September 18, 2025

Limited Environmental Review and Finding of No Significant Impact

Village of Woodville – Sandusky County
Elevated Water Storage Tank
Loan Number: FS391013-0015

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

Ohio EPA analyzes environmental effects of proposed projects as part of its program review and approval process. We have concluded that the proposed project should not result in significant adverse environmental impacts. In accordance with Ohio Administrative Code 3745-150-05, this project meets the criteria for an LER rather than the more comprehensive Environmental Assessment. More information can be obtained by contacting the person named at the end of the attached LER.

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

Sincerely,

Kathleen Courtright

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LIMITED ENVIRONMENTAL REVIEW

Project Identification

Project: Elevated Water Storage Tank

Applicant: Village of Woodville
530 Lime Street
Woodville, Ohio 43469

Loan Number: FS391013-0015

Figure 1. Sandusky County

Project Summary

The Village of Woodville, in Sandusky County (see Figure 1), requested funding from the Ohio Water Supply Revolving Loan Account (WSRLA) for the Elevated Water Storage Tank project. The project includes constructing a new elevated water storage tank to replace the village's existing tank, which has reached the end of its useful life. No significant adverse impacts are anticipated due to the location and nature of the proposed actions, as discussed in the conclusion.

History & Existing Conditions

The Woodville water system consists of a water treatment plant (WTP), a high-service pump station, a 100,000-gallon elevated water storage tank (see Figure 2), a 200,000-gallon underground storage tank, and a distribution network of 14 miles of 2-inch through 12-inch water mains. Woodville sources raw water from the Karst Aquifer through nine wells. Raw water is treated using a process of lime and soda ash softening, flocculation, sedimentation, stabilization, filtration, and finally disinfection before entering the distribution system. The WTP supplies an average of 150,000 gallons of treated water daily and has a total treatment capacity of 1 million gallons daily. Woodville provides drinking water to over 2,000 individuals.

Figure 2. Woodville elevated water storage tank

The elevated water storage tank, located on the WTP property, is believed to have been constructed in 1930 or earlier, making the tank at least 95 years

old. It is a traditional cone roof tank with four supporting legs and a central riser. In 2020, Woodville contracted a consulting engineering firm to perform a maintenance inspection of the tower and provide recommendations on needed repairs. The tank was found to have a significant number of safety and operational deficiencies and potentially dangerous climbing and access issues. The firm recommended that Woodville consider constructing a new tank and subsequently demolish the existing tank rather than completing the repair and upgrade work necessary to bring the existing tank up to modern standards.

Woodville was later issued a Notice of Violation (NOV) by Ohio EPA in 2021 following completion of a sanitary survey of the village's water system. Ohio EPA required Woodville to develop a written action plan for addressing the deteriorated tank and, if Woodville elected to replace the tank, to determine what repairs to the existing tank are necessary to prevent failure during the time needed to replace the tank.

Woodville determined it to be most cost effective to move forward with the design and construction of a new tank, as recommended.

Project Description

Woodville will construct a new single-pedestal 150,000-gallon elevated water storage tank adjacent to the existing tank (see Figure 3). The design of the tank features a 22-foot-diameter conical base, a single 8-foot-diameter cylindrical stem, and a 34-foot-diameter cylindrical tank. Its overall height will be 134 feet. The tank will feature an internal mixer, which will improve water quality by reducing stratification. A 66-foot-long segment of new 12-inch polyvinyl chloride (PVC) water line will tie the new tank into the existing 12-inch line feeding the old tank. The existing tank is operated by pressure sensers that are located along the feed line and tied into Woodville's SCADA system. The same control system will be maintained with the new tank once the old tank is decommissioned.

A new overflow catch basin and 100 feet of 12-inch PVC drain line will connect to the village storm sewer system via an existing, but to-be-replaced, curb inlet. This will convey potable water to the storm sewer rather than onto the ground around the foundation of the tank in the event of an overflow. Other associated components and miscellaneous appurtenances include tees, bends, couplers, and valves necessary to connect the new tank to the water system, a new fire hydrant assembly, electrical and control systems, and cathodic protection.

The southeast corner of the WTP property has been identified as a possible laydown and staging area during construction.

The inspection report indicated the presence of lead in the exterior coatings of the existing tank. As such, the contractor will be required to conduct demolition and disposal work in accordance with all applicable laws and regulations. This includes but is not limited to local, state, and federal laws, rules, and regulations governing the environment, worker safety and protection, job hazard management, hazardous materials handling and disposal, and other related items. The contractor will also be responsible for collecting and analyzing soil samples in the area of the tank prior to and after

demolition activities to determine if construction activities resulted in an increase of lead levels in the area soils, which could require remediation.

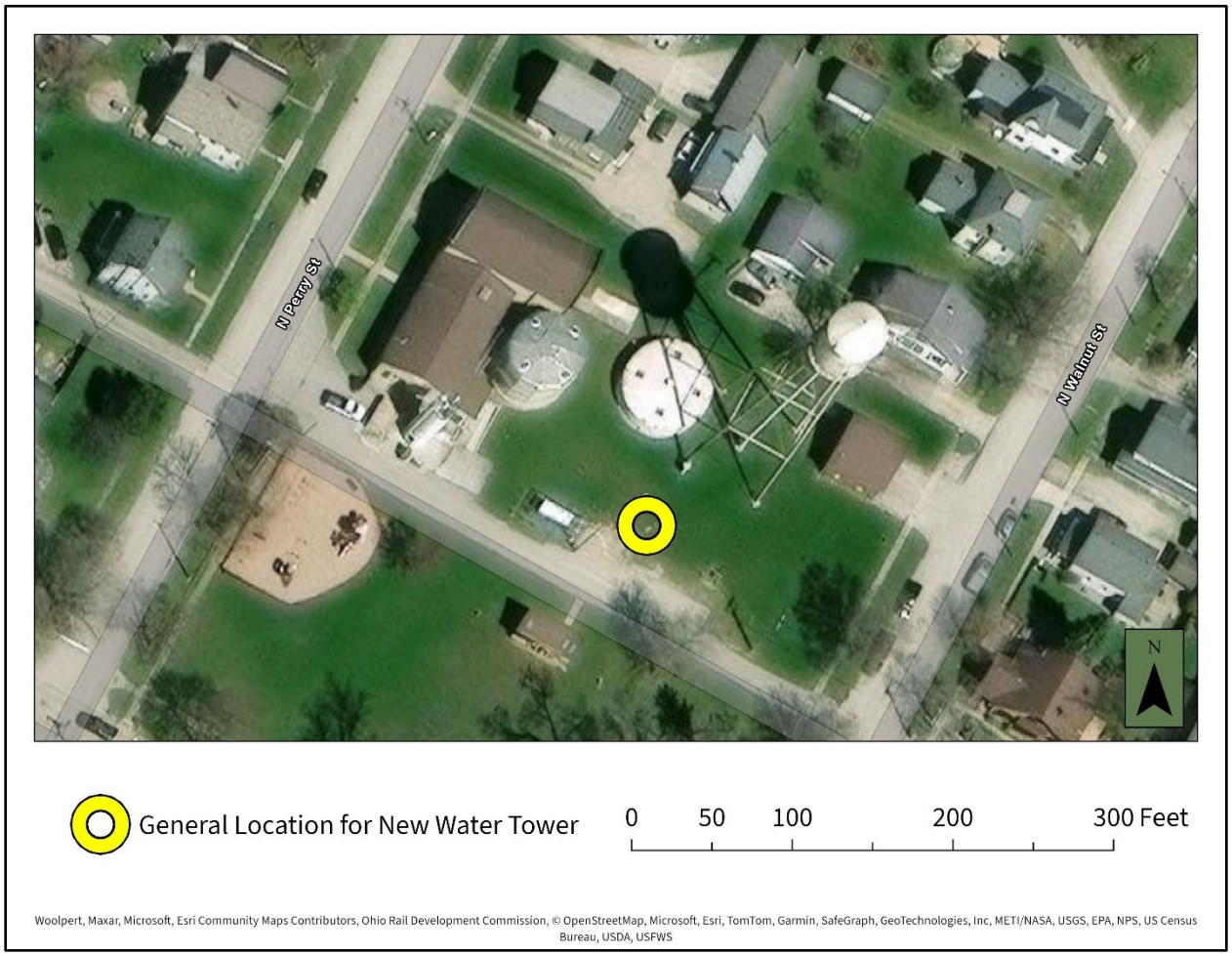

Figure 3. Approximate location of the new elevated water storage tank. The new tank will be constructed adjacent to the existing elevated tank and WTP.

Implementation

The total project cost is approximately $1,937,000. Woodville requested $1.44 million from the Ohio WSRLA at the small-community rate currently set at 3.13% to finance a portion of the project. Interest rates are set monthly and may change for a later loan award. Borrowing this amount of WSRLA monies could save Woodville roughly $323,000 over the 20-year loan term compared to the current market rate of 4.88%. Woodville also anticipates receiving $487,500 in funding from the Ohio Public Works Commission for use towards the project and will utilize local funds to cover the remainder of the total project cost.

The debt associated with the project will be recovered from monthly user charges. The water charges for Woodville are driven by the total indebtedness of the village and annual operation and maintenance costs. Woodville most recently increased water rates by 10% in 2025 and intends to implement an additional 10% increase in 2026. The current annual water bill for residents based on a monthly water usage of 4,000 gallons is $808. This represents 1.03% of the median household income for Woodville (MHI; $78,438) and is greater than the Ohio average annual water bill of $481.

Construction is anticipated to begin following loan award and reach final completion in December 2026.

Public Participation

Woodville Village Council holds public meetings twice a month at which ongoing and planned drinking water and wastewater projects are discussed. Woodville provides information on the time, location, and agenda for these meetings on their website, along with minutes from previous meetings. Woodville has discussed the condition of the tank and the need to replace or repair the tank, and their intent to apply for and accept WSRLA funds to finance the necessary work, at these meetings dating back to 2020.

Ohio EPA is unaware of any controversy about or opposition to this project. The Limited Environmental Review (LER) and Finding of No Significant Impact (FNSI) will be posted on the Ohio EPA Division of Environmental and Financial Assistance website. Additionally, the LER and FNSI have been provided to the Village of Woodville to be made available according to their public notification procedures.

Conclusion

The proposed project meets the criteria for an LER; namely, it is an action within an existing public water treatment system, which involves the functional replacement of existing equipment. Furthermore, the project meets the other qualifying criteria for an LER; specifically, the proposed project:

Will have no significant environmental effect, will require no specific impact mitigation, and will have no effect on high-value environmental resources. The new tank will be constructed on the WTP property adjacent to the existing tank where there is no unique, sensitive, or valuable environmental resources. The contractor will be responsible for implementing all pertinent best management practices during construction for the control of erosion and sediment, dust, noise, traffic disruptions, safety and security of the site, and like factors throughout the duration of the project.

Ohio EPA coordinated review of the project with the Ohio State Historic Preservation Office (SHPO) for consideration of potential effects on historical resources. Woodville's existing elevated water storage tank is not considered eligible for listing in the National Register of Historic Places (NRHP), and there are no historical or archaeological resources on the WTP property where the new tank will be constructed. There is little potential for unknown, intact archaeological resources to be discovered

during construction because extensive ground disturbances have already occurred on the WTP property during previous development. This includes previous construction of two settling tanks and a filter building in the proposed location of the new tank, all of which have since been demolished. There is an NRHP property located two blocks away from the tank site. The viewshed of this property will not be adversely impacted since the new tank will be constructed directly adjacent to the existing tank; therefore, the presence of an elevated water storage tank in the skyline of the NRPH property will be maintained. The SHPO concurred with Ohio EPA that the project will have no effect on historical resources for these reasons.

Is cost effective. Woodville determined that the only feasible alternative to address the many deficiencies with their elevated water storage tank is to construct a new elevated tank and subsequently demolish the old tank. This decision was made under advisement of the consulting engineering firm that performed the inspection of the tank and the design firm hired by the village to evaluate alternatives. Rehabilitating and upgrading the existing tank to meet current standards is simply cost prohibitive due to the age and significantly deteriorated condition of the tank. It is more cost-effective to construct a new, modern tank meeting current standards, which will have a longer expected useful life and lower long-term maintenance costs.

Is not a controversial action. The nature of the project is such that there will be no adverse impacts on customers or the environment, and no opposition to the project has been reported.

Will not create a new or relocate an existing discharge to surface or ground waters, will not create a new source of water withdrawals from either surface or ground waters or significantly increase the amount of water withdrawn from an existing water source, will not substantially increase the volume of discharge or loading of pollutants from an existing source or from new facilities to receiving waters, and will not provide capacity to serve a population substantially greater than the existing population. The project is not intended to address any of these listed features. Woodville's WTP operates well below its total design treatment capacity, which is adequate to serve current customers and future growth if the need arises. The increase in water tank size from 100,000 gallons to 150,000 gallons will increase Woodville's total storage capacity to 350,000 gallons, which is a 17% increase. This nominal increase was not selected for purposes of serving additional customers but will provide greater flexibility and redundancy within the water system. It is also an advantageous time for Woodville to increase their available aboveground water storage capacity since the village determined it necessary to replace their existing tank.

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

Contact Information

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