewater treatment. Connecting to the Village of West Alexandria is another option which the study recommends for further study.

The study area includes the area described at our meeting as "downtown" Glenwood as well as four surrounding developments with concentrations of septic systems. The Ohio EPA water samples have documented sewage problems in this area that are more extensive than just a few on-site failures. Unsanitary conditions were documented in three out of four sampling locations. As noted in the meeting this area is dealing with older systems, small lots, and soils in certain areas that are not suitable for on-site treatment.



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All of these areas are included in the study as a matter of best engineering practice. Simply put, construction of wastewater infrastructure is a major, and often disruptive, project. When such projects are contemplated it is general practice to include all the residences and businesses to be served in one large project rather than stretching out the construction time over many years. Including more service connections, of course, decreases the per-customer cost of the project, reduces the length of the project construction time, and usually results in an overall lower cost than constructing multiple smaller projects.

6. *What is my cost for someone else's pollution problem?* Should a sewer system be constructed for the Glenwood Area, the specific costs to each individual customer will depend directly on how the system is designed and how the County Commission decides to finance the system. In the scenarios developed in the Glenwood Area study, monthly costs to the envisioned customers ranged from about \$48 to about \$85. Please keep in mind these cost are subject to change based upon the final project and funding package chosen. These monthly costs do not include a one-time capacity fee, or the cost of constructing the connection from the home to the sewer line.

In a broader sense, the cost to you of the pollution in the streams in the Glenwood Area is that you, your family, and neighbors do not have a clean and safe stream to use for recreation or enjoyment.

7. *When the water for my property tested and what was the result?* We have no knowledge of environmental sampling conducted at individual private properties in the Glenwood Area. Ohio EPA does not sample on private property, but rather in the public waterways. It may be that Preble County Public Health has records of past sampling done on your property.

Thank you for attending the public meeting for this project. The comments and questions received in writing and at the meeting itself will help us make a better final report for the Glenwood community. Please do not hesitate to contact me with any additional questions about this project.

Sincerely,

Matthew W. Lindsay  
Manager of Environmental Planning



Name: (optional) JIM SHUTE  
Address: (optional) 507 VANESSA DRIVE, WEST ALEXANDRIA OHIO  
Email: (optional) JIM AND SHARON @ LIVE . COM 45381

**PLEASE PROVIDE US WITH YOUR QUESTIONS OR COMMENTS BELOW:**

GRINDER PANS TOO EXPENSIVE AND TOO MUCH  
MAINTENANCE. NEED REGIONAL LIFT STATIONS  
SEWER NEEDS TO BE PUMPED TO WEST ALEXANDRIA  
PLANT. WATER PLANT AT CREEK AS WELL AS  
100 YR FLOOD AREA - NOT GOOD FOR TREATMENT  
FACILITY

PLEASE PROVIDE ME WITH SECTION OF LAW  
THAT PERMITS MYRPC TO ADD PROPERTIES  
TO SHARE BURDEN OF COST.

THANK YOU



THANK YOU FOR YOUR PARTICIPATION IN THE PUBLIC INVOLVEMENT PROCESS!

SHEET CAN BE TURNED IN AT TONIGHT'S MEETING OR FOLDED IN THIRDS IN ORDER TO MAIL TO IBI GROUP AT THE ADDRESS ON THE OTHER SIDE OF THE COMMENT SHEET. PLEASE MAIL PRIOR TO MAY 21, 2015



By checking the box I request a written reply to my comment



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f: 937.223.9750  
TTY/TDD: 800.750.0750  
www.mvrpc.org

June 1, 2015

Mr. Jim Shute

Re: Response to Public Meeting Questions

Dear Mr. Shute,

Thank you for attending the May 12, 2015 public meeting in West Alexandria regarding the sewer feasibility study for the Glenwood Area. Your comment card was received at the meeting, and this letter serves as the written response to your comments or questions. We will respond to your questions in the order you wrote them.

1. *Comment – Grinder cans too expensive and too much maintenance. Need regional lift stations. Sewer needs to be pumped to West Alexandria plant. Water plant at creek as well as 100 year flood area – not good for treatment facility.* A grinder sewer system has a lower construction cost compared to a gravity sewer system but has a higher operation and maintenance cost compared to a gravity sewer. Recommendations presented in the study were based upon present worth analysis and are very close – \$5.7 million vs. \$6.0 million for the base area. Where it makes more of an impact is when the project is expanded to serve the ‘larger area’ since lift stations would be required to overcome elevation differences. It will ultimately be up to the County Commissioners to decide on a collection system type and extent.

You are correct regarding the water plant. When the draft report was generated, we were unaware of the close proximity to the water treatment facility. If a new wastewater treatment plant is developed, it will need to maintain a set distance downstream of the current water treatment plant and out of the 100-year floodplain. Connecting to West Alexandria’s treatment plant is an option that could be further explored.

2. *Please provide me with section of law that permits MVRPC to add properties to share burden of cost.* The Miami Valley Regional Planning Commission has no authority to establish sewer districts or own or operate wastewater collection and treatment systems. The scope, design and extent of any eventual sewer project for the Glenwood Area will be under the authority of the Preble County Commissioners. Ohio Revised Code section 6117 states county commissions “may lay out, establish, consolidate, or otherwise modify the boundaries of, and maintain, one or more sewer districts within the county and outside municipal corporations....”

The scope of this report project was to conduct a sewer feasibility study for the residential developments in the unincorporated area along US 35 between West Alexandria and Eaton.





# MIAMI VALLEY

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Using best engineering judgment, developments were included in the study that could be efficiently and economically served with sewers.

Thank you for attending the public meeting for this project. The comments and questions received in writing and at the meeting itself will help us make a better final report for the Glenwood community. Please do not hesitate to contact me with any additional questions about this project.

Sincerely,

Matthew W. Lindsay

Manager of Environmental Planning

Name: (optional)

Jerrey Will

Address: (optional)

227 VANESSA DR WEST ALEXANDRIA, OHIO 43381

Email: (optional)

**PLEASE PROVIDE US WITH YOUR QUESTIONS OR COMMENTS BELOW:**

25 YEARS AGO I OWNED A BUSINESS PROPERTY IN  
Glenwood. THE FIRST SPRING, SEPTIC WATER WAS SEEPING OUT OF  
LAYERS OF ROCK. I CONTACTED PUBLIC COUNTY HEALTH DEPT. A  
WEEK LATER, THE CONTRACTOR WHO PUMP THE SEPTIC SYSTEM IN  
A 2 MIN FROM THE STATE HEALTH DEPT. SHOWED UP AT MY PROPERTY  
I SHOWED THEM THAT THERE WAS NO WAY THERE WAS THE CORRECT  
AMOUNT OF LIME FILL THE AREA THEY SAID IT WAS IN. THE  
MAN FOR THE STATE HEALTH DEPT TOLD ME NOT TO START  
SUSPECTING I CAN'T FINISH. WHY DO YOU CARE NOW!

**THANK YOU FOR YOUR PARTICIPATION IN THE PUBLIC INVOLVEMENT PROCESS!**

SHEET CAN BE TURNED IN AT TONIGHT'S MEETING OR FOLDED IN THIRDS IN ORDER TO MAIL TO IBI GROUP AT THE  
ADDRESS ON THE OTHER SIDE OF THE COMMENT SHEET. PLEASE MAIL PRIOR TO MAY 21, 2015

☐

By checking the box I request a written reply to my comment

# Glenwood Community

---

## Online Comments

Received: May 19, 2015

From: Anonymous

Many (not all) of the residents with the Glenwood area are retired, welfare or low income. In addition, there are many vacant/abandoned homes in the area. As a result, a public sewer system is going to cause extreme financial difficulty to most if not all the residents of this community. Looking at the estimated price tags for any of the proposed systems, it appears as though a much less expensive option would be to identify and replace those existing septic systems that are failing and resulting in the problem that exists.

# MIAMI VALLEY REGIONAL PLANNING COMMISSION SESIÓN DE PARTICIPACIÓN PÚBLICA

PARA ANALIZAR EL INFORME DEL PLAN GENERAL DEL PROYECTO PARA COMUNIDADES SIN ALCANTARILLADO (UNSEWERED COMMUNITIES PROJECT) EN EL GLENWOOD AREA DE PREBLE COUNTY, OHIO.

## CUANDO:

Martes,  
12 de Mayo, 2015

## DONDE:

American Legion  
James E. Ryan Post 322  
1477 Ohio 503  
West Alexandria, Ohio  
45381

## HORA:

6:00 p.m. - 8:00 p.m.

Se realizará una reunión para revisar el informe del plan general para el “proyecto de las comunidades sin alcantarillado” para el Glenwood Area de Preble County, Ohio. Hay lugares donde estos sistemas ya no le proporcionan el tratamiento adecuado a las aguas residuales y las autoridades de salud y del medio ambiente temen que la polución de estos sistemas pueda perjudicar el medio ambiente o la salud pública.

Miami Valley Regional Planning Commission sabe y entiende que estas comunidades enfrentan verdaderos retos preparando soluciones para el tratamiento de aguas residuales en el futuro. Por lo tanto, MVRPC está en la vanguardia al dirigir el “Proyecto para Comunidades Sin Alcantarillado” para examinar y presentar un informe sobre las opciones que estas comunidades tienen para mejorar los sistemas de tratamiento de aguas residuales y proteger el medio ambiente. El informe del Plan General identificará soluciones factibles y se usará para empezar a identificar y facilitar los proyectos del futuro.



**Para más información, contacte a Matt Lindsay, Manager of Environmental Planning, [mlindsay@mvrpc.org](mailto:mlindsay@mvrpc.org) o llame al (937) 223-6323**



MVRPC.ORG



# MIAMI VALLEY REGIONAL PLANNING COMMISSION PUBLIC PARTICIPATION MEETING

TO REVIEW THE *GENERAL PLAN REPORT* FOR "UNSEWERED COMMUNITIES PROJECT" FOR THE GLENWOOD AREA OF PREBLE COUNTY, OHIO

## WHEN:

Tuesday,  
May 12, 2015

## WHERE:

American Legion  
James E. Ryan Post 322  
1477 Ohio 503  
West Alexandria, Ohio  
45381

## TIME:

6:00 p.m. - 8:00 p.m.

The meeting will be held to review the *General Plan Report* for the "Unsewered Communities Project" for the Glenwood Area in Preble County, Ohio. In locations where these systems no longer provide adequate wastewater treatment, environmental and health agencies are concerned about the potential for pollution from these systems to harm the environment and human health.

The Miami Valley Regional Planning Commission (MVRPC) realizes these communities face real challenges in planning solutions for future wastewater treatment. Therefore, MVRPC is spearheading the "Unsewered Communities Project" to examine and report on the options for these communities to improve wastewater systems and protect the environment. A public meeting will provide the residents and property owners in the Glenwood Area an opportunity to review the *General Plan Report*.



**For additional information, contact Matt Lindsay, Manager of Environmental Planning, at (937) 223-6323 or [mlindsay@mvrpc.org](mailto:mlindsay@mvrpc.org) or log on to [www.mvrpc.org](http://www.mvrpc.org).**



MVRPC.ORG



# MIAMI VALLEY

## REGIONAL PLANNING COMMISSION

### PRESS RELEASE

#### For Immediate Release

**Date:** April 21, 2015

**Contact:** Laura A. Loges  
Miami Valley Regional Planning Commission  
937.223.6323, Extension 6535  
lloges@mvrpc.org

**Subject:** Public Participation Meeting to be Held to review the General Plan Report for Unsewered Communities Project for Glenwood Area in Preble County.

**Dayton OH** – The Miami Valley is dotted with small communities with pockets of areas served by septic systems. In locations where these systems no longer provide adequate wastewater treatment, environmental and health agencies are concerned about the potential for pollution from these systems to harm the environment and human health.

The Miami Valley Regional Planning Commission (MVRPC) realizes these communities face real challenges in planning solutions for future wastewater treatment. Therefore, MVRPC is spearheading the “Unsewered Communities Project” to examine and report on the options for these communities to improve wastewater systems and protect the environment. The General Plan report will identify actionable solutions and lay the groundwork for future projects.

A public meeting will provide the residents and property owners in Glenwood Area an opportunity to review the General Plan report.

The meeting will be held as follows:

**Tuesday May 12, 2015**

**American Legion James E. Ryan Post 322**

**1477 Ohio 503**

**West Alexandria, Ohio 45381**

**6:00 p.m. – 8:00 p.m.**

“The "Unsewered Communities Project" will evaluate the specific problems and needs of each participating community to develop customized wastewater treatment options in the form of a General Plan,” said MVRPC’s Executive Director, Brian O. Martin, AICP.

If you are unable to attend the meeting, the General Plan report will also be available for public review on MVRPC’s web site at [www.mvrpc.org/environment/WaterQualityManagement/](http://www.mvrpc.org/environment/WaterQualityManagement/) on or before April 21, 2015. You can also review the list at the MVRPC offices, 10 N. Ludlow Street, Suite 700, Dayton, OH, 45402, during regular business hours (8:00 a.m. – 5:00 p.m., Monday through Friday). Written comments will be accepted through May 21, 2015, at the above address or via e-mail to Matt Lindsay, Manager of Environmental Planning, at [mlindsay@mvrpc.org](mailto:mlindsay@mvrpc.org).

At all MVRPC public participation meetings, interpreters for hearing impaired individuals or bi-lingual interpreters are available upon request. Requests should be made at least one week prior to the meeting date. Contact MVRPC at (937) 223-6323 or 1-800-750-0750 TTY/TDD to request an interpreter.

Established in 1964, the Miami Valley Regional Planning Commission promotes collaboration among communities, stakeholders, and residents to advance regional priorities. MVRPC is a forum and resource where the Board of Directors identifies priorities, develops public policy and collaborative strategies to improve quality of life throughout the Miami Valley Region. MVRPC performs various regional planning activities, including air quality, water quality, transportation, land use, research and GIS. As the designated Metropolitan Planning Organization (MPO), MVRPC is responsible for transportation planning in Greene, Miami and Montgomery Counties and parts of northern Warren County. MVRPC's area wide water quality planning designation encompasses five (5) counties: Darke, Preble plus the three MPO counties.

For additional information, contact Matt Lindsay, Manager of Environmental Planning, at (937) 223-6323 or via the e-mail address listed above.

###

# **TWIN TOWNSHIP NEWSLETTER**

April 2015

Volume 20

Issue 1

## **UNSEWERED COMMUNITIES PROJECT GLENWOOD AREA, LANIER AND TWIN TOWNSHIPS**

Matthew Lindsay, Manager of Environmental Planning, with Miami Valley Regional Planning Commission (MVRPC) and Keith Doll, P.E., Project Manager, with IBI Group are working to find a feasible solution to a public health nuisance issued to the Preble County Commissioners by the Ohio Environmental Protection Agency (OEPA). Testing in the Glenwood area found unacceptable levels of E. coli. The Preble County Health Department worked on correcting the problem areas and some improvement was made but future testing still found the levels to be unacceptable. MVRPC contracted with the IBI Group to be the engineering consultants for this project. Studies are being done on several different sewage treatment systems. They are evaluating a gravity sewer system, septic tank effluent pump system (STEP), grinder pump system and the possibility of connecting to the Village of West Alexandria or the City of Eaton's sewer systems. Their goal is to develop a cost-effective plan to present to the community to decide that a sewer system is in their best interest. So many of the current individual sewer systems are failing or underperforming due to the age of the systems and the small lots where the systems are installed. The next meeting is scheduled for April 21, 2015 at 6:00 p.m. at Twin Township House located at 1251 St. Rt. 503 N., West Alexandria. A public meeting is scheduled for May 12, 2015 from 6-8 at the American Legion, 1477 S. State Route 503 in West Alexandria. Please plan to attend to hear the results of their studies and voice your opinion to what you think is best for our community. Both meetings are open to the public and you are encouraged to attend both.

Twin Township concurs with Lanier Township's position stated in the following letter:

### **Lanier Township Board of Trustees February 24<sup>th</sup> Meeting**

The Lanier Township Board of Trustees met in regular session on February 24, 2015. At this meeting one of the actions taken by the trustees was to pass a resolution which proposes an alternative solution to eliminate water with high e-coli levels from draining into streams in the Glenwood area. The resolution in the trustee's opinion is in the best interest of the citizens of Lanier Township and addresses the problem at hand. The resolution reads:

The Lanier Township Board of Trustees recognizes there is a problem with surface water runoff in the Glenwood area. There is a strong possibility the problem comes from a few faulty septic systems and poor rain water drainage in the Glenwood area. The trustees want to eliminate the problem and involve only those households necessary to fix the problem. It is our opinion that putting households who have working systems into a financial hardship to "spread the costs" is unacceptable.

Therefore the Lanier Township Board of Trustees resolves to request the Preble County Health Department to work with the Preble County Engineers office to identify drainage problems in the Glenwood area and work to fix the drainage into and thru the area. The trustees also request the Preble County Health Department to locate the septic systems causing the problem and oversee the elimination of this problem.

## **CEMETERIES**

Our Sexton, Adam Beneke, reported there were thirty-six burials in Sugar Grove Cemetery in 2014. The Sugar Grove Cemetery rate sheet remains unchanged for the year 2015. Residential grave spaces are \$150.00 per grave and non-residents are \$550.00 per grave. Grave openings vary depending on the day and residential or non-residential. Foundation order deadlines are April 1<sup>st</sup> and September 1<sup>st</sup>. We encourage everyone to attend the Memorial Day Ceremonies. This year they will be held at Fairview Cemetery in Lanier Township. Twin Valley South Band will perform several numbers and a short message will be delivered. It will conclude with a 21 gun salute and the playing of taps. If you have never attended the Ceremony, it can be an emotional experience to give our thanks to the men and women who have served and continue to serve our Country.

# Affidavit of Publication

STATE OF OHIO} SS  
COUNTY OF PREBLE}


Diana Sleppy, being duly sworn, says:

That she is of the Register Herald, a weekly newspaper of general circulation, printed and published in Eaton, Preble County, OHIO; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

April 22, 2015

That said paper was regularly issued and circulated on those dates.

SIGNED:

  
Diana Sleppy

Subscribed to and sworn to me this 22<sup>ND</sup> day of APRIL, 2015



Teresa S. Ketring, Notary Public, State of Ohio,  
DARKE County, OHIO  
My commission expires April 1, 2019.



Teresa S. Ketring  
Notary Public-State of Ohio  
My Comm. Exp. Apr. 1, 2019

40000705 40726244

Laura Loges  
MIAMI VALLEY REGIONAL PLAN COM  
10 NORTH LUDLOW ST  
SUITE 700  
DAYTON, OH 45402  
(937)531-6528

## PUBLIC NOTICE

### Public Participation Meeting to be Held to Review the General Plan Report for Unsewered Communities Project for Glenwood Area in Preble County

The Miami Valley is dotted with small communities with pockets of areas served by septic systems. In locations where these systems no longer provide adequate wastewater treatment, environmental and health agencies are concerned about the potential for pollution from these systems to harm the environment and human health.

The Miami Valley Regional Planning Commission (MVRPC) realizes these communities face real challenges in planning solutions for future wastewater treatment. Therefore, MVRPC is spearheading the "Unsewered Communities Project" to examine and report on the options for these communities to improve wastewater systems and protect the environment. The General Plan report will identify actionable solutions and lay the groundwork for future projects.

A public meeting will provide the residents and property owners in Glenwood Area an opportunity to review the General Plan report. The meeting will be held as follows:

**Tuesday May 12, 2015  
Glenwood Area in Preble County  
American Legion James E. Ryan Post 322  
1477 State Route 503 South  
West Alexandria, Ohio 45381  
6:00 p.m. – 8:00 p.m.**

"The "Unsewered Communities Project" will evaluate the specific problems and needs of each participating community to develop customized wastewater treatment options in the form of a General Plan," said MVRPC's Executive Director, Brian O. Martin, AICP.

If you are unable to attend the meeting, the General Plan report will also be available for public review on MVRPC's web site at [www.mvrpc.org/environment/WaterQualityManagement/](http://www.mvrpc.org/environment/WaterQualityManagement/) on or before April 21, 2015. You can also review the list at the MVRPC offices, 10 N. Ludlow Street, Suite 700, Dayton, OH, 45402, during regular business hours (8:00 a.m. – 5:00 p.m., Monday through Friday). Written comments will be accepted through May 21, 2015, at the above address or via e-mail to Matt Lindsay, Manager of Environmental Planning, at [mlindsay@mvrpc.org](mailto:mlindsay@mvrpc.org).

At all MVRPC public participation meetings, interpreters for hearing impaired individuals or bi-lingual interpreters are available upon request. Requests should be made at least one week prior to the meeting date. Contact MVRPC at (937) 223-6323 or 1-800-750-0750 TTY/TDD to request an interpreter. For additional information, contact Matt Lindsay, Manager of Environmental Planning, at (937) 223-6323 or via e-mail address listed above.

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126 N. Main St., Suite 240  
Dayton, OH 45402

DOWNTOWN DAYTON  
PARTNERSHIP

# MIAMI VALLEY REGIONAL PLANNING COMMISSION PUBLIC PARTICIPATION MEETING

TO REVIEW THE GENERAL PLAN REPORT FOR  
"UNSEWERED COMMUNITIES PROJECT" FOR THE  
GLENWOOD AREA IN PREBLE COUNTY, OHIO

The meeting will be held to review the *General Plan Report* for the "Unsewered Communities Project" for the **Glenwood Area in Preble County, Ohio**. In locations where these systems no longer provide adequate wastewater treatment, environmental and health agencies are concerned about the potential for pollution from these systems to harm the environment and human health.

The Miami Valley Regional Planning Commission (MVRPC) realizes these communities face real challenges in planning solutions for future wastewater treatment. Therefore, MVRPC is spearheading the "Unsewered Communities Project" to examine and report on the options for these communities to improve wastewater systems and protect the environment. A public meeting will provide the residents and property owners in the **Glenwood Area** an opportunity to review the *General Plan Report*.

**WHEN:**  
Tuesday, May 12, 2015  
**WHERE:**  
AMERICAN LEGION  
JAMES E. RYAN POST 322  
1477 OHIO 503  
WEST ALEXANDRIA, OH 45381  
**TIME:**  
6:00 p.m. - 8:00 p.m.



April 28 - May 4, 2015

[DaytonCityPaper.com](http://DaytonCityPaper.com) (5)



3/25, 4/1, 4/8, 4/15, 4/22, 4/29/15  
40722755

## PUBLIC NOTICE

### Public Participation Meeting to be Held to Review the General Plan Report for Unsewered Communities Project for Glenwood Area in Preble County

The Miami Valley is dotted with small communities with pockets of areas served by septic systems. In locations where these systems no longer provide adequate wastewater treatment, environmental and health agencies are concerned about the potential for pollution from these systems to harm the environment and human health. The Miami Valley Regional Planning Commission (MVRPC) realizes these communities face real challenges in planning solutions for future wastewater treatment. Therefore, MVRPC is spearheading the "Unsewered Communities Project" to examine and report on the options for these communities to improve wastewater systems and protect the environment. The General Plan report will identify actionable solutions and lay the groundwork for future projects.

A public meeting will provide the residents and property owners in Glenwood Area an opportunity to review the General Plan report. The meeting will be held as follows:

**Tuesday May 12, 2015**

**Glenwood Area in Preble County**

**American Legion James E. Ryan Post 322**

**1477 State Route 503 South**

**West Alexandria, Ohio 45381**

**6:00 p.m. – 8:00 p.m.**

"The "Unsewered Communities Project" will evaluate the specific problems and needs of each participating community to develop customized wastewater treatment options in the form of a General Plan," said MVRPC's Executive Director, Brian O. Martin, AICP.

If you are unable to attend the meeting, the General Plan report will also be available for public review on MVRPC's web site at [www.mvrpc.org/environment/WaterQualityManagement/](http://www.mvrpc.org/environment/WaterQualityManagement/) on or before April 21, 2015. You can also review the list at the MVRPC offices, 10 N. Ludlow Street, Suite 700, Dayton, OH, 45402, during regular business hours (8:00 a.m. – 5:00 p.m., Monday through Friday). Written comments will be accepted through May 21, 2015, at the above address or via e-mail to Matt Lindsay, Manager of Environmental Planning, at [mlindsay@mvrpc.org](mailto:mlindsay@mvrpc.org).

At all MVRPC public participation meetings, interpreters for hearing impaired individuals or bi-lingual interpreters are available upon request. Requests should be made at least one week prior to the meeting date. Contact MVRPC at (937) 223-6323 or 1-800-750-0750 TTY/TDD to request an interpreter. For additional information, contact Matt Lindsay, Manager of Environmental Planning, at (937) 223-6323 or via e-mail address listed above.

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## Ohio EPA finds high number of E.coli in Glenwood neighborhood

By Megan Kennedy [mkennedy@civitasmedia.com](mailto:mkennedy@civitasmedia.com)

April 15, 2014



Preble County Commissioners met with officials from the Ohio EPA Wednesday, April 9, regarding elevated levels of the bacteria, *Escherichia coli* (E.coli) in surface water in test points in Twin and Lanier Townships, calling it a "public health nuisance."

Morine Ware, an environmental specialist, stated upon routine inspection in 2009 in Glenwood, she "found the conditions that appeared to be sewage problems."

Upon further testing and data collection, the acceptable E.coli count according to Ohio EPA standards, was significantly beyond the standard.

The samples taken at the testing point reached an excess of 120,980 E.coli cells per 100 mL of water. The standard E.coli count is 576 E.Coli cells per 100 mL of water.

This number, Jeff Reynolds with the Ohio Division of Surface Water calls "obscene."

"Ohio EPA sampled tributaries of Bantas Fork in the community of Glenwood on Aug. 7, 2013 for E. coli bacteria. The results demonstrate that a public health nuisance does exist in Glenwood," said a statement prepared by Martyn Burt, the Environmental Supervisor for the Division of Surface Water.

"On Nov. 19, 2009, Ohio EPA investigated the sewage disposal system for a mobile home park located on the east side of Quaker Trace Rd., approximately 100 feet south of State Route 35. Sewage odors were noted in the northeast corner of the site. Further investigation revealed sewage sludge downstream of the mobile home park at the sure 1200' east of the intersection of Quaker Trace Rd and State Route 35, on the south side of US Route 35."

"Any open stream is going to have some form of hazardous waste," said Dina Pierce, Ohio EPA Media Relations Representative. Pierce said Preble County is at a higher risk for E.coli due to the rural-nature of the area. Preble County hosts not only older homes with failing septic systems, but also farm animals which can contribute to the fecal matter in streams due to runoff.

"What we find with these areas when they have a smaller lot size in the older homes, and in the older systems, and systems that aren't up to standards, the Health Department is hamstrung with what they have an ability to do, especially with the smaller lots. As far as replacing those systems and getting something up to code, there's not much they can do, and that's when we come to conversations like this," said Reynolds.

The E.coli bacteria "normally live in the intestines of people and animals. Most E. coli are harmless and actually are an important part of a healthy human intestinal tract. However, some E. coli are pathogenic, meaning they can cause illness, either diarrhea or illness outside of the intestinal tract. The types of E. coli that can cause diarrhea can be transmitted through contaminated water or food, or through contact with animals or persons," according to the Ohio Department of Health.

To fix the issue, commissioners will be planning with the Ohio EPA regarding the replacement of septic tanks in the affected areas, or alternative options which can be costly. Once the source of the problem is located and resolved, the streams will begin to clean themselves. As the E.coli cells reach a larger body of water, the cells will dilute into their final destination, posing less of a threat.

Surface water testing, conducted by the Ohio EPA, can take up to two years to be completed.

Drinking water quality in the area has not been compromised, according to officials.

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Link:<http://www.registerherald.com/article/20140415/news/304159854/>

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# General del Proyecto para Comunidades Sin Alcantarillado (Unsewered Communities Project) en el Área de Glenwood en Preble County.

El Valle del Río Miami (Miami Valley) tiene muchas comunidades aisladas por las que no tienen acceso a las alcantarillas. Hay lugares donde estos sistemas ya no le proporcionan el tratamiento adecuado a las aguas residuales y las autoridades de salud y del medio ambiente creen que la población de estas zonas podría padecer del medio ambiente o la salud pública.

Miami Valley Regional Planning Commission (MVRPC), por sus siglas en inglés, sabe y entiende que estas comunidades enfrentan verdaderos retos preparando soluciones para el tratamiento de aguas residuales en el futuro. Por lo tanto, MVRPC está en la vanguardia al dirigir el "Proyecto para Comunidades Sin Alcantarillado" para examinar y presentar un informe sobre las opciones que estas comunidades tienen para mejorar los sistemas de tratamiento de aguas residuales y proteger el medio ambiente. El informe del Plan General identificará soluciones factibles y se usará para empazar a identificar y facilitar los proyectos del futuro.

Una reunión pública le brindará a los residentes y propietarios del área de Glenwood la oportunidad de ver y revisar el informe del plan general.

## La reunión se realizará el:

Martes, May 12 de mayo, 2015

Glenwood Area in Preble County, American Legion James E. Ryan Post 322

1477 Ohio 503, West Alexandria, Ohio 45381

6:00 p.m. - 8:00 p.m.

"El Proyecto para Comunidades Sin Alcantarillado" evaluará las necesidades y problemas específicos de cada comunidad participante para determinar opciones de tratamiento de aguas residuales que estén diseñadas específicamente para cada comunidad y que se presentarán en un Plan General." dijo el Director Ejecutivo, Brian O. Martin, AICP.

Si usted no puede asistir a la reunión, el informe del Plan General también estará disponible al público en el sitio Web de MVRPC en [www.mvrpc.org/environment/WaterQualityManagement](http://www.mvrpc.org/environment/WaterQualityManagement) el o antes del 21 de abril, 2015. También encontrará la lista de las ofertas de MVRPC, 10 N. Ludlow Street, Suite 700, Dayton, OH 45402, durante el horario regular de oficina (8:00 a.m. - 5:00 p.m., lunes a viernes). Se aceptarán comentarios por escrito hasta el 21 de mayo, enviados a la dirección [info@mvprc.org](mailto:info@mvprc.org) o por correo electrónico a Matt Lindsay, Manager of Environmental Planning, [mattlindsay@mvprc.org](mailto:mattlindsay@mvprc.org). En todas las reuniones de participación pública de MVRPC, se pueden solicitar interpretes para las personas con discapacidades auditivas o para las personas que no hablan inglés. Las solicitudes se deben hacer por lo menos una semana antes de la fecha de la reunión. Comuníquese con MVRPC al (937) 223-6323 o llame al (800) 750-0750 para solicitar un intérprete.

Para más información, comuníquese con Matt Lindsay, Manager of Environmental Planning, al (937) 223-6323 o al correo electrónico listado anteriormente.



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# Unsewered Communities Project for Glenwood Area in Preble County.

The Miami Valley is dotted with small communities with pockets of areas served by septic systems. In locations where these systems no longer provide adequate wastewater treatment, environmental and health agencies are concerned about the potential for pollution from these systems to harm the environment and human health.

The Miami Valley Regional Planning Commission (MVRPC) realizes these communities face real challenges in planning solutions for future wastewater treatment. Therefore, MVRPC is spearheading the "Unsewered Communities Project" to examine and report on the options for these communities to improve wastewater systems and protect the environment. The General Plan report will identify actionable solutions and lay the groundwork for future projects.

A public meeting will provide the residents and property owners in Glenwood Area an opportunity to review the General Plan report.

The meeting will be held as follows:

Tuesday May 12, 2015

Glenwood Area in Preble County, American Legion James E. Ryan Post 322

1477 Ohio 503, West Alexandria, Ohio 45381

6:00 p.m. - 8:00 p.m.

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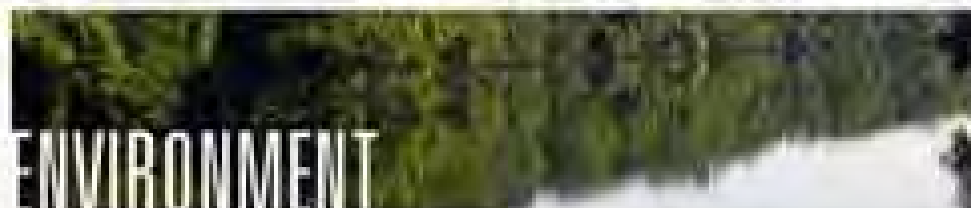
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## Unsewered Communities

The Miami Valley is dotted with small communities with pockets of residences and businesses served by septic systems. In locations where these systems no longer provide adequate wastewater treatment, water surveys and samples collected by OSPA have documented the presence of E. coli bacteria, which is the principal organism used to detect the presence of fecal pollution (human, animal waste) in drainage ditches and tributaries to our creeks and rivers.

In some places, there may not be enough physical space to build septic systems to meet specifications. In other places, there may not be the resources to construct adequate community-scale treatment works, nor the projected future customer base to keep such treatment works viable. The purpose of the "Unsewered Communities Report" is to examine and report on the options for these communities where in-use treatment is failing to protect human health and the environment. The report will identify alternative solutions and lay the groundwork for future projects.

## Glenwood Area Draft Sewer Study

The Glenwood area is an unincorporated community located in Preble County between the Village of West Alexandria and the City of Eaton with approximately 200 homes. MVRPC has contracted with IBT Group/Barton Planning Services to develop a study to provide sewer collection and treatment alternatives with associated costs for each alternative.

A public participation meeting will be held on Tuesday May 12, 2015, at the American Legion James E. Ryan Post 223, 1477 Ohio 363, West Alexandria, Ohio 45389, 6:00 p.m. - 8:00 p.m.

The Draft study is available to review as a 2 part document: [Part 1](#) [Part 2](#). Public comments on the Draft study are being accepted through May 21. Add your comments or view more information at [www.mvrpc.com/unseweredcommunities/glenwood](http://www.mvrpc.com/unseweredcommunities/glenwood)

In March of 2014, the Preble County Board of Commissioners received a letter from the Ohio EPA to address a public health nuisance as a result of the EPA's stream monitoring program showing high levels of E-Coli bacteria present in several of the streams and drainage ditches.

As part of this investigation, the Board of Commissioners was advised by the OSPA to develop a plan for resolving the public health nuisance and have elected to participate in MVRPC's Unsewered Communities study.

Once the study is complete, it will be Preble County's decision on how to proceed further.

## Ludlow Falls Draft Sewer Study

The Miami Valley Regional Planning Commission has contracted with IBT Group to complete a feasibility study for wastewater collection and treatment alternatives for the Village of Ludlow Falls in Miami County. The [DRAFT Feasibility Study](#) is now available for public review and comment.

### UNSEWERED COMMUNITIES

The Miami Valley is dotted with small communities with pockets of residences and businesses served by septic systems. In locations where these systems no longer provide adequate wastewater treatment, water surveys and samples collected by OSPA have documented the presence of E. coli bacteria, which is the principal organism used to detect the presence of fecal pollution (human, animal waste) in drainage ditches and tributaries to our creeks and rivers.

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16	17	18	19	20	21	
22	23	24	25	26	27	
28	29	30				

### UPCOMING EVENTS

#### Apr 15, 2015

Public Participation Meeting to Review the Draft Study Report for the Ludlow Falls Community Project in Miami County.

#### May 12, 2015

Public Participation Meeting to Review the Draft Study Report for the Glenwood Area Project in Preble County.

#### Aug 12, 2015

Public Participation Meeting for the City of Dayton.

#### Aug 18, 2015

Public Participation Meeting to be held in the Village of Ludlow Falls, Miami County to review the Draft Feasibility Study Report for the Ludlow Falls Community Project in Miami County.

#### Aug 20, 2015

See meeting info on 8/18

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1994-1995 and 1996-1997, the number of cases of hepatitis A in the United States increased by 100% and 150%, respectively, compared with the number of cases reported in 1993-1994.





## Preble County trying to fix sewer problems

By Paul Rodzinka

Published: May 13, 2015, 12:22 pm | Updated: May 13, 2015, 12:24 pm



WEST ALEXANDRIA, Ohio (WDTN) – Early this year, Preble County Commissioners got orders from the Ohio EPA that raw and partially treated sewage from failing septic systems are causing a public health nuisance.

“There have been studies done that have found human waste in the streams of the area.” said Matthew Lindsay of the Miami Valley Regional Planning Commission.

Tuesday night dozens of Glenwood area residents came to the local American Legion to hear solutions to solve the sewer issue. A study funded by the Miami Valley Regional Planning Commission found a possible option.

Lindsay said, “It does recommend one particular combination which is grinder sewers which is a pumping system to collect the wastewater and building a new treatment plant.” That plan comes with the price tag of \$6.3 million.

Preble County Commissioner Rodney Creech says he isn't a fan of that plan. He says state and federal grants are available, but roughly three hundred residents would be forced to pay the rest. Creech said, "We are a relatively poor community. So it's going to be hard on everyone in our community who has to foot the bill for that."

The study also looked into the option of tapping into nearby city's sewer systems, like West Alexandria and Eaton. The city of Eaton says its system is at capacity, but according to officials who conducted the study, the city of West Alexandria hasn't completely ruled out connecting Glenwood to its sewer system.

There isn't a set time when the project needs to be done. A plan has to be approved by Preble County Commissioners before anything can happen. Currently they're just at the beginning stages of finding options.

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# **MVRPC Unsewered Communities Study**

## **Environmental Overview: Glenwood Community, Preble County**

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### **Summary:**

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This environmental overview was conducted as part of the Miami Valley Regional Planning Commission's Unsewered Communities Project, which examines options for communities where on-site treatment is failing to protect human health and the environment. This overview provides a high level examination of the environmental conditions present within the project study area of each of the identified participating communities.

The study area for the participating community of the Glenwood Area is divided into four separate study areas, each with their own unique set of cultural and ecological resources. These four areas are identified on the environmental mapping.

### **Air Quality:**

---

Preble County, Ohio is in attainment for all National Ambient Air Quality Standards. No air quality concerns are anticipated as a result of the proposed project.

### **Noise Impacts:**

---

Temporary noise impacts may occur during construction, however, no permanent noise impacts are anticipated as a result of the proposed project.

### **Hazardous Materials:**

---

An environmental site assessment was not conducted as part of this study.

### **Cultural Resources:**

---

Study area number four is the only study area within which a cultural resource was identified. A single cemetery is located along the southeastern border of this study area. The Ohio State Historical Preservation Office should be consulted prior to conducting any excavating or digging within the vicinity of this cemetery.

The only other cultural resource identified within the Glenwood Planning area is a historical structure located south of study area four and north of study area three. It is unlikely that this historical structure would be impacted by the proposed project, however, if it is determined that this structure may be impacted,

## **MVRPC Unsewered Communities Study**

### **Environmental Overview: Glenwood Community, Preble County**

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coordination with the Ohio State Historical Preservation Office should be conducted prior to any impacts occurring.

#### **Ecological Resources:**

---

Ecological resources were identified within study areas one, two, and four. Study area one has a small pond, which appears to be small farm pond, located along the eastern limits of study area one. Study area two contains two wetlands and a small pond all centrally located within the study area. Study area four contains three wetlands and two ponds located in the central and southern portion of the study area.

The discharge of any dredged or fill material below the ordinary high water mark in lakes and ponds, or below the upland wetland boundary in wetlands may require a waterway permit through the United States Army Corps of Engineers (USACE) and/or the Ohio Environmental Protection Agency (OEPA). Coordination should be conducted with these two resource agencies prior to conducting any work below the ordinary high water mark or below the wetland upland boundary.

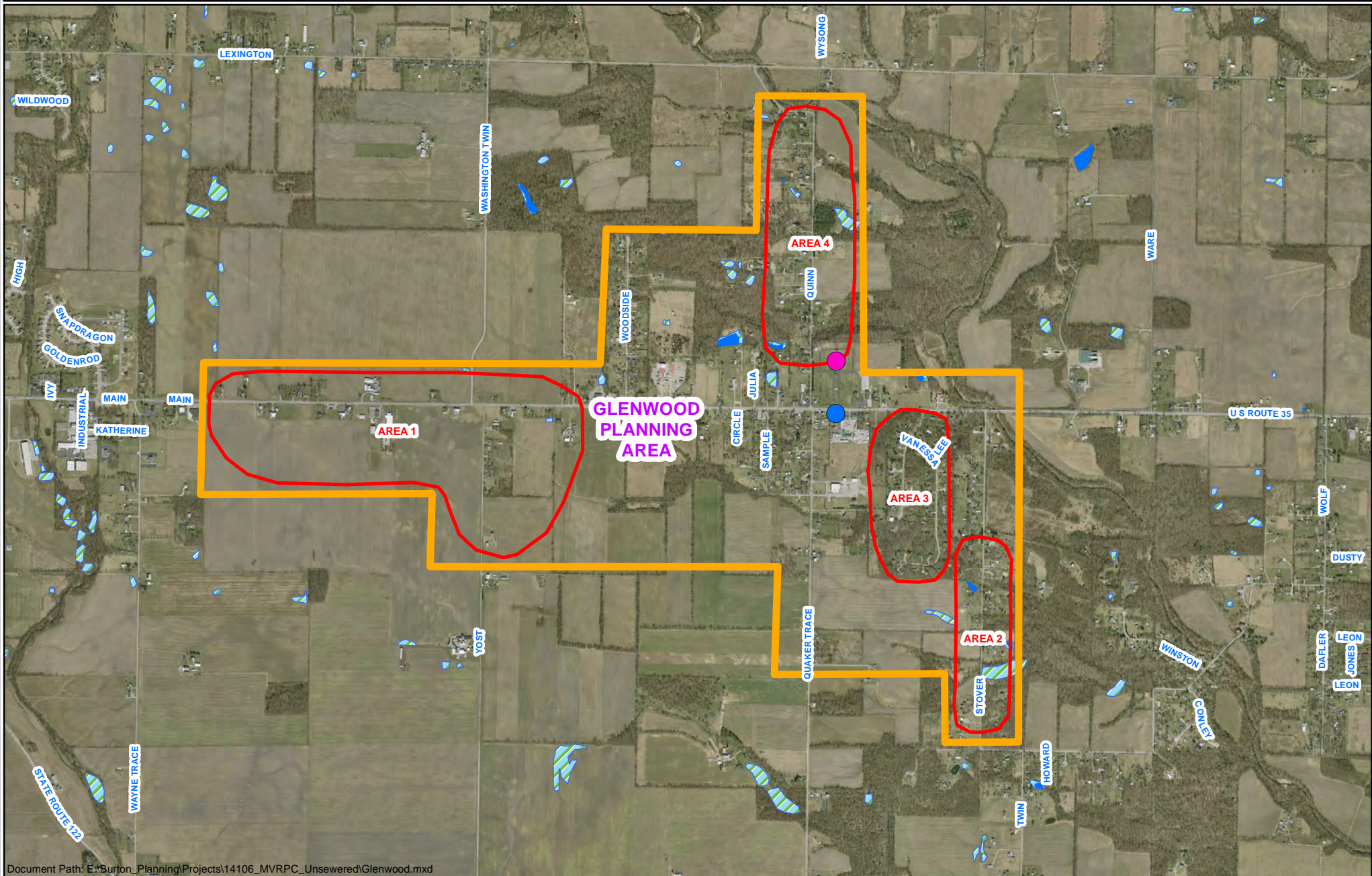
The project study area is not within the Greater Miami Buried Aquifer. Projects located within a Sole Source Aquifer should conduct coordination with the Ohio EPA to assist the Ohio EPA in understanding local hydrogeologic conditions and specific project design concerns. This coordination will also help to ensure that Sole Source Aquifer protection measures support or enhance existing groundwater protection efforts rather than duplicate them.





# MIAMI VALLEY REGIONAL PLANNING COMMISSION UNSEWERED COMMUNITIES PROJECT

Participating Community: Glenwood Community, Preble County



Document Path: E:\Burton\_Planning\Projects\14106\_MVRPC\_Unsewered\Glenwood.mxd

## LEGEND

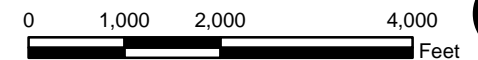
STUDY AREA

## CULTURAL RESOURCES

- Archeological Sites1
- Archeological Sites2
- Cemetery\_UTM16
- Historic Structures
- Cemetery\_UTM17
- National Register1
- National Register2
- NR Determinations of Eligibility

- Lakes, Ponds, Streams, Rivers
- Wetlands

Date: 4/28/2015







John R. Kasich, Governor  
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Craig W. Butler, Director

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COMMISSIONERS

January 27, 2015

Preble County Board of  
Commissioners  
101 E. Main Street  
Eaton, Ohio 45320

CERTIFIED MAIL

**RE: Proposed Administrative Orders ~ Glenwood Area**

Dear Commissioners:

The Ohio EPA Division of Surface Water ("DSW") has informed me of violations that are occurring in the unincorporated area of Glenwood, Ohio, located in Preble County, Ohio. Specifically, Ohio EPA has determined that discharges of raw or partially treated sewage from failing septic systems in the Glenwood area are causing a public health nuisance. These are violations of Ohio's water pollution control laws found in Ohio Revised Code Chapter 6111.

To resolve these violations, I am proposing the enclosed administrative orders which will require you to come into compliance with Ohio law by developing a general plan to sewer the Glenwood area. I encourage you to review the proposed Findings and Orders carefully. The Orders describe the alleged violations in greater detail and establish a schedule of compliance for their resolution.

I am also enclosing a guide to the Division of Surface Water's Administrative Enforcement Process. It provides a brief explanation to some questions that are frequently asked by parties involved in the enforcement process. It is my expectation that this matter will be resolved expeditiously.

If the terms of the proposed Orders are acceptable, please sign the attached "Waiver" and return the entire document within fourteen (14) days of receipt, to Mr. Peter Simcic, Ohio EPA, Legal Office, at the address below. You will waive your right to appeal the terms and issuance of the proposed Orders by signing the Waiver. However, if you wish to negotiate changes to the proposed Orders, please notify Mr. Simcic at (614) 644-3037 within fourteen (14) days of receipt to schedule a settlement meeting with Ohio EPA.

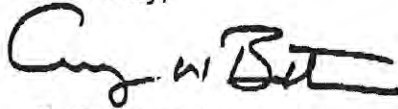
If you do not reply to Ohio EPA within fourteen (14) days of receipt of this letter to initiate negotiations or if negotiations are not progressing toward reaching an expeditious agreement on the Final Findings and Orders, I will withdraw this offer to

Preble County Commissioners  
Glenwood Area  
Director's Final Findings and Orders  
Page 2

resolve the violations. If the offer is withdrawn, I will consider other enforcement options to address the noncompliance including a referral of this matter to the Attorney General's Office. Because this letter and the enclosed documents summarize a proposed settlement, I consider them to be inadmissible by you for any purpose in any subsequent enforcement action taken by the State should we be unable to reach an agreement.

I hope that we are able to resolve this matter via the enclosed proposal, and I thank you in advance for your cooperation. Your prompt attention to this matter is requested and appreciated.

Sincerely,



Craig W. Butler  
Director

Enclosures

cc: Peter Simcic, Legal  
Rachel DeMuth, DSW, CO  
Martyn Burt, DSW, SWDO  
Maureen Ware, DSW, SWDO

A guide to the ...  
**Administrative Enforcement Process**  
within the Division of Surface Water

**Introduction**

This information sheet has been prepared to help you understand the administrative enforcement process within the division. With an understanding of the process and adequate preparation, prompt resolution of this enforcement action can be facilitated. Included are answers to the questions most frequently asked by parties involved in the surface water enforcement process.

**I have been working with the district inspector to fix the violations. Why is an enforcement action necessary?**

The division considers the following factors in deciding that an enforcement action is necessary: (1) Ohio EPA needs to obtain reparation for your violations; (2) your violations are serious; (3) you have taken too long to address the violations; (4) you need to be on a formal schedule to address the violations; (5) you have been recalcitrant in addressing the violations; and/or (6) your facility is a chronic violator.

**Why should I try to negotiate an administrative consent order with Ohio EPA?**

- Negotiating an administrative consent order ("Order" or Director's Final Findings and Order) with Ohio EPA avoids expensive and time-consuming litigation.
- It can be a swifter resolution of the State's claims against your facility for its non compliance.
- We can quickly identify any obstacles to agreement.

**Should I continue working with the district inspector?**

Yes, the district inspector is the best person to work with you to resolve the technical aspects of the violations.

**What should I do now that I received the proposed administrative consent order?**

You should review the enclosed Order and the summary of the penalty calculation (if applicable). If you accept the enclosed Order as written, sign the waiver and send it to the staff attorney referenced in the Director's cover letter within two weeks. If you cannot accept the Order as written, the Agency would like to meet with you to discuss your concerns. Please contact the staff attorney at (614)644-3037 within two weeks to arrange a meeting.

**If I want to have a meeting, what should I do to prepare for it?**

Generally, the most productive meetings occur when both parties come prepared to discuss all issues. The proposed administrative consent order contains the Agency's position. Since you were not willing to agree to the Order as written, Ohio EPA needs to know whether you: (1) disagree with the facts outlined in the Order; (2) are not able or willing to comply with the Order; or (3) have information you feel may mitigate the civil penalty settlement amount. Send the staff attorney a written summary of your company's issues within two weeks from the date of the Director's cover letter. Additionally, if you believe you are financially unable to pay the penalty, contact the staff attorney for a list of information we need to evaluate your ability to pay.

**What will happen at the meeting?**

During the meeting, Ohio EPA will respond to any information you have previously provided. We are willing to work with you to arrive at mutually agreed upon modifications to the Order. Ohio EPA expects to make significant progress on the negotiations at the meeting. If we reach an agreement at the meeting, the division will finalize the Order for your signature within two weeks. If we cannot agree at the meeting and we feel adequate progress is being made, the Agency will hold its offer of settlement open and a follow up

**BEFORE THE  
OHIO ENVIRONMENTAL PROTECTION AGENCY**

In the matter of:

Preble County Board of  
Commissioners  
101 E. Main Street  
Eaton, Ohio 45320

:  
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Director's Final Findings  
and Orders

Respondent

**PREAMBLE**

It is agreed by the parties hereto as follows:

**I. JURISDICTION**

These Director's Final Finding and Orders ("Orders") are issued to the Preble County Board of Commissioners ("Respondent") pursuant to the authority vested in the Director of the Ohio Environmental Protection Agency ("Ohio EPA") under Ohio Revised Code ("ORC") §§ 6111.03 and 3745.01.

**II. PARTIES BOUND**

These Orders shall apply to and be binding upon Respondent and its successors in interest liable under Ohio law.

**III. DEFINITIONS**

Unless otherwise stated, all terms used in these Orders shall have the same meaning as defined in ORC Chapter 6111 and the rules promulgated thereunder.

**IV. FINDINGS**

The Director of Ohio EPA has determined the following findings:

1. Glenwood (a.k.a. Sampleville or Ransom) is an unincorporated community located halfway between Eaton and West Alexandria in Twin and Lanier Townships, Preble County ("the Glenwood Area") consisting of approximately 250 to 300 homes and commercial properties. The Glenwood Area drains to the unnamed tributaries of Bantas Fork. The unnamed tributaries and Bantas Fork are considered "waters of the state" as defined by ORC Section 6111.01.



Preble County Board of Commissioners  
Director's Final Findings and Orders  
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2. According to Preble County records, the majority of wastewater systems in the Glenwood Area are septic tanks with leaching fields or discharging home aeration systems.
3. Centralized wastewater treatment facilities are currently unavailable in the Glenwood Area. In general, residential lots exhibit characteristics unsuitable for or detrimental to, new or upgraded on-lot individual sewage disposal systems due to their respective size and soil conditions.
4. The Preble County Health Department indicated that there were four onsite sewage disposal complaints in the Glenwood Area between August 2010 and July 2013.
5. Ohio EPA-Southwest District Office observed a discharge of untreated or partially treated wastewater in the Glenwood Area in a storm drain discharging to a tributary of Bantas Fork on November 19, 2009. Ohio EPA took samples on May 26, 2010 and August 7, 2013 at multiple sites in the Glenwood Area. The sample results are set forth in Attachment A to these Orders and are fully incorporated herein. All but one sample listed was over the limit of *E. Coli* was set forth in OAC 3745-1-04(F).
6. Paragraph 3745-1-04(F) of the Ohio Administrative Code ("OAC") provides that all surface waters of the state, to every extent practical and possible as determined by the Director, shall be free from public health nuisances associated with raw or poorly treated sewage. A public health nuisance shall be deemed to exist when an inspection conducted by, or under the supervision of, Ohio EPA or a sanitarian registered under ORC Chapter 4736, documents any or all of the following: odor, color and/or other visual manifestations of raw or poorly treated sewage in waters of the state; and, water samples exceed five thousand fecal coliform counts per one hundred milliliters in two or more samples when five or fewer samples are collected, or in more than twenty per cent of the samples when more than five samples are taken; or, water samples exceed five hundred seventy-six *Escherichia coli* counts per one hundred milliliters in two or more samples when five or fewer samples are collected, or in more than twenty per cent of the samples when more than five samples are taken.
7. The sampling data and investigation by Ohio EPA confirm the existence of unsanitary conditions and documented violations of Ohio's general water quality standards. Ohio EPA sent a letter to Respondent on March 6, 2014 notifying Respondent that a public health nuisance existed in the Glenwood Area and met with Respondent on April 9, 2014 to discuss the status of the public health nuisance.
8. Residential lots are small and requiring the replacement or repair of existing on-site sewage disposal systems is an unacceptable solution to remedy the unsanitary conditions.

Preble County Board of Commissioners  
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Page 3

9. It is necessary for the public health and welfare that sewer improvements or sewage treatment or disposal works be constructed, maintained, and operated to service the unincorporated communities.
10. The following orders do not constitute authorization or approval of the construction of any physical structure or facilities, or the modification of any existing treatment works or sewer system. Any such construction or modification is subject to the permit to install (PTI) requirements of ORC § 6111.44 and 6111.45 and OAC Chapter 3745-42.
11. The Director has given consideration to, and based his determination on, evidence relating to the technical feasibility and economic reasonableness of complying with these Orders and to evidence relating to conditions calculated to result from compliance with these Orders, and its relation to the benefits to the people of the state to be derived from such compliance in accomplishing the purposes of ORC Chapter 6111.

**V. ORDERS**

1. As soon as possible, but not later than eighteen (18) months from the effective date of these Orders, Respondent shall submit to Ohio EPA for approval a general plan for sewage improvements or other methods of abating pollution and correcting the unsanitary conditions, pursuant to ORC Chapter 6111. The general plan shall address, at a minimum, the following items:
  - a. Alternatives for addressing the unsanitary conditions in the affected areas including, but not limited to, the following options:
    - i. Provision of a sanitary sewer collection system and a new wastewater treatment plant with a proposed discharge location or
    - ii. Provision of a sanitary sewer collection system for the affected area with connection to existing sewers and directing sanitary sewage flows to the nearest regional wastewater treatment plant.
  - b. The chosen alternative must include:
    - i. Proposed locations of collection and treatment facilities;
    - ii. Cost estimates for the required improvements and cost effectiveness analysis of the alternatives based on total present worth. The cost effectiveness analysis must include the total construction costs of each alternative as well as operation, maintenance, and replacement costs, and should use the following assumptions:
    - iii. The analysis must be for a twenty (20) year period; and

Preble County Board of Commissioners  
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Page 4

- iv. Assume an interest rate of 6.5% per annum.
  - v. The financial mechanisms to be used to fund the required improvements, as well as the operation, maintenance, and replacement costs;
  - vi. An implementation schedule for submitting a complete permit to install ("PTI") application and approvable detail plans, awarding construction bids, starting and completing construction, and attaining compliance with ORC Chapter 6111 and the administrative rules promulgated thereunder.
2. Upon Ohio EPA's approval of the general plan, Respondent shall implement the general plan in accordance with the implementation schedule required by Order 1(b)(vi).

#### **VI. TERMINATION**

Respondent's obligations under these Orders shall terminate when Respondent certifies in writing and demonstrates to the satisfaction of Ohio EPA that Respondent has performed all obligations under these Orders and the Chief of Ohio EPA's Division of Surface Water acknowledges, in writing, the termination of these Orders. If Ohio EPA does not agree that all obligations have been performed, then Ohio EPA will notify Respondent of the obligations that have not been performed, in which case Respondent shall have an opportunity to address any such deficiencies and seek termination as described above.

The certification shall contain the following attestation: "I certify that the information contained in or accompanying this certification is true, accurate and complete."

This certification shall be submitted by Respondent to Ohio EPA and shall be signed by a responsible official of the Respondent. For purposes of these Orders, a responsible official is defined in OAC Rule 3745-33-03.

#### **VII. OTHER CLAIMS**

Nothing in these Orders shall constitute or be construed as a release from any claim, cause of action or demand in law or equity against any person, firm, partnership or corporation, not a party to these Orders, for any liability arising from, or related to activities occurring on or at the site.

#### **VIII. OTHER APPLICABLE LAWS**

All actions required to be taken pursuant to these Orders shall be undertaken in accordance with the requirements of all applicable local, state and federal laws and regulations. These Orders do not waive or compromise the applicability and enforcement of any other statutes or regulations applicable to Respondent.

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#### **IX. MODIFICATIONS**

These Orders may be modified by agreement of the parties hereto. Modifications shall be in writing and shall be effective on the date entered in the journal of the Director of Ohio EPA.

#### **X. RESERVATION OF RIGHTS**

Ohio EPA and Respondent each reserve all rights, privileges and causes of action, except as specifically waived in Section XI of these Orders.

#### **XI. WAIVER**

In order to resolve disputed claims, without admission of fact, violation or liability, and in lieu of further enforcement action by Ohio EPA for only the violations specifically cited in these Orders, Respondent consents to the issuance of these orders and agrees to comply with these Orders. Compliance with these Orders shall be a full accord and satisfaction for Respondent's liability for the violations specifically cited herein.

Respondent hereby waives the right to appeal the issuance, terms and conditions, and service of these Orders and Respondent hereby waives any and all rights Respondent may have to seek administrative or judicial review of these Orders either in law or equity.

Notwithstanding the preceding, Ohio EPA and Respondent agree that if these Orders are appealed by any other party to the Environmental Review Appeals Commission, or any court, Respondent retains the right to intervene and participate in such appeal. In such an event, Respondent shall continue to comply with these Orders notwithstanding such appeal and intervention unless these Orders are stayed, vacated or modified.

#### **XII. EFFECTIVE DATE**

The effective date of these Orders is the date these Orders are entered into the Ohio EPA Director's journal.



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### **XIII. SIGNATORY AUTHORITY**

Each undersigned representative of a party to these Orders certifies that he or she is fully authorized to enter into these Orders and to legally bind such party to these Orders.

**IT IS SO ORDERED AND AGREED:**

**Ohio Environmental Protection Agency**

\_\_\_\_\_  
Craig W. Butler  
Director

\_\_\_\_\_  
Date

**IT IS SO AGREED:**

**Preble County Board of Commissioners**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed or Typed Name

\_\_\_\_\_  
Title

Preble County Board of Commissioners  
Director's Final Findings and Orders  
Page 7

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed or Typed Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed or Typed Name \_\_\_\_\_

Title \_\_\_\_\_

## **Attachment II**

AttachmentAnalyses results from samples taken in Glenwood August 7, 2013

Site Location On Map	Date / Time	E. coli Result #/100 mL	Field Observation / Description	Location
1	8/7/13 9:00 a.m.	179	Slight odor, Clear - no color Algae	Upstream of pond at 2937 US 35
1	8/7/13 11:05 a.m.	261	Slight odor, Clear - no color Algae	Upstream of pond at 2937 US 35
2	8/7/13 9:15 a.m.	8700	Slight odor, Greyish color	West side of bridge on Quaker Trace Rd. ~300' south of Sample Dr.
2	8/7/13 11:15 a.m.	5700	Slight odor, Greyish color	West side of bridge on Quaker Trace Rd. ~300' south of Sample Dr.
3	8/7/13 9:20 a.m.	3910	Slight odor, Clear - no color Sludge deposits	1,100' East of intersection of Quaker Trace Rd. and US 35 (south side).
3	8/7/13 11:21 a.m.	5510	Slight odor, Clear - no color Sludge deposits	1,100' East of intersection of Quaker Trace Rd. and US 35 (south side).
4	8/7/13 9:30 a.m.	3580	Slight odor, Clear - no color Algae	Trib. 1/2 mile South of US 35 on west side of Stover Rd.
4	8/7/13 11:31 a.m.	3440	Slight odor, Clear - no color Algae	Trib. 1/2 mile South of US 35 on west side of Stover Rd.



Ohio EPA sampled tributaries to Bantas Fork in the community of Glenwood on May 26, 2010 for E. coli bacteria with the intent to sample again within 30 days. Stream conditions and/or staff commitments did not allow samples to be obtained within 30 days. For informational purposes, the sample results for 5/26/10 are set forth below:

Analyses results from samples taken in Glenwood May 26, 2010

Date/Time	E. coli Result #/100 mL	Field Observation/Description	Location
5/26/10 11:45 a.m.	1200	slight odor, whitish color	West side of bridge on Quaker Trace Rd. ~300' south of Sample Dr.
5/26/10 12:00 p.m.	>120980	slight odor, whitish color	1100' east of intersection of Quaker Trace Rd. and US 35 (south side).
5/26/10 12:10 p.m.	866	slight odor, greyish color	T-jb. On Vanessa Dr. bridge ~ 1/4 mile south of Lee Ct.

meeting will be scheduled. If we do not feel we are making adequate progress, the offer of settlement may be withdrawn and the Agency may consider other enforcement alternatives, including a referral to the Office of the Ohio Attorney General. Except in the most complex cases, it is the division's goal to complete all of the negotiations within 120 days of receipt of the Director's letter. If resolution of the case is not achieved within this time frame, the division may withdraw its settlement offer and consider other enforcement alternatives.

#### **Why do I have to pay a civil penalty settlement?**

A penalty is necessary to deter future violations and to remove any economic incentive that may have been realized from not complying with Ohio's surface water law. Instead of a full cash payment, the Agency may be willing to accept a supplemental environmental project ("SEP"). A SEP should include activities that provide a direct environmental benefit to the citizens of the State of Ohio and cannot be something that is already required by law.

#### **How did Ohio EPA arrive at the civil penalty settlement amount?**

Ohio Revised Code Chapter 6111 provides for penalties of up to \$10,000 per day per violation. For the purposes of settlement, the division has developed a penalty calculation methodology which allows us to gauge the relative significance of the violations and establish penalties accordingly. The basis of the methodology is the U.S. EPA Clean Water Act (CWA) Settlement Penalty Policy and contains three basic components. These components are:

- 1) Economic Benefit - This value is an estimate of the monetary benefit realized from the failure to adhere to the applicable regulations.
- 2) Gravity - This is the dollar value related to the actual or potential impacts associated with the violations. Worksheets were developed by Ohio EPA to fairly and consistently gauge the impacts on human health and the aquatic environment.
- 3) Adjustments - This is the dollar value associated with your response to the division's efforts to return the facility to compliance. Traditionally called "Recalcitrance", the Division of Surface Water calculations include this concept, as well as factors that can reduce penalties.

#### **Who from Ohio EPA will be at the meeting?**

Everyone necessary to resolve the matter will be at the meeting or available during the meeting to provide settlement authority -- specifically, the staff attorney, the district inspector, and the environmental specialist from the enforcement unit. The manager of the division's enforcement program may also attend the meeting.

#### **Who should I bring to the meeting?**

Similarly, you should bring people who are familiar with the issues and have the authority to settle this matter. You should contact your attorney if you want legal representation in the meeting.

#### **Ohio EPA Contacts**

Legal Section	(614)644-3037
Division of Surface Water	(614)644-2001
Central District Office	(614)728-3778
Northeast District Office	(216)963-1200
Northwest District Office	(419)352-8461
Southeast District Office	(614)385-8501
Southwest District Office	(937)285-6357

\*Please be aware that Ohio EPA may issue a news release to local media to inform the community about the settlement of this case, after all parties have signed it. As a public agency whose primary mission is to promote compliance with environmental laws, we believe it is important to inform citizens about these types of actions. On average, we issue five of six enforcement related news releases each month. You can read them at:

<http://www.epa.state.oh.us/pic/current.html>

If we prepare a news release, you will receive a courtesy copy 24 hours before it is released to the media. Although Ohio EPA's news release represents our position, and it is not appropriate to negotiate the language in the news release with you, we do want to make sure the release is accurate. The one-day preview is your opportunity to make the Public Interest Center aware of any factual errors you believe need to be corrected, and to prepare any statements you may wish to make to the media on your company's behalf.



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

March 6, 2014

RE: Preble County Commissioners  
NOV  
NPDES  
Preble County

Preble County Board of Commissioners  
101 W. Main Street  
Eaton, Ohio 45320

**Subject: Glenwood, Unsewered Area in Twin and Lanier Townships  
Preble County**

Ladies and Gentlemen:

Glenwood (aka Sampleville and/or Ransom) is a community of approximately 250 residences and non-residential structures, located in Twin and Lanier Townships of Preble County approximately halfway between West Alexandria and Eaton. Centralized wastewater treatment facilities are currently unavailable in this area. Glenwood is served by on-site or aeration sewage disposal systems (some of which are inadequate or failing) that discharge untreated or partially treated sewage to storm water drainage systems. The drainage systems discharge to unnamed tributaries of Bantas Fork. Drainage systems, the unnamed tributaries, and Bantas Fork are defined as "waters of the state" pursuant to ORC 6111.01.

Ohio Administrative Code (OAC) Rule 3745-1-04(F) provides that to every extent practical and possible as determined by the Director, surface waters shall be free from public health nuisances associated with raw or poorly treated sewage. A public health nuisance shall be deemed to exist when an inspection conducted by, or under the supervision of, Ohio EPA or a sanitarian registered under ORC Chapter 4736, documents any or all of the following: odor, color and/or other visual manifestations of raw or poorly treated sewage in waters of the state; or water samples that exceed five hundred seventy-six (576) *Escherichia coli* counts per one hundred (100) milliliters in two (2) or more samples when five (5) or fewer samples are collected, or in more than twenty percent (20%) of the samples when more than five (5) samples are taken. OAC 3745-1-04(G) notes that "For the purposes of applying paragraph (F) of this rule the collection of water samples shall adhere to the following specifications: (1) The samples shall be collected when flow is representative of steady state dry weather conditions, i.e., base flow or delayed flow, and (2) The samples shall be collected at least two hours apart, and (3) The samples shall be collected over a time period not to exceed thirty days."

Ohio EPA sampled tributaries of Bantas Fork in the community of Glenwood on August 7, 2013 for *E. coli* bacteria. The results, provided in an attachment to this letter,

demonstrate that a public health nuisance as defined above, does exist in Glenwood. Ohio EPA also took samples of water from Glenwood drainage systems May 26, 2010 and analyzed them for E. coli. These results are also presented in the attachment. Although the sampling conducted in 2010 did not conform to the requirements of OAC 3745-1-04(F), the results are consistent with those obtained in August 2013. On September 22, 2010, Ohio EPA staff visited Glenwood, and although unable to sample due to conditions, noted moderate odor, greyish color to the flowing water, and visible sludge deposits at the site described as 1200' east of intersection of Quaker Trace Rd. and US 35 (south side).

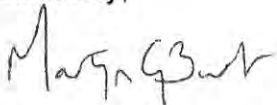
On November 19, 2009, Ohio EPA investigated the sewage disposal system for a mobile home park located on the east side of Quaker Trace Rd., approximately 100 feet south of State Route 35. Sewage odors were noted in the northeast corner of the site. Further investigation revealed sewage sludge downstream of the mobile home park at the site 1200' east of the intersection of Quaker Trace Rd and State Route 35, on the south side of US Route 35.

The sampling data and other investigations by Ohio EPA confirmed the existence of unsanitary conditions; documented violations of Ohio's general water quality criteria set forth in OAC Rule 3745-1-04, and demonstrated a public health nuisance in accordance with OAC Rule 3745-1-04. Additional growth in the community would be expected to increase the already existing public health nuisance.

Ohio EPA would like to discuss the Glenwood situation with the Preble County Board of Commissioners in order to identify the next steps necessary to abate the unsanitary conditions in the community. Staff from Ohio EPA Division of Environmental and Financial Assistance will be invited to participate to describe financial aid possibilities.

By Friday March 28, 2014 please contact me at (937) 285-6034 or [martyn.burt@epa.ohio.gov](mailto:martyn.burt@epa.ohio.gov) or Maureen Ware at (937) 285-6103 or [maureen.ware@epa.ohio.gov](mailto:maureen.ware@epa.ohio.gov) to arrange this meeting.

Sincerely,



Martyn G. Burt  
Environmental Supervisor  
Division of Surface Water

MGB/tb

Attachments

ec: Preble County Health Department  
Maureen M. Ware, Ohio EPA Division of Surface Water, Southwest District Office  
Pejmaan Fallah, Ohio EPA Division of Environmental and Financial Assistance



Attachment

Analyses results from samples taken in Glenwood August 7, 2013

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Ohio EPA sampled tributaries to Bantas Fork in the community of Glenwood on May 26, 2010 for E. coli bacteria with the intent to sample again within 30 days. Stream conditions and/or staff commitments did not allow samples to be obtained within 30 days. For informational purposes, the sample results for 5/26/10 are set forth below:

Analyses results from samples taken in Glenwood May 26, 2010

Date/Time	E. coli Result #/100 mL	Field Observation/Description	Location
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5/26/10 12:00 p.m.	>120980	slight odor, whitish color	1200' east of intersection of Quaker Trace Rd. and US 35 (south side).
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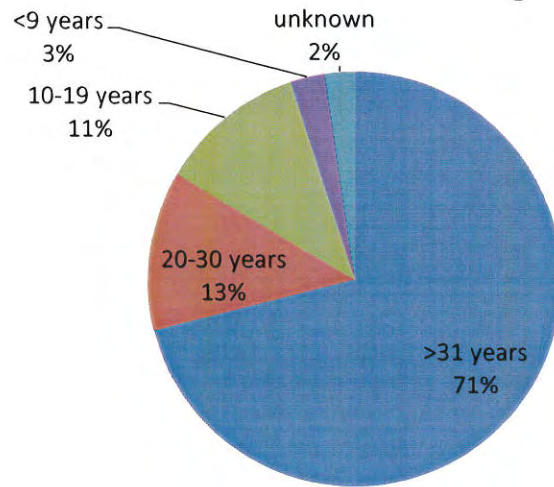
# Sampleville



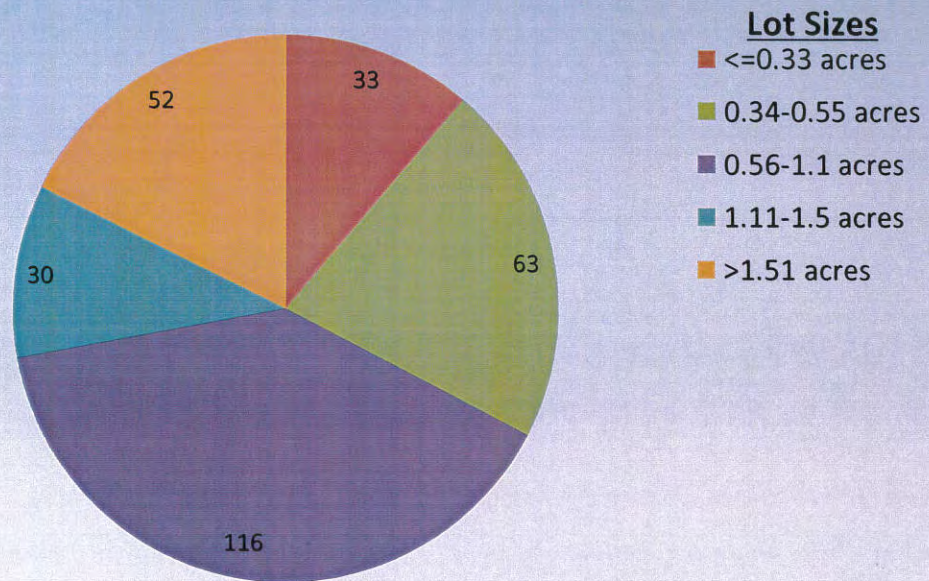
-  Failing E.coli Water Quality Standard
-  Passing E.coli Water Quality Standard



## Glenwood Home ages



## Distribution of Lot Sizes in Glenwood



Data from Preble County Health Department and County Auditor's web site





## Sanitary Facilities & Solid Waste Management District

**Randy J. Gilbert, P.E.**

**Sanitary Engineer**  
4499 US Rt. 127 South  
Eaton, OH 45320  
937-456-6760  
937-456-6690 Fax  
[rgilbert@prebsl.org](mailto:rgilbert@prebsl.org)

**Sanitary Landfill**

David Wilson, Sanitary Facilities Manager  
4239 US Rt. 127 South  
Eaton OH 45320  
937-456-2621  
937-456-9351 Fax  
[dwilson@prebsl.org](mailto:dwilson@prebsl.org)

**Solid Waste Management District**

Beth Wright, Assistant Director  
4499 US Rt. 127 South  
Eaton, OH 45320  
937-456-6880  
937-456-6690 Fax  
[Beth.wright@prebswmd.org](mailto:Beth.wright@prebswmd.org)

April 23, 2014

RE: Glenwood, Unsewered Area  
Fact Sheet

The Board of County Commissioners received a letter dated March 6, 2014 from the OEPA requesting a meeting with the Board concerning a public health nuisance in the Glenwood area. The Board met with representatives from the OEPA on April 9, 2014

This public health nuisance was discovered by the OEPA as part of their stream monitoring program. The initial water samples were collected in May of 2010 after observing gray water and odor present in the streams with follow-up sampling conducted in August of 2013.

The test results for these samples show high levels of E-coli bacteria present in several of the streams and drainage ditches in the area. The most likely source of this contamination of the surface water is failing and improperly operating septic systems in the area. The Preble County Health District has been working with homeowners to resolve problems as they are reported.

There are currently no central sewer collection or treatment facilities in the area.

This declaration of a public health nuisance **does not** affect the public or private drinking water supply in the area.

This surface water contamination has **No effect** on the ground water that water supply wells for the City of Eaton or the Village of West Alexandria are utilizing.

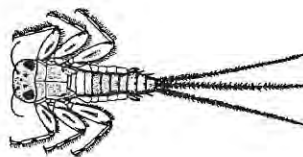
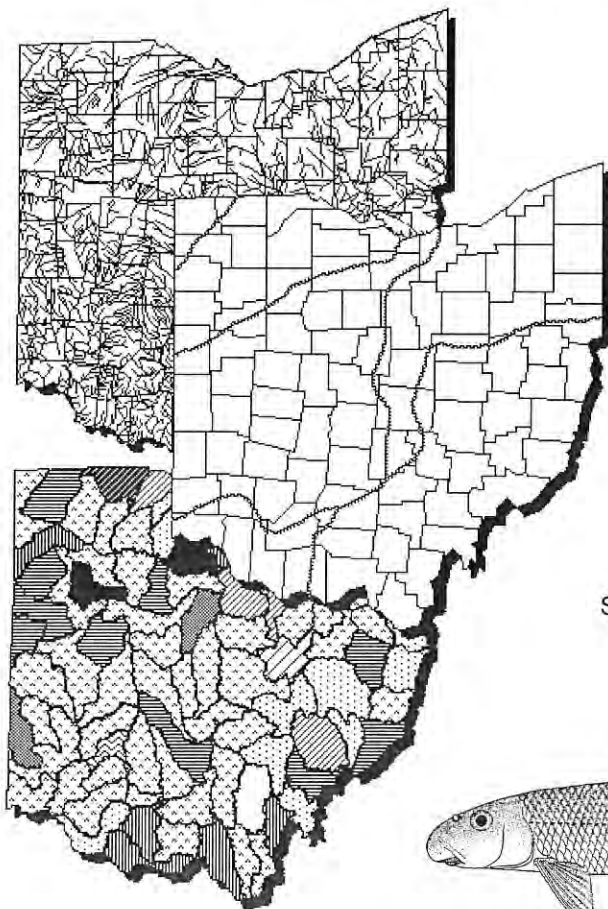
This is a County issue and Randy Gilbert, P.E., Sanitary Engineer, will be the main point of contact with the OEPA and the residents as the process of resolving this public health nuisance moves forward.

### Next Steps

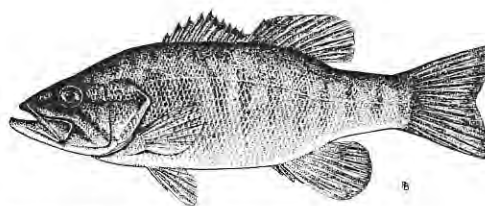
- County will negotiate an agreement with OEPA over the next 3 months.
- Once the agreement has been adopted the County will have 18 to 24 months to clearly define the affected area and develop a plan for resolving the problem.
- Once a plan is finalized another agreement will be adopted that will allow 18 to 24 months for the recommended resolution to be implemented.

# Biological and Water Quality Study of Twin Creek and Selected Tributaries 1995

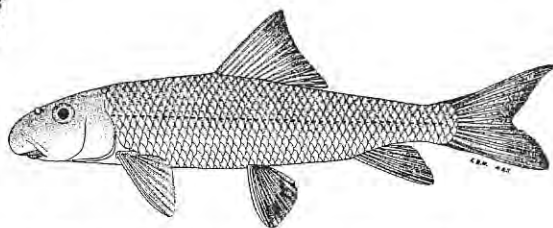
Darke, Preble, Montgomery, and Warren Counties, Ohio



Mayfly (*Stenonema*)



Smallmouth Bass (*Micropterus dolomieu*)



Black Redhorse (*Moxostoma duquesnei*)

December 31, 1997

Biological sampling was conducted at five sites in Price Creek with chemical sampling at two bracketing the Eldorado WWTP. Results indicated that nutrient enrichment from the WWTP and polluted runoff from agricultural sources were significant sources of degradation. High nutrient concentrations downstream from the plant coincided with a decline in macroinvertebrate community performance. The fish community, while less affected by WWTP enrichment, appeared to be hampered by habitat impairment which was especially prevalent in the upper reach of Price Creek. Substrates were extremely embedded and unrestricted livestock access was observed at several locations. Overall, the fish community performance in the upper reach of Price Creek was distinguished as the most deficient in the entire study area.

#### *Permitted Dischargers*

The Eldorado WWTP is the only discharge to Price Creek. Built in 1980, the plant is currently operating at about half (0.052 MGD) of the design capacity (0.1 MGD). Generally the WWTP effluent comprises about half of the stream flow, hence the plant is capable of exerting a substantial influence on Price Creek. Elevated phosphorus in downstream water column samples and an increasing trend in ammonia-N concentrations were suggestive of some operational difficulties.

#### **Lesley Run**

Poor riparian conditions and impacts from polluted agricultural runoff including instream livestock watering were observed in Lesley Run. These conditions improved longitudinally downstream and biological performance increased narratively from fair to very good.

#### *Permitted Dischargers*

No influence was detected from the Mid Valley Pipeline Company transfer station stormwater discharge.

#### **Bantas Fork**

The biological performance in Bantas Fork was extraordinary. Among all small Ohio streams (<50 mi<sup>2</sup>) with more than one sample site in the Ohio EPA database, Bantas Fork is distinguished for having the highest macroinvertebrate and fish community index scores. Likewise, the physical habitat and chemical monitoring results were also indicative of exceptional quality.

Small intact EWH Ohio streams are rare in that these streams are more easily degraded than larger rivers and very few consistently maintain a high degree of biological integrity from headwaters to mouth. Bantas Fork with the exceptional performance documented in 1995 is unique among this category of Ohio streams.

#### **Goose Creek**

The influence of two small wastewater package treatment facilities was evident on the biological community in Goose Creek, a Bantas Fork tributary. Atypical chemical parameter results also implicated treatment inefficiencies. Although the impact was localized and downstream biological performance prior to the Bantas Fork confluence was exceptional, it is a concern in an otherwise

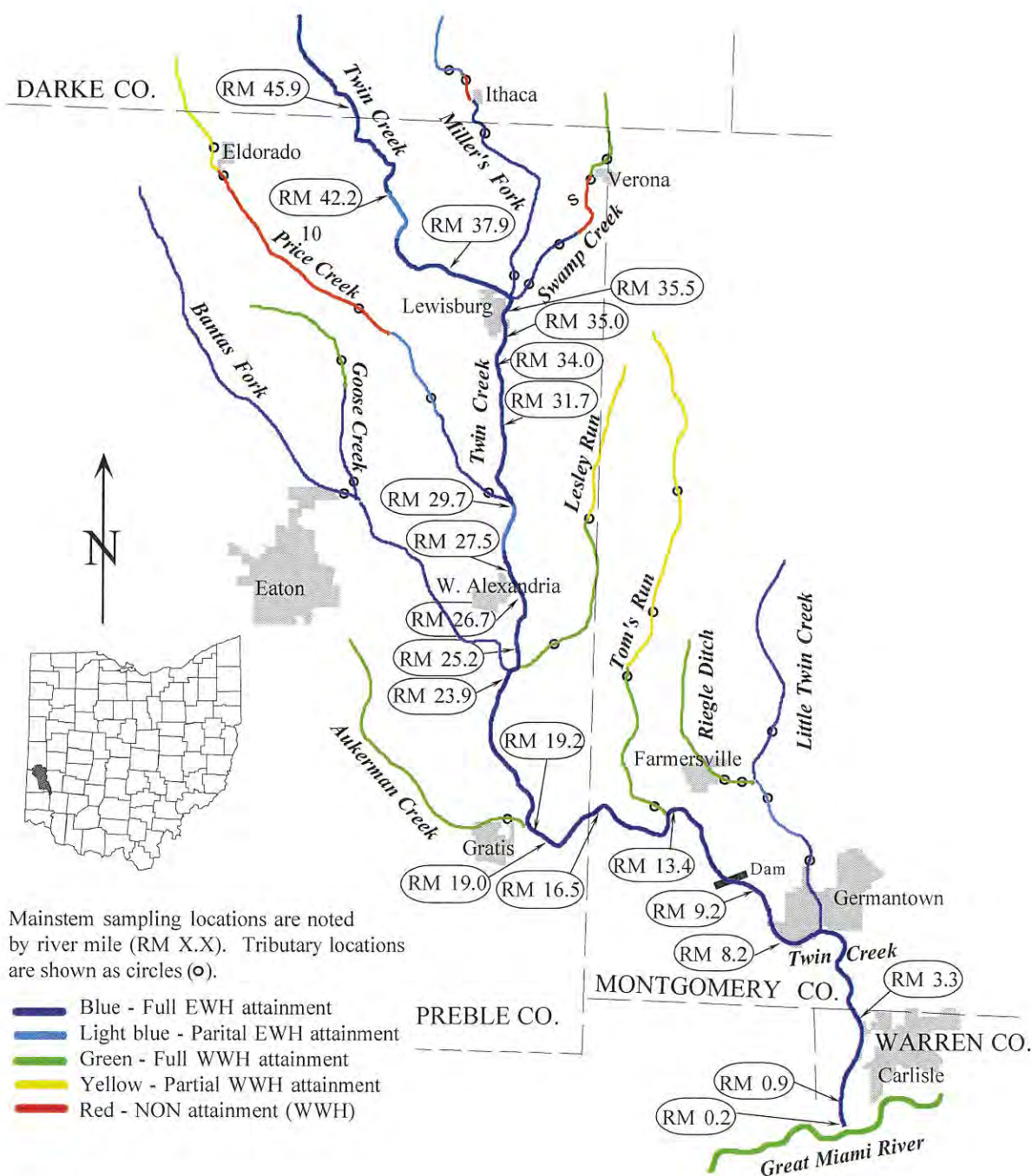


significant noncompliance. In the summer Reigle Ditch usually becomes intermittent. At these times, the stream flow downstream from the plant is entirely effluent. Any deviance in treatment efficiency then would have an immediate impact on biological communities. The WWTP has improved operation as compliance has been noted consistently since July, 1994

## CONCLUSIONS

- Twin Creek is home to the most exceptional macroinvertebrate community in Ohio. At all 1995 sampling locations, EWH ecoregional expectations were met without any significant biocriterion departure. Consistent macroinvertebrate community performance at this level over as long a sampling reach (>40 mi) has only been documented in Twin Creek.
- Twin Creek is home to the second most exceptional fish community in Ohio. Although two incidences of significant EWH biocriterion departure were recorded in 1995, neither of these instances were the result of a compelling water quality issue. In Ohio, only Big Darby Creek maintains a fish community which consistently achieves higher biocriterion scores over as long a sampling reach (>40 mi) as Twin Creek.
- Twin Creek warrants further distinction for the exceptional quality of physical habitat (QHEI • =82.8, n=20) documented along its course in 1995. Again, in Ohio only Big Darby Creek is distinguished for higher QHEI scores (• =86.8, n=16) recorded over a similar length reach.
- Twin Creek merits the highest level of protection available in the effort to preserve and enhance exceptional water quality and biological health in Ohio. Only Big Darby Creek, a nationally recognized stream, achieves as high or higher biological and physical habitat index scores in Ohio.
- Bantas Fork is unique among all small Ohio streams. The fish and macroinvertebrate performance in Bantas Fork achieved the highest index scores in the Ohio EPA database among small streams (<50 mi<sup>2</sup>) with more than one sample site. Likewise, the physical habitat was extraordinary as demonstrated by QHEI scores (• =84.8, n=3).
- Bantas Fork, like Twin Creek, merits the highest level of protection available in the effort to preserve and enhance water quality and biological integrity in Ohio.
- Polluted runoff, primarily from agricultural land use and livestock operations but also from impervious surfaces, construction sites, and residential areas, was determined to be the most threatening aspect to water quality and biological integrity in the Twin Creek watershed in 1995.
- Improved operational efficiency and upgrades at municipal WWTPs were correlated with increased biological community performance and better ambient water quality between 1986 and 1995 in the Twin Creek basin.





**Figure 2** The Twin Creek study area showing principal streams, 1995 attainment status and population centers.

Median and the respective 95th percentile values for  $\text{NH}_3\text{-N}$ , TSS and  $\text{CBOD}_5$  have been fairly consistent. Median  $\text{CBOD}_5$  has generally been less than 0.8 kg/day.

#### NPDES violations

Five of six NPDES permit violations reported between 1989-1995 were for fecal coliform bacteria exceedences associated with a chlorinator start up in September of 1989. Heavy rains in May of 1990 caused a hydraulic overload and a subsequent total suspended solids violation.

#### *Twin Valley Mobile Home Park*

##### Operation

In 1996 Ohio EPA "discovered" a wastewater package treatment plant operated by the Twin Valley Mobile Home Park. Located outside the eastern West Alexandria city limits, no permit had ever been issued for the facility. The estimated annual average discharge of 4500 gallons per day flows into a drainage ditch which outlets near the West Alexandria WWTP outfall (RM 26.82). It was apparent from a trail of sewage sludge at the outfall, the 1950s treatment technology, and a general state of disrepair that the plant would not be able to comply with current NPDES requirements. The Mobile Home Park lacks the resources for a plant upgrade or to connect with the West Alexandria system. The situation remains unresolved.

#### *West Alexandria WWTP (Figure 6)*

##### Operation

The West Alexandria WWTP, built in 1939 and upgraded in 1972 and 1990, has a design capacity of 0.3 MGD and an annual average flow of 0.138 MGD. The 1990 upgrade followed an Ohio EPA consent order agreement with the Village to upgrade the contact stabilization system to a sequencing batch reactor. Influent passes through a comminutor (grinder) and is pumped to a sequencing batch reactor. Following an aeration phase, the wastewater is settled allowing the solids to fall out of solution. After settling the wastewater is sent to a chlorine contact basin, dechlorinated and then to a post aeration chamber before it is discharged to Twin Creek at RM 27.05. The 1400 person service area has 100% separated sewers and three lift stations. Untreated sewage is bypassed when either the lift station pumps malfunction or the incoming flow overwhelms the treatment system.

##### Loadings

Median conduit flow has remained steady since 1976. The 95th percentile conduit flow had distinct variability from the median flow in 1982 and 1983. In 1995, the 95th percentile flow was also higher than the trend from 1984 to 1994.

Ninety-fifth percentile  $\text{BOD}_5$  loading values were elevated in 1976, 1979, 1982 and 1983. Additionally, the percentile differences in those years were markedly higher. In 1995,  $\text{CBOD}_5$  median and high 95th percentile values were somewhat variable.



# **UPDATED TWIN CREEK WATERSHED ACTION PLAN**



Submitted by  
The Institute of Environmental Sciences  
Miami University  
to  
Ohio Department of Natural Resources  
and  
Ohio Environmental Protection Agency

April 2010

**6.8 Lower Banta's Fork – Tributary to Twin Creek @ RM 24.32 (HUC: 05080002-040-030)**  
(Banta's Fork below Goose Creek)

**Drainage Area:** 7,279 acres (Banta's Fork below Goose Creek)

**County:** Preble

**Aquatic Life Use Attainment Status, Causes and Sources of Stress**  
(Only one site sampled)

Stream Mile Fish/Invertebrate	IBI	MIwb	ICI	QHEI	Aquatic Life Use Designation	Attainment Status	Causes of Stress	Sources of Stress
1.3 <sup>W</sup> /1.2	43	9.8	G	80.5	EWI	Partial	Low Flow	Natural

G: Good

SOURCE: Ohio EPA 2007

**Lower Bantas Fork Watershed**





### Subwatershed Background

This subwatershed includes a corner of the city of Eaton and part of West Alexandria. This area of glacial geological interest is locally known as the “boulder belt” and is much less suitable for farming than other parts of the Twin Creek watershed. In addition to row cropping, several small cattle operations occur in the watershed. The high QHEI values reported by the Ohio EPA both in 2005 and in 1995 attest to the intact riparian corridor in the lower portion of the subwatershed.

### Past and Present Conservation Practices

Because of more difficult conditions for farming, this area has had less conservation activity than other subwatersheds. A few practices related to livestock, however, have been installed in cooperation with the Preble SWCD, as listed in the table below. The following tables list the conservation practices and measures with calculated load reductions between 2007 and 2009.

#### Conservation Practices in the Subwatershed

Location	Practice	Area Affected	Date	WQ Benefits
NW 1/4 Sec. 25, Washington Twp	Fencing	1050 feet	2007	Improve pasture quality, reduced soil erosion
NW 1/4 Sec. 25, Washington Twp.	Heavy Use Protection Area	1 structure	2006	Manure runoff controlled, reduced organics in ground & surface water
NW 1/4 Sec. 25, Washington Twp	Water Facility	1 tank	2007	Improved pasture utilization, reduced soil erosion

#### Conservation Measures in the Subwatershed

County	Subwatershed	Conservation Practice	2005-6	2007-9	Tons/yr soil saved 2005-6	Tons/yr soil saved 2007-9	Nitrogen removed lbs/yr	Phosphorus removed lbs/yr
Preble	Lower Banta's Fork	Grass waterways (acres)	5	3	282	289	744	513
Preble	Lower Banta's Fork	Heavy Use area (feet)	3600		beef cattle			
Preble	Lower Banta's Fork	Fence (feet)		1,050				
Preble	Lower Banta's Fork	Watering facility (facilities)		1	beef cattle			

### Problem Statement

Limited data for this subwatershed make formulation of a problem statement somewhat speculative. At the single station sampled in 2005 the QHEI value of 80.5 was exceptional, indicative of the excellent riparian conditions. The site at RM 1.3 was determined to be only partially attained the EWH designation due to low flow under natural condition. No action is needed at this subwatershed at this time.

		GRAVITY COLLECT EXT AERATION TREAT		GRAVITY COLLECT LAGOON TREAT		GRAVITY COLLECT WEST ALEX TREAT	
		COST	PW	COST	PW	COST	PW
PROJECT COST	(collection)	\$ 3,382,381		\$ 3,382,381		\$ 3,382,381	
	(treatment)	\$ 1,866,480		\$ 2,071,080		\$ 444,118	
	(total)	\$5,248,861	\$5,248,861	\$5,453,461	\$5,453,461	\$3,826,499	\$3,826,499
ANNUAL O&M	(collection)	\$ 14,000		\$ 14,000		\$ 14,000	
	(treatment)	\$ 60,000		\$ 35,500		\$ 239,300	
	(total)	\$74,000	\$815,369	\$49,500	\$545,416	\$253,300	\$2,790,986
20 - YEAR PRESENT WORTH			\$6,064,230		\$5,998,877		\$6,617,485

#### STEP COLLECTION

##### PCKD BED MED TREAT

		COST	PW
PROJECT COST	(collection)	\$ 2,744,508	
	(treatment)	\$ 2,520,144	
	(total)	\$5,264,652	\$5,264,652
ANNUAL O&M	(collection)	\$ 23,500	
	(treatment)	\$ 33,000	
	(total)	\$56,500	\$622,545
20 - YEAR PRESENT WORTH			\$5,887,197

		GRINDER COLLECT EXT AERATION TREAT		GRINDER COLLECT LAGOON TREAT		GRINDER COLLECT WEST ALEX TREAT	
		COST	PW	COST	PW	COST	PW
PROJECT COST	(collection)	\$ 2,820,540		\$ 2,820,540		\$ 2,820,540	
	(treatment)	\$ 1,866,480		\$ 2,071,080		\$ 444,118	
	(total)	\$4,687,020	\$4,687,020	\$4,891,620	\$4,891,620	\$3,264,658	\$3,264,658
ANNUAL O&M	(collection)	\$ 31,000		\$ 31,000		\$ 31,000	
	(treatment)	\$ 60,000		\$ 35,500		\$ 239,300	
	(total)	\$91,000	\$1,002,684	\$66,500	\$732,730	\$270,300	\$2,978,301
20 - YEAR PRESENT WORTH			\$5,689,704		\$5,624,350		\$6,242,959

		VACUUM COLLECT EXT AERATION TREAT		VACUUM COLLECT LAGOON TREAT		VACUUM COLLECT WEST ALEX TREAT	
		COST	PW	COST	PW	COST	PW
PROJECT COST	(collection)	\$ 3,031,879		\$ 3,031,879		\$ 3,031,879	
	(treatment)	\$ 1,866,480		\$ 2,071,080		\$ 444,118	
	(total)	\$4,898,359	\$4,898,359	\$5,102,959	\$5,102,959	\$3,475,997	\$3,475,997
ANNUAL O&M	(collection)	\$ 36,000		\$ 36,000		\$ 36,000	
	(treatment)	\$ 60,000		\$ 35,500		\$ 239,300	
	(total)	\$96,000	\$1,057,776	\$71,500	\$787,823	\$275,300	\$3,033,393
20 - YEAR PRESENT WORTH			\$5,956,135		\$5,890,782		\$6,509,390