

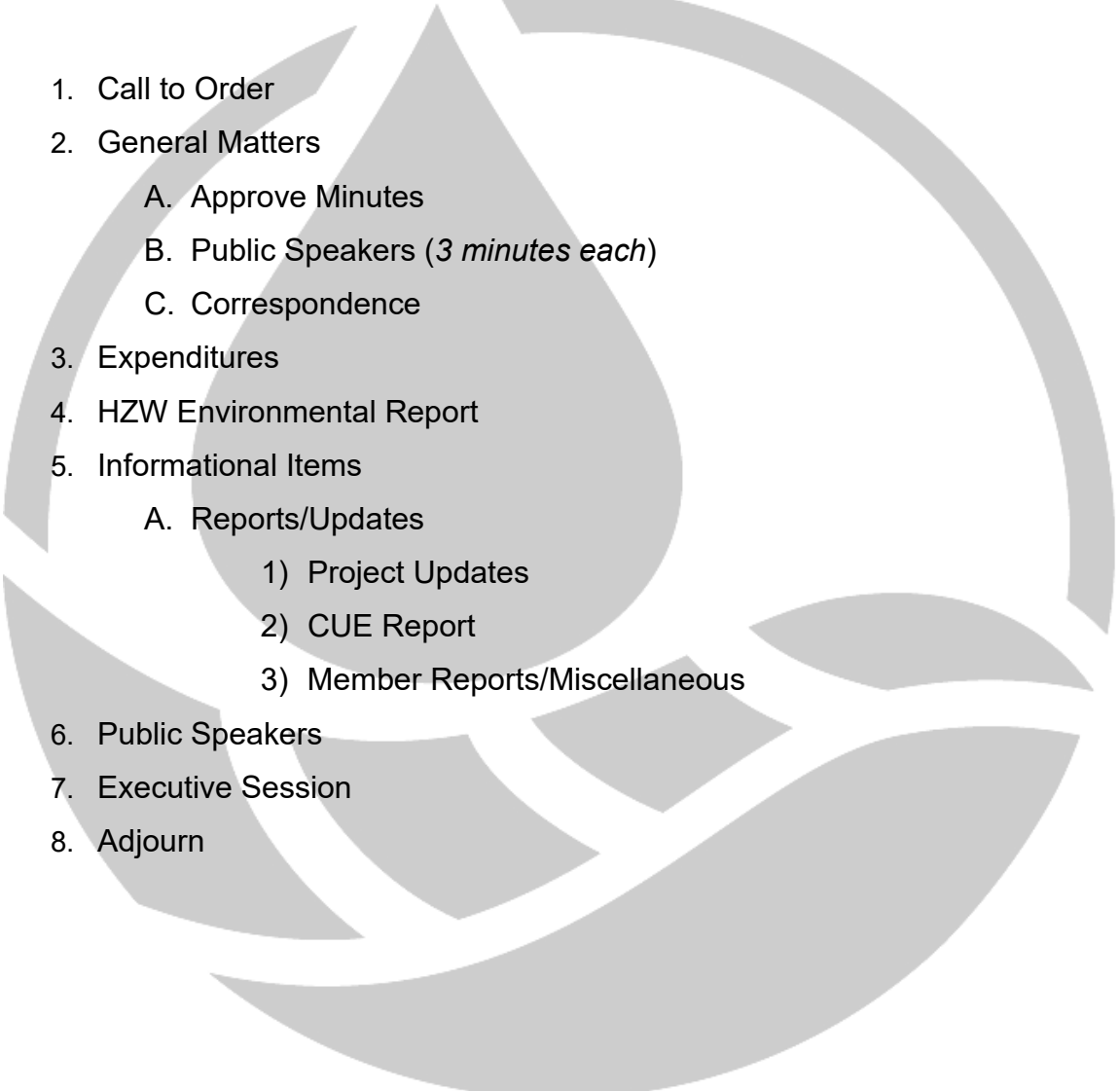
AGENDA

For

Tuesday

October 1, 2024

6:30 PM

- 
1. Call to Order
 2. General Matters
 - A. Approve Minutes
 - B. Public Speakers (*3 minutes each*)
 - C. Correspondence
 3. Expenditures
 4. HZW Environmental Report
 5. Informational Items
 - A. Reports/Updates
 - 1) Project Updates
 - 2) CUE Report
 - 3) Member Reports/Miscellaneous
 6. Public Speakers
 7. Executive Session
 8. Adjourn

Avon Lake Regional Water
MEMORANDUM

To: **Board of Municipal Utilities**
From: **Rob Munro**
Subject: **Agenda Items – October 1, 2024**
Date: **September 27, 2024**

Item 1: **Call to Order**
Item 2A: **Approve Minutes**
Item 2B: **Public Speakers**
Item 2C: **Correspondence**
Item 3: **Expenditures**
Item 4: **HZW Environmental Report – RKM**

The CUE received the final independent environmental report from HZW Environmental Consultants on Monday September 23rd. The purpose of this report was to have an independent environmental professional conduct a review of all environmental work performed on the property that was recently purchased by ALRW from ALERG. The overall opinion of HZW is that the property meets applicable standards to enter the Ohio Voluntary Action Program (VAP) and seek a No Further Action (NFA) letter and a covenant not to sue issued by the Director of Ohio EPA. This covenant ultimately protects ALRW, and any future owners of the property, from being legally responsible for further cleanup. The CUE is currently working with Verdantas on the necessary next steps for this work.

Item 5A1: **Project Updates – GKY**

Power Plant Update: The Avon Lake Environmental Redevelopment Group (ALERG) continues its cleanup and removal of debris from the previous implosion as it prepares the site for the next implosion which is tentatively scheduled for November 2024.

ETL Design Services: No update.

WFP Improvements: The Great Lakes Construction Company (GLC) has completed the waterproofing of two of the chemical sumps along with pouring a majority of the mud mat for the new chemical building. Rebar for the eighteen-inch-thick main slab has been formed along with pads to support the chemical tanks. GLC is putting up the forms for the pads and will be pouring those within the next week.

SCADA Communication Upgrade: The Engineering Services Department is preparing a cost estimate on construction of the new server room. Along with constructing the new server room, an estimate of the costs associated with relocating equipment and extending communication cables will be procured so that ALRW can budget for this improvement. Staff will also be looking at which parts of the project can be done internally versus outside firms.

Item 5A2: **CUE Report – RKM**

Item 5A3: **Member Reports/Miscellaneous**

Item 6: **Public Speakers**

Item 7: **Executive Session**

The CUE requests an Executive Session to discuss the purchase and/or sale of property. Based on discussion in the Executive Session the Board may take formal action upon reconvening the public meeting.

Recommended Motion:

I move to meet in executive session as allowed by ORC §121.22 (G)(2) to discuss the purchase and/or sale of public property, and to include the CUE, the CUO and Attorney Connie Carr.

Item 8: **Adjourn**

Board of Municipal Utilities
Meeting Minutes
September 17, 2024
201 Miller Road
Avon Lake, Ohio

Call to Order – Roll Call

The meeting was called to order at 6:30 PM. The meeting was held in-person using web-based video conferencing technology and streamed live to Facebook and YouTube.

Present: Mr. Abram, Mr. Dzwonczyk, Mr. Rickey and Mrs. Schnabel

Excused: Mr. Rush

Also present: CUE Munro, CUO Yuronich, Attorney Bruce Rinker of Mansour-Gavin, Avon Lake Councilman Rob Shamir and William Zimmerman

Approve Minutes

Mr. Dzwonczyk presented the Minutes of the September 3, 2024 regular meeting. With no additional changes, additions or corrections noted, he ordered that the minutes stand and be distributed as presented.

Public Speakers

None

Correspondence

None

Expenditures

Following review of expenses for funds and amounts as follows, Mr. Abram moved, Mr. Rickey seconded, to approve the expenditures of August 30, 2024 through September 12, 2024:

Water Fund 701	\$	224,049.08
Wastewater Fund 721	\$	126,572.69
ETL1 Fund 703	\$	191,397.31
ETL2 Fund 762	\$	525,524.42
LORCO Fund 749	\$	4,963.18
Water Construction Fund 704	\$	467,252.48
Wastewater Construction Fund 724	\$	11,224.50

Ayes (per voice vote): Abram, Dzwonczyk, Rickey and Schnabel

Nays: None

Motion carried.

Long-Term Control Plan

Mr. Munro informed the Board that ALRW and the OEPA had agreed to a long-term plan to control the combined sewer and sanitary sewer overflows that would occur during wet weather

events. Mr. Munro stated that ALRW has made a lot of progress related to controlling these flows both by completing the separation of all combined sewers and requiring homeowners to disconnect downspouts and sump pumps from the sanitary and route those to the storm sewer. Mr. Munro stated that now that ALRW had made these improvements they requested time to evaluate the effects that removing the excess water would have on the sewer system overall. Mr. Munro shared that the OEPA was pushing for ALRW to install underground storage to hold the excess sewage until flows decreased and it could be routed through the Water Reclamation Facility. Mr. Munro informed the Board that he and staff feel that underground storage does not address the cause of the problem. Mr. Munro added that ALRW has voluntarily made much more progress than many other utilities have that are also facing similar issues. Mr. Munro also stated that the flow diversion program has also shown success. The flow diversion structure allows routing of treated and disinfected effluent to flow through the 108-inch storm sewer which also helps alleviate high flows during wet weather. Mr. Munro stated that ALRW staff feels there are options to be implemented that deal with the root cause of the problem rather than just being a “band-aid” and would prefer to spend money in the most beneficial manner. Mr. Dzwonczyk added that the City of Cleveland is currently spending billions of dollars to reduce the amount of sewage that is released into Lake Erie. Mr. Munro agreed and reiterated that the goal should be focused on reducing the inflow and infiltration into the sanitary sewer system. Mr. Munro stated that the OEPA had met with ALRW staff on September 4, 2024 and that their report on ALRW was a very positive one. Mr. Munro stated that there were no orders included in the OEPA report, only recommendations which included underground storage. Mr. Munro also stated that the OEPA is allowing time to further study the operation of the system as well as investigating known trouble areas with the camera truck. Mr. Munro stated that another recommendation was to completely remove several of the combined sewer overflows which have not been used in several years. Mr. Dzwonczyk inquired if the trouble areas that include the sanitary sewer overflows were incorporated with the storm water collection and are under the purview of the City of Avon Lake. Mr. Munro responded that because of the sewer separation the former combined sewer overflows were reclassified as sanitary sewer overflows and are ALRW’s responsibility. Mr. Munro added that there is significant inflow and infiltration and that could be in the form of cross connections, broken mains or that people may have reconnected things such as downspouts after they were inspected. Mr. Dzwonczyk stated that ALRW had provided a number of US Route 2 crossings for future stormwater outfalls that would alleviate surface and underground flooding during heavy rainfall events. Mr. Dzwonczyk called upon Mr. Shamir and council to take advantage of these provisions as budgets permitted. Mr. Dzwonczyk said he wants to ensure ALRW is communicating with the City of Avon Lake to coordinate efforts as much as possible. Mr. Munro stated that whenever possible, ALRW will plan work in areas that are due to be repaved so that ALRW is not performing major projects in areas that have just had roadways being repaved. Mr. Abram inquired if the bold print in the OEPA report was their doing or if Mr. Munro had highlighted those lines. Mr. Munro stated that the letter was drafted that way by the OEPA and that it was their way of drawing attention to the important areas. Mr. Rickey asked how often the OEPA inspects our facilities. Mr. Munro stated that it is typically about once per year and the visits are planned.

Project Updates

Power Plant Update: Mr. Yuronich stated that ALERG continues to clean up the various piles of scrap and debris so that they can begin preparations for the next implosion. Mr. Yuronich informed the Board that the Plant Manager for ALERG as well as when the power plant was in operation, Dan Rogatto, was going to be officially retiring on September 17, 2024. Mr. Yuronich stated that he and ALRW staff wish Mr. Rogatto the best and thanked him for his professionalism and helpfulness in all of the interactions staff has had with him. Mr. Dzwonczyk stated that the Board would also like to thank him and wish him well. Mr. Yuronich added that Wayne Woodruff would be taking over as plant manager.

ETL Design Services: Mr. Yuronich informed the Board that staff is expecting to receive the base maps from Bramhall at the end of October or early November so that easement acquisition can proceed. Mr. Yuronich also stated that the CUE continues to work with Attorney Carr on updating the agreements with each of the bulk customers so that this project can progress. Mr. Dzwonczyk inquired if the updated basemaps were required because of the failed negotiations with the railroad. Mr. Munro responded that it was correct, the redesign was required when ALRW made the decision to cross the tracks at the public right-of-way at Moore Rd. when the two sides could not come to terms on an easement that was in-line with the original routing of the line feeding the pump station. Mr. Yuronich added that the updated agreements need to be completed before the project can move forward.

WFP Improvements: Mr. Yuronich stated that The Great Lakes Construction Company (GLC) had formed and poured the footers for the new chemical feed building. (Pictures of the construction site were shown in person and on the live-stream.) Mr. Yuronich stated that GLC has done some work to prepare for the new filters but is focused on the new chemical feed building area. Mr. Yuronich discussed a picture showing rebar that had been formed in preparation for floors of the structure along with parts of the walls for the chemical feed building. Mr. Dzwonczyk asked for clarification as to the footprint of the chemical feed area. Mr. Yuronich described the area and Mr. Munro pointed it out on the screen. Mr. Dzwonczyk asked if the new filters will match the current filters and Mr. Munro said that they would. Mr. Yuronich also stated that the procedure for the filtrate line tie-in is still being discussed. Mr. Yuronich stated that it was very important to staff to have multiple points that the tie-in can be aborted so that reserves of treated water can be replenished if they are running low.

SCADA Communication Upgrade: No update.

CUE Report

Mr. Munro provided a clarification to information provided at the last meeting. Mr. Munro stated that there are one-thousand-six-hundred and fifty-two addresses within the LORCO system but that only one-thousand-four-hundred and ninety-one are active, bill-paying accounts. Mr. Munro added that there are multiple reasons an address may not be active including homes that are still under construction and homes that were located further than two-hundred feet from the sewer main were exempt providing they have a working septic system.

Mr. Munro also provided an update to the Board that staff is implementing the searchable database for tracking records requests so that staff has an easier time ensuring those requests are fulfilled along with a record of what was distributed, when, how and to whom. Mr. Dzwonczyk stated that he feels it should be extended to all transmittals that go outside of ALRW. Mr. Munro agreed and added that this was stated this way just because that was what was initially discussed at the previous meeting.

Miscellaneous & Member Reports

Mr. Rickey informed the Board that he had attended the Building and Utilities Committee meeting on September 16, 2024 and that they were working on two ordinances that will change the rules for demolition within the City of Avon Lake. Mr. Rickey stated that he was unsure if this would affect the current demolition project or only future work. Mr. Rickey also stated that he stayed for the Economic Development meeting and was informed that there will be one more implosion that will bring down the rest of the structures at the power plant property.

Public Speakers

William Zimmerman stated that he was still waiting for the minutes from the Building and Utilities meeting from the month of August 2024. Mr. Zimmerman claimed that Mr. Rickey had slandered his name by telling Mrs. Schnabel that he had hit him. Mr. Zimmerman claimed that he takes all of these defamatory remarks very seriously. Mr. Zimmerman stated that he feels

slighted that elected officials are verbally attacking him and that Mr. Rickey should resign. Mr. Dzwonczyk asked if Mr. Rickey would like to respond now or save it for a future date. Mr. Rickey stated that he felt it best to save his response for a future meeting. Mrs. Schnabel requested to speak. Mrs. Schnabel stated that Mr. Zimmerman was not accurate in his description. Mr. Zimmerman began speaking over Mrs. Schnabel and Mr. Dzwonczyk informed him that he had been given a chance to speak and that it was now Mrs. Schnabel's turn. Mrs. Schnabel stated that when she had spoken to Mr. Zimmerman at the library, she had informed him that Mr. Rickey had told her that Mr. Zimmerman had placed his hand on Mr. Rickey's shoulder. Mrs. Schnabel reiterated that she had never told Mr. Zimmerman that Mr. Rickey accused him of hitting him and that she did not appreciate Mr. Zimmerman spreading misinformation about what had actually taken place. Mr. Zimmerman inquired if he could speak again. Mr. Dzwonczyk stated that he believes that this may not be a Board related issue and is a disagreement between two citizens. Mr. Dzwonczyk asked if there were any other public speakers and felt it best to move on to the next speaker and allow everyone a chance to calm down.

Councilman Shamir, Avon Lake-Ward 1, stated that he had multiple questions. Mr. Shamir stated that he wanted assurance that ALRW has an isolation policy in effect to protect its SCADA system at its treatment facility. Mr. Shamir stated that he would wait until the end of his questions for responses. Mr. Shamir inquired what, if any, geographic information system (GIS) information on the storm sewers throughout the City of Avon Lake that ALRW has within their GIS system and if the organization would be willing to share that information with the City. Mr. Shamir stated that he was looking for information on the coal fine volumetrics for the property that ALRW had recently purchased. Mr. Shamir inquired when he could expect to be provided with the risk assessment that was currently being finalized by HZW. Mr. Shamir stated his final question was related to the PCBs that were detected during sampling of the coal pile property and he wanted to know if those had been removed from the property or left in place for the time being.

Mr. Dzwonczyk stated that Mr. Munro would either follow up with Mr. Shamir momentarily if he was able or if he needed time to gather some of the requested information, he could arrange a meeting with Mr. Shamir in the near future. Mr. Dzwonczyk also stated that he felt that some sort of conflict resolution, or arbitrator may be necessary to resolve the disagreement between Mr. Zimmerman, Mr. Rickey and Mrs. Schnabel and that there was no benefit to further discussing the topic at this meeting.

Mr. Munro assured Mr. Shamir that when the SCADA system was upgraded three years ago, the system was completely segregated from the internet network. Mr. Munro stated that the GIS information is available and includes a stormwater layer to that data that ALRW would be willing to share that with the City of Avon Lake. Mr. Dzwonczyk stated that while ALRW is assuredly very accurate with the locations of its own assets, he stated that the stormwater data may not be as verified. Mr. Munro stated that ALRW uses sub-meter accuracy for its assets but due to various sources of the stormwater data, he could not ensure the same level of accuracy. Mr. Shamir stated that he understood this. Mr. Munro stated that when it comes to the coal fines, PCBs and HZW report, that would need to be a future meeting due to not having all of that information in front of him.

Executive Session

Mr. Abram moved, Mrs. Schnabel seconded, to meet in executive session as allowed by ORC §121.22 (G)(2) to discuss the purchase or sale of public property and to include the CUE, the CUO and a representative from Mansour-Gavin.

Ayes (per roll-call vote): Abram, Dzwonczyk, Rickey and Schnabel

Nays: None
Motion carried.

The Board entered Executive Session at 7:23 PM

The Board reconvened the public meeting at 8:11 PM

Adjourn

As there was no further business, Mr. Abram moved, Mr. Dzwonczyk seconded, to adjourn. The meeting adjourned at 8:12 PM.

Ayes (per voice vote): Abram, Dzwonczyk, Rickey and Schnabel

Nays: None
Motion carried.

Approved October 1, 2024.

John Dzwonczyk, Chairman

Robert Munro, Clerk

DRAFT



AVON LAKE REGIONAL WATER
FUND 701 - WATER
SEPTEMBER 13 - 26, 2024
OCTOBER 1, 2024

Vendor	Amount	Description	GL Acct	GL/ Sum	YTD Transactions	Budget	% of Budget Remaining
1 Water Employees	\$ 67,880.36	Salaries PR Post BW 2202419	51102	\$ 67,880.36	\$ 1,288,844.21	\$ 2,270,400.00	43.23%
2 Water Employees	\$ 5,000.00	Budget Modification	51106.101				
3 Water Employees	\$ 3,646.44	Overtime Wages Plant PR Post BW 2202419	51106.101	\$ 8,646.44	\$ 25,427.66	\$ 90,000.00	71.75%
4 Water Employees	\$ 740.40	Overtime Wages Admin PR Post BW 2202419	51106.103	\$ 740.40	\$ 14,541.55	\$ 19,300.00	24.66%
5 Water Employees	\$ (5,000.00)	Budget Modification	51106.104				
6 Water Employees	\$ 427.87	Overtime Wages Construction PR Post BW 2202419	51106.104	\$ (4,572.53)	\$ 4,882.27	\$ 9,100.00	46.35%
7 Water Employees	\$ 710.87	Overtime Wages Office PR Post BW 2202419	51106.105				
8 Water Employees	\$ (603.70)	Overtime Wages Office PR Post BW 2202419	51106.105	\$ 308.40	\$ 13,911.23	\$ 14,600.00	4.72%
9 Water Employees	\$ 201.23	Overtime Wages Office PR Post BW 2202419	51106.105	\$ 8,338.11	\$ 55,807.32	\$ 110,300.00	49.40%
10 Water Employees	\$ 8,338.11	Employee Time Buy Back PR Post BW 2202419	52115	\$ 3,350.00	\$ 3,350.00	\$ 2,500.00	-34.00%
11 Water Employees	\$ 3,350.00	CDL Allowance PR Post BW 2202419	52127	\$	\$	\$	
12 Water Employees	\$ 531.59	MMO SHARE Payment - Week Ending 09/13/2024	52203				
13 Water Employees	\$ 500.66	MMO HRA Payment - Week Ending 09/13/2024	52203				
14 Medical Mutual	\$ 32,701.29	Hospitalization - Medical Mutual - October 2024	52203				
15 Ameritas Life Insurance Co.	\$ 1,239.42	Dental - October 2024	52203				
16 Ameritas Life Insurance Co.	\$ 206.30	Vision - October 2024	52203				
17 Water Employees	\$ 3,524.27	Hospitalization PR Post BW 2202419	52203				
18 Water Employees	\$ (1,446.96)	Hospitalization PR Post BW 2202419	52203				
19 Water Employees	\$ 1,303.41	MMO SHARE Payment - Week Ending 09/20/2024	52203				
20 Water Employees	\$ 676.90	MMO HRA Payment - Week Ending 09/20/2024	52203	\$ 39,236.88	\$ 432,863.46	\$ 589,900.00	26.62%
21 Medical Mutual	\$ 379.31	Group Life - Medical Mutual - October 2024	52204	\$ 379.31	\$ 3,797.62	\$ 4,500.00	15.61%
22 Ohio Public Employees Retirement System	\$ 10,787.66	OPERS - EMPLOYEE - OPERS Pension - Employee Share*	52209	\$ 10,787.66	\$ 195,721.95	\$ 361,382.00	45.84%
23 Internal Revenue Service	\$ 1,250.99	Medicare - FEDERAL - Federal Taxes	52212	\$ 1,250.99	\$ 20,407.25	\$ 37,864.00	46.10%
24 Huntington National Bank	\$ 72.12	Charges on MC - August 2024 - Boots, Allivar Drive - RTK	52226	\$ 72.12	\$ 5,449.86	\$ 14,000.00	61.07%
25 Huntington National Bank	\$ 17.00	Charges on MC - August 2024 - T. Luiz BG Check - WDL	53500				
26 Huntington National Bank	\$ 68.35	Charges on MC - August 2024 - EPA Cert Renewal, BNIBooks - JRG-E	53500				
27 Huntington National Bank	\$ 33.12	Charges on MC - August 2024 - EPA Cert Renewal - GY	53500				
28 Huntington National Bank	\$ 228.66	Charges on MC - August 2024 - EPA Cert, Camlocks - JRG-W	53500				
29 Huntington National Bank	\$ 219.89	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53500	\$ 567.02	\$ 18,954.86	\$ 27,000.00	29.80%
30 Huntington National Bank	\$ 145.45	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53602				
31 SmartBill Inc	\$ 717.50	Off Spl - Understanding Insert, Fall '24 Waterline 9/19/24 - GY 1/2	53602				
32 Springbrook Holding Company LLC	\$ 183.94	Standard Professional Svcs 9/13/24 - WDL 1/3	53602				
33 W.B. Mason Co., Inc.	\$ 25.99	Off Spl - Expandable File Folders 9/10/24 - RTK 1/2	53607	\$ 1,072.88	\$ 56,306.94	\$ 94,900.00	40.67%
34 SpeedPro Imaging	\$ 790.53	Eap Mnt - Vehicle Wraps 9/6/24 - RTK 1/2	53607				
35 Huntington National Bank	\$ 11.48	Charges on MC - August 2024 - Boots, Allivar Drive - RTK	53607				
36 ABC Equipment Rental & Sales Corp	\$ 15.50	Eap Mnt - Locking Handle Camlocks 9/13/24 - RTK	53607	\$ 817.51	\$ 70,570.81	\$ 105,700.00	33.23%
37 Jones Chemicals Inc.	\$ 10,500.00	Op Spl - Chlorine @ WFP 9/12/24 - RTK	53611				
38 USALCO, LLC Inc.	\$ 39,509.03	Op Spl - Alum - JRG-W	53611	\$ 50,009.03	\$ 990,393.71	\$ 1,424,700.00	30.48%
39 Active Plumbing Supplies	\$ 113.65	Mnt Spl - Couplings, Fittings, Adapters 9/4/24 - RTK	53612				
40 Core & Main LP	\$ 8,949.28	Mnt Spl - 20x36 Meter Plis (50), Bullet Nose Meter Plis - RTK	53612				
41 SiteOne Landscape Supply, LLC	\$ 80.44	Mnt Spl - Yard Restoration Materials 9/15/24 - RTK	53612				
42 Zoro Tools Inc	\$ 305.73	Mnt Spl - N95 Disposable Respirators (4), No Trespassing Signage - RTK 1/2	53612	\$ 9,449.10	\$ 107,798.39	\$ 171,600.00	37.18%
43 Lowe's	\$ 325.73	Mnt Spl - August 2024 - RTK 1/2	53612.001				
44 Lakeshore Tool & Equipment LTE Inc	\$ 130.00	Mnt Spl - Milwaukee Battery 9/11/24 - RTK 1/2	53612.001				
45 Huntington National Bank	\$ 277.24	Charges on MC - August 2024 - EPA Cert, Camlocks - JRG-W	53612.001				
46 Grainger	\$ 300.42	Mnt Spl - Air Filler Pad, Die Cut Number Labels, Key Reels - RTK	53612.001				
47 Huntington National Bank	\$ 14.99	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53612.001	\$ 1,048.38	\$ 64,636.78	\$ 166,200.00	61.11%
48 Westview Concrete Corporation	\$ 1,884.00	Concrete - Stone Bins 9/4/24 - RTK 1/2	53612.004	\$ 1,884.00	\$ 45,728.78	\$ 38,300.00	-19.40%
49 Alloway Corp	\$ 50.00	Lab Analysis @ WFP 8/31/24 - JRG-W	53613				
50 Western Reserve Pure Water	\$ 66.78	DI Rental & Supplies 8/31/24 - JRG-W 1/2	53613				
51 Idexx Distribution, Inc.	\$ 5,782.89	Lab Spl @ WFP - Sealer Plus 9/18/24 - JRG-W	53613				
52 Hach Company	\$ 2,647.84	Lab Spl @ WFP 9/18/24 - JRG-W	53613	\$ 8,547.51	\$ 91,409.90	\$ 93,700.00	2.44%
53 Huntington National Bank	\$ 19.50	Charges on MC - August 2024 - Boots, Allivar Drive - RTK	53701				
54 Huntington National Bank	\$ 31.82	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53701.001	\$ 51.32	\$ 85,831.29	\$ 117,600.00	27.01%
55 Xerox Financial Services	\$ 410.47	Cnt Svc - Xerox Copier Leases 8/19/24-9/18/24 - WDL 1/2	53701.001	\$ 410.47	\$ 6,304.18	\$ 19,800.00	68.16%
56 Association of Metropolitan Water Agencies	\$ 6,800.00	Cnt Svc - Social Media Mgmt - October 2024 - GY 1/2	53701.002				
57 Lemmon Stitch Media LLC	\$ 1,750.00	Cnt Svc - Association Dues 2024-2025 - RKM 1/2	53701.002	\$ 8,550.00	\$ 128,310.67	\$ 183,655.75	30.14%
58 Columbia Gas	\$ 51.00	gas svc @ 90 Moore Rd 8/16/24-9/17/24 - GY	53702.002				
59 Columbia Gas	\$ 51.00	gas svc @ 92 Moore Rd 8/16/24-9/17/24 - GY	53702.002				
60 Columbia Gas	\$ 51.00	gas svc @ 33399 Lake Rd SLP Bldg 8/16/24-9/17/24 - GY	53702.002				

61	Columbia Gas		\$	51.84	gas svc @ 33370 Lake Rd - WFP Lab 8/16/24-9/17/24 - GY	53702.002						
62	Columbia Gas		\$	205.01	gas svc @ 33370 Lake Rd - Garage 8/16/24-9/17/24 - GY	53702.002						
63	Columbia Gas		\$	109.92	gas svc @ 33370 Lake Rd - WFP Aux 8/16/24-9/17/24 - GY	53702.002						
64	Engle Resources		\$	1,969.58	elec svc charge @ 33370 Lake Rd - September 2024 - GY	53703.001	\$	1,969.58	\$	17,195.26	\$	2.30%
65	Illuminating Company		\$	99.90	elec svc @ 92 Moore Rd 8/7/24-9/6/24 - GY	53703.002						
66	Illuminating Company		\$	146.89	elec svc @ 90 Moore Rd 8/7/24-9/6/24 - GY	53703.002						
67	Illuminating Company		\$	13,907.62	elec svc @ 33385 Lake Rd 8/6/24-9/3/24 - GY	53703.002						
68	Illuminating Company		\$	324.85	elec svc @ 201 Miller Rd - Storage Bldg 8/7/24-9/6/24 - GY	53703.002						
69	Illuminating Company		\$	3,982.11	elec svc & pay plan @ 33660 Walker Rd Wtr Tr 8/8/24-9/9/24 - GY	53703.002						
70	Illuminating Company		\$	10,699.37	elec svc @ 33385 Lake Rd SJP Bldg 8/6/24-9/5/24 - GY	53703.002						
71	Illuminating Company		\$	651.97	elec svc @ 201 Miller Rd 8/6/24-9/6/24 - GY	53703.002						
72	Engle Resources		\$	56.17	elec svc charge @ 92 Moore Rd 8/7/24-9/6/24 - GY	53703.002						
73	Engle Resources		\$	78.04	elec svc charge @ 90 Moore Rd 8/7/24-9/6/24 - GY	53703.002						
74	NAPA Auto Parts		\$	69.75	Exp Mnt/Mnt Spl - August 2024 - RTK 1/4	53707						
75	Sylvester Truck & Tire Services Inc		\$	219.77	Exp Mnt - New Tires (2) 9/11/24 - RTK 1/2	53707	\$	289.52	\$	8,345.74	\$	57.42%
76	Rebman Systems, Inc		\$	97.50	Bldg Mnt - Alarm System Service Call 9/5/24 - RTK 1/2	53708						
77	Sherwin Williams Company Inc		\$	235.03	Bldg Mnt - Paint for Pavilion - RTK 1/2	53708						
78	SiteOne Landscape Supply, LLC		\$	135.00	Bldg Mnt - Round Up Herbicide 9/16/24 - RTK 1/2	53708						
79	Trugreen		\$	208.00	Bldg Mnt - Lawn Service @ 201 Miller Rd 9/10/24 - RTK 1/2	53708						
80	Young Security Services Inc.		\$	63.75	Bldg Mnt - Cylinder Replacement 9/9/24 - RTK 1/2	53708	\$	739.28	\$	29,141.96	\$	57.08%
81	Huntington National Bank		\$	10.80	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53708.001	\$	10.80	\$	41,526.82	\$	12.58%
82	Securitec One, Inc.		\$	2,844.50	Exp - Additional Doors (4) to Access Control - 50% Down - RTK 1/2	53804						
83	Huntington National Bank		\$	2,904.18	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53804	\$	5,748.68	\$	9,175.04	\$	87.91%
			\$	258,049.91			\$	258,049.91				



FUND 721 - WASTEWATER
 SEPTEMBER 13 - 26, 2024
 OCTOBER 1, 2024

Vendor	Amount	Description	G/L Acct	G/L Sum	YTD Transactions	Budget	% of Budget Remaining
1 Wastewater Employees	\$ 70,457.62	Salaries PR Post BW 2202419	51102	\$ 70,457.62	\$ 1,308,587.27	\$ 1,757,900.00	25.56%
2 Wastewater Employees	\$ 2,160.00	Part Time Wages PR Post BW 2202419	51105	\$ 2,160.00	\$ 31,566.75	\$ 55,800.00	43.43%
3 Wastewater Employees	\$ 505.33	Overtime Wages Plant PR Post BW 2202419	51106.101	\$ 505.33	\$ 36,959.91	\$ 69,000.00	46.43%
4 Wastewater Employees	\$ 740.39	Overtime Wages Admin PR Post BW 2202419	51106.103	\$ 740.39	\$ 12,648.37	\$ 19,200.00	34.12%
5 Wastewater Employees	\$ 862.83	Overtime Wages Construction PR Post BW 2202419	51106.104	\$ 862.83	\$ 7,011.24	\$ 9,400.00	25.41%
6 Wastewater Employees	\$ 308.40	Overtime Wages Office PR Post BW 2202419	51106.105				
7 Wastewater Employees	\$ (201.23)	Overtime Wages Office PR Post BW 2202419	51106.105	\$ 710.87	\$ 5,894.74	\$ 6,000.00	1.75%
8 Wastewater Employees	\$ 603.70	Overtime Wages Office PR Post BW 2202419	51106.105	\$ 1,786.35	\$ 75,799.95	\$ 86,900.00	12.77%
9 Wastewater Employees	\$ 1,786.35	Employee Time Buy Back PR Post BW 2202419	52115	\$ 3,800.00	\$ 3,800.00	\$ 6,400.00	40.63%
10 Wastewater Employees	\$ 3,800.00	CDL Allowance PR Post BW 2202419	52127				
11 Wastewater Employees	\$ 1,269.82	MMO SHARE Payment - Week Ending 09/13/2024	52203				
12 Wastewater Employees	\$ 27.66	MMO HRA Payment - Week Ending 09/13/2024	52203				
13 Medical Mutual	\$ 32,458.25	Medical Mutual - October 2024	52203				
14 Ameritas Life Insurance Co.	\$ 1,223.18	Dental - October 2024	52203				
15 Ameritas Life Insurance Co.	\$ 203.06	Vision - October 2024	52203				
16 Wastewater Employees	\$ 3,524.23	Hospitalization PR Post BW 2202419	52203				
17 Wastewater Employees	\$ (1,657.68)	Hospitalization PR Post BW 2202419	52203				
18 Wastewater Employees	\$ 584.81	MMO SHARE Payment - Week Ending 09/20/2024	52203				
19 Wastewater Employees	\$ 261.35	MMO HRA Payment - Week Ending 09/20/2024	52203				
20 Medical Mutual	\$ 370.17	Group Life - Medical Mutual - October 2024	52204	\$ 37,894.68	\$ 429,355.33	\$ 632,000.00	32.06%
21 Ohio Public Employees Retirement System	\$ 11,237.86	OPERS - EMPLOYEE - OPERS Pension - Employee Share*	52209	\$ 370.17	\$ 3,625.97	\$ 5,000.00	27.48%
22 Internal Revenue Service	\$ 1,181.12	Medicare - FEDERAL - Federal Taxes*	52212	\$ 11,237.86	\$ 207,118.07	\$ 286,888.00	27.81%
23 Huntington National Bank	\$ 72.13	Charges on MC - August 2024 - Boots, Allivar Drive - RTK	52226	\$ 72.13	\$ 4,964.01	\$ 20,100.00	75.30%
24 Michael Clough	\$ 126.00	Reimbursement for Ohio Industrial Waste Insp Test 9/10/24 - RH	53500				
25 Huntington National Bank	\$ 282.90	Charges on MC - August 2024 - Kalahari (Conf), EPA Cert - RH	53500				
26 Huntington National Bank	\$ 219.90	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53500				
27 Huntington National Bank	\$ 17.00	Charges on MC - August 2024 - T. Lutz BG Check - WDL	53500				
28 Huntington National Bank	\$ 114.21	Charges on MC - August 2024 - EPA Cert Renewal, BNIBooks - JRG-E	53500				
29 Huntington National Bank	\$ 33.12	Charges on MC - August 2024 - EPA Cert Renewal - GY	53500	\$ 793.13	\$ 6,888.02	\$ 20,000.00	65.56%
30 Huntington National Bank	\$ 145.46	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53602				
31 Fedex Corp	\$ 24.40	Shipping Charges - Cerfic 9/18/24 - RH	53602				
32 SmartBill Inc	\$ 717.50	Off Spl - Understanding Insert, Fall '24 Waterline 9/19/24 - GY 2/2	53602				
33 Springbrook Holding Company LLC	\$ 61.31	Standard Professional Svcs 9/13/24 - WDL 2/3	53602				
34 W.B. Mason Co., Inc.	\$ 26.00	Off Spl - Expandable File Folders 9/10/24 - RTK 2/2	53602				
35 SpeedPro Imaging	\$ 790.54	Exp Mnt - Vehicle Wraps 9/6/24 - RTK 2/2	53607	\$ 974.67	\$ 24,797.59	\$ 50,000.00	50.40%
36 Huntington National Bank	\$ 591.40	Charges on MC - August 2024 - Boots, Allivar Drive - RTK	53607	\$ 1,381.94	\$ 91,844.22	\$ 150,000.00	38.77%
37 Polylyne, Inc	\$ 24,281.10	Op Spl - Polymer 9/13/24 - RH	53611				
38 Sal Chemical Company	\$ 4,341.40	Op Spl - Sodium Bicarbonate 9/16/24 - RH	53612	\$ 28,622.50	\$ 210,483.27	\$ 489,100.00	56.97%
39 Zoro Tools Inc	\$ 305.72	Mnt Spl - N95 Disposable Respirators (4), No Trespassing Signage - RTK	53612	\$ 305.72	\$ 8,279.10	\$ 22,600.00	63.37%
40 Lakeshore Tool & Equipment LTE Inc	\$ 130.00	Mnt Spl - Milwaukee Battery 9/11/24 - RTK 2/2	53612.001				
41 Grainger	\$ 48.90	Mnt Spl - Die Cut Number Labels, Key Reels - RTK 2/2	53612.001				
42 Lowe's	\$ 127.51	Mnt Spl - August 2024 - RTK 2/2	53612.001				
43 Huntington National Bank	\$ 15.00	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53612.001				
44 Huntington National Bank	\$ 114.47	Charges on MC - August 2024 - EPA Cert, Camlocks - JRG-W	53612.001	\$ 435.88	\$ 23,541.14	\$ 39,100.00	39.79%
45 Westview Concrete Corporation	\$ 1,884.00	Concrete - Stone Bins 9/4/24 - RTK 2/2	53612.004	\$ 1,884.00	\$ 8,917.91	\$ 16,600.00	46.28%
46 Western Reserve Pure Water	\$ 40.07	DI Rental & Supplies 8/31/24 - JRG-W 2/2	53613				
47 Alloway Corp	\$ 400.00	Lab Analysis @ WRF - RH	53613	\$ 440.07	\$ 47,144.35	\$ 69,400.00	32.07%
48 Huntington National Bank	\$ 19.50	Charges on MC - August 2024 - Boots, Allivar Drive - RTK	53701				
49 Huntington National Bank	\$ 31.82	Charges on MC - August 2024 - Laptops, Kalahari (Conf) - RKM	53701	\$ 51.32	\$ 64,942.62	\$ 96,200.00	32.49%
50 Xerox Financial Services	\$ 410.48	Cnt Svc - Xerox Copier Leases 8/19/24-9/18/24 - WDL 2/2	53701.001	\$ 410.48	\$ 5,274.20	\$ 12,200.00	56.77%
51 Kimble Recycling & Disposal	\$ 765.00	Cnt Svc - Front Load Container 9/1/24 - RH	53701.002				
52 Lemon Stitch Media LLC	\$ 1,750.00	Cnt Svc - Social Media Mgmt - October 2024 - GY 2/2	53701.002	\$ 2,515.00	\$ 64,183.54	\$ 187,730.75	65.81%
53 Republic Services #224	\$ 25,776.41	Sludge Disposal - August 2024 - RH	53701.007				
54 Quasar Energy Group	\$ 172,450.00	Cnt Svc - Monofill Hauling 8/31/24 - RH	53701.007	\$ 198,226.41	\$ 434,717.82	\$ 703,000.00	38.16%
55 Columbia Gas	\$ 818.32	gas svc @ 33675 Durrell 9/1/24 - GY	53702.001	\$ 818.32	\$ 59,076.55	\$ 96,200.00	38.59%
56 Columbia Gas	\$ 51.00	gas svc @ 32789 Lake Rd - Center Rd PS - 8/16/24-9/17/24 - GY	53702.001	\$ 51.00	\$ 1,411.83	\$ 2,600.00	46.70%
57 Illuminating Company	\$ 7,881.23	elec svc @ Waterbury Ave 8/5/24-9/4/24 - GY	53703.001	\$ 7,881.23	\$ 168,361.43	\$ 289,929.38	41.92%
58 Illuminating Company	\$ 324.86	elec svc @ 201 Miller Rd - Storage Bldg 8/7/24-9/6/24 - GY	53703.002	\$ 324.86	\$ 2,988.46	\$ 4,000.00	25.29%
59 Illuminating Company	\$ 7.44	elec svc @ 209 Avondale 8/6/24-9/5/24 - GY	53703.003				
60 Illuminating Company	\$ 813.14	elec svc @ 32789 Lake Rd PS 8/7/24-9/5/24 - GY	53703.003				
61 Illuminating Company	\$ 90.97	elec svc @ 641 Lear Rd 8/3/24-9/5/24 - GY	53703.003				
62 Illuminating Company	\$ 87.43	elec svc @ 671 Bridge Side PS 8/3/24-9/5/24 - GY	53703.003				



FUND 703 - ETL1
 SEPTEMBER 13 - 26, 2024
 OCTOBER 1, 2024

Vendor	Amount	Description	G/L Acct	G/L Sum	YTD Transactions	Budget	% of Budget Remaining
1 NAPA Auto Parts	\$ 72.32	Exp Mnt/Mnt Spl - August 2024 - RTK 3/4	53612				
2 Newark Element14 Inc	\$ 65.79	Mnt Spl - ETL1 - Relays (15) 9/12/24 - RTK	53612	\$ 138.11	\$ 15,577.30	\$ 115,000.00	86.45%
3 1st Nationwide Title Agency, Ltd.	\$ 1,500.00	Title Search - ALRW Easement Project 2/9/23 - WDL 1/2	53701	\$ 1,500.00	\$ 12,356.70	\$ 50,175.00	75.37%
4 SOS Integration Services Corp	\$ 770.00	ETL 1 - Migration to New Platform, Field Labor 9/13/24 - JRG-W	53701.002				
5 Kendera Enterprises Inc.	\$ 1,312.50	Repairs - ETL Suction Line 9/13/24 - RTK 1/2	53701.002	\$ 2,082.50	\$ 49,146.75	\$ 50,000.00	1.71%
6 Illuminating Company	\$ 11,527.18	elec svc @ 800 Moore Rd 8/7/24-9/8/24 - GY	53703.003	\$ 11,527.18	\$ 177,680.83	\$ 275,384.00	35.48%
7 Ohio Edison	\$ 71.86	elec svc @ Lear @ Mills 8/2/24-9/5/24 - GY	53703.004	\$ 71.86	\$ 7,422.39	\$ 12,000.00	38.15%
	\$ 15,319.65			\$ 15,319.65			

FUND 762 - ETL2
 SEPTEMBER 13 - 26, 2024
 OCTOBER 1, 2024

Vendor	Amount	Description	G/L Acct	G/L Sum	YTD Transactions	Budget	% of Budget Remaining
1 Jones Chemicals Inc.	\$ 1,648.19	Op Spl - Chlorine @ 15201 Island Rd PS 9/6/24 - RTK	53611	\$ 1,648.19	\$ 6,802.75	\$ 7,688.00	11.28%
2 AutoZone Inc.	\$ 97.40	ETL2 - Duralast Belts 8/26/24 - RTK	53612				
3 NAPA Auto Parts	\$ 72.33	Exp Mnt/Mnt Spl - August 2024 - RTK 4/4	53612				
4 Grainger	\$ 380.30	Mnt Spl - Line Interactive 9/6/24 - RTK	53612	\$ 550.03	\$ 3,203.34	\$ 28,572.00	88.79%
5 1st Nationwide Title Agency, Ltd.	\$ 1,500.00	Title Search - ALRW Easement Project 2/9/23 - WDL 2/2	53701	\$ 1,500.00	\$ 4,556.59	\$ 10,000.00	54.43%
6 Kendera Enterprises Inc.	\$ 1,312.50	Repairs - ETL Suction Line 9/13/24 - RTK 2/2	53701.002				
7 John S Fenik	\$ 250.00	Lawn Svc @ Island Rd PS & LORCO Fourplex 9/13/24 - RTK 1/2	53701.002	\$ 1,562.50	\$ 42,753.56	\$ 80,000.00	46.56%
8 Lorain Medina Rural Electric Corp	\$ 480.24	elec svc @ Spleth Rd 7/23/24-8/23/24 - GY	53703.003	\$ 480.24	\$ 200,874.05	\$ 505,000.00	60.22%
9 Ohio Edison	\$ 79.64	elec svc @ 37980 Barres Rd 8/2/24-9/4/24 - GY	53703.004				
10 Illuminating Company	\$ 92.75	elec svc @ Detroit Rd 8/8/24-9/9/24 - GY	53703.004	\$ 172.39	\$ 3,392.45	\$ 10,000.00	66.08%
	\$ 5,913.35			\$ 5,913.35			

FUND 749 - LORCO
 SEPTEMBER 13 - 26, 2024
 OCTOBER 1, 2024

Vendor	Amount	Description	G/L Acct	G/L Sum	YTD Transactions	Budget	% of Budget Remaining
1 John S Fenik	\$ 175.00	Lawn Svc @ Island Rd PS & LORCO Fourplex 9/13/24 - RTK 2/2	53701.002	\$ 175.00	\$ 6,224.78	\$ 6,500.00	4.23%
2 Illuminating Company	\$ 88.35	elec svc @ 33678 Walker Rd 7/10/24-9/9/24 - GY	53703.002	\$ 88.35	\$ 878.14	\$ 1,122.00	21.73%
3 Lorain Medina Rural Electric Corp	\$ 123.29	elec svc @ Banks Rd 7/23/24-8/23/24 - GY	53703.003				
4 Lorain Medina Rural Electric Corp	\$ 149.68	elec svc @ Sife Rd 7/23/24-8/23/24 - GY	53703.003				
5 Lorain Medina Rural Electric Corp	\$ 152.41	elec svc @ Indian Hollow 7/23/24-8/23/24 - GY	53703.003				
6 Lorain Medina Rural Electric Corp	\$ 132.94	elec svc @ 36879 Capel Rd 7/23/24-8/23/24 - GY	53703.003				
7 Lorain Medina Rural Electric Corp	\$ 70.48	elec svc @ Durkee S 7/23/24-8/23/24 - GY	53703.003				
8 Lorain Medina Rural Electric Corp	\$ 160.67	elec svc @ Durkee N 7/23/24-8/23/24 - GY	53703.003				
9 Lorain Medina Rural Electric Corp	\$ 98.63	elec svc @ 12601 Cowley Rd 7/23/24-8/23/24 - GY	53703.003	\$ 888.10	\$ 16,282.22	\$ 24,196.00	32.71%
10 Rural Lorain County Water Authority	\$ 56.55	Water Used @ 9871 Avon Belden 8/1/24-9/3/24 - GY	53754				
11 Rural Lorain County Water Authority	\$ 102.25	Water Used @ 38393 Royallton 8/1/24-9/3/24 - GY	53754	\$ 158.80	\$ 1,585.08	\$ 400,000.00	99.60%
12 Springbrook Holding Company LLC	\$ 27.25	Standard Professional Svcs 9/13/24 - WDL 3/3	53901	\$ 27.25	\$ 27,920.52	\$ 35,000.00	20.23%
13 LORCO	\$ 5,293.28	Reimburse Billing Payments to LORCO 2 - August 2024 - GY	53901				
14 Brandy Shuttera	\$ 300.00	Refund for Accidental Overpayment 9/16/24 - GY	53901	\$ 5,593.28	\$ 58,984.36	\$ 30,000.00	-96.61%
	\$ 6,930.78			\$ 6,930.78			

FUND 704 - WATER CONSTRUCTION
 SEPTEMBER 13 - 26, 2024
 OCTOBER 1, 2024

Vendor	Amount	Description	G/L Acct	G/L Sum	YTD Transactions	Budget	% of Budget Remaining
1 SSECO Solutions	\$ 2,003.54	Rear Parking Lot - Perform Trench Drain 6/5/24 - JRG-E 1/2	55003	\$ 2,003.54	\$ 2,096,768.38	\$ 12,823,860.16	83.65%
	\$ 2,003.54			\$ 2,003.54			

FUND 724 - WASTEWATER CONSTRUCTION
 SEPTEMBER 13 - 26, 2024
 OCTOBER 1, 2024

Vendor	Amount	Description	G/L Acct	G/L Sum	YTD Transactions	Budget	% of Budget Remaining
1 SSECO Solutions	\$ 2,003.54	Rear Parking Lot - Perform Trench Drain 6/5/24 - JRG-E 2/2	55003	\$ 2,003.54	\$ 379,229.53	\$ 696,779.94	45.57%
	\$ 2,003.54			\$ 2,003.54			



HZW
Environmental
Consultants

September 19, 2024

Seeley, Savidge, Ebert & Gourash
Attn: Connie Carr
for the benefit of Avon Lake Regional Water Group
26600 Detroit Road, Suite 300
Westlake, OH 44145

Subject: *Peer Review of Environmental Documentation and Human Health Risk Re-Evaluation, Lorain County Parcels 0400006111014, 0400006115017, and 0400006115019, Avon Lake, Ohio (the “Property”)*

Dear Ms. Carr:

In accordance with our proposal dated August 14, 2024, HZW Environmental Consultants, LLC (HZW) is pleased to submit this report that summarizes a peer review conducted of environmental documentation and the associated risk with the recently acquired 35.38 acres of land. This report was prepared for the exclusive use of Avon Lake Regional Water Group (herein referred to as “Client”).

BACKGROUND

HZW reviewed environmental reports provided by the Client for the tax parcels in Lorain County identified as Parcels No. 0400006111014, 0400006115017 and 0400006115019 (herein referred to as the “Property”). As noted above, the Property is 35.38 acres in size with the street address of 33570 Avon Lake Road, Avon Lake, Ohio. Considerable environmental investigation has been performed at the Property and documented in the following reports that were provided to HZW for review:

- March 2023 Phase I Environmental Site Assessment (ESA) prepared by The Deigan Group;
- September 2023 Phase II Property Assessment prepared by The Deigan Group;
- December 2023 Phase I Property Assessment prepared by Verdantas LLC; and
- August 2024 Phase II Property Assessment prepared by Verdantas LLC.

It is noted that the intended future land use of the Property by the Client is commercial/industrial.

SUMMARY of PREVIOUS ASSESSMENTS

According to the Lorain County Auditor records, the Property is currently owned by the Avon Lake Regional Water Group. The Property historically consisted of a coal storage yard and associated

rail spurs originally developed in the mid-1920s. The coal storage yard was used by an adjacent power plant that has subsequently been largely demolished. The Phase I Property Assessment listed 12 “Identified Areas” (IAs) and/or “Recognized Environmental Conditions” (RECs) related to historic activities conducted on the Property. The IAs/RECs identified potential impacts to soil, sediment and groundwater from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), metals and polychlorinated biphenyls (PCBs).

The Deigan Group (Deigan) had previously completed Phase II field sampling activities in January and February 2023 that included a total of 30 soil borings, collection of 21 pond/trench bottom/soil samples, collection of three (3) grab samples from features referred to as “Mounds 1 & 2”, collection of three (3) composite samples from a feature referred to as the “Mound 3 spoils pile” and the installation, development and sampling of five (5) groundwater monitoring wells. As part of their work, Deigan:

- Compared the soil analytical results to the Ohio Environmental Protection Agency (EPA) Voluntary Action Plan (VAP) Generic Direct Contact Soil Standards (GDCSS) for commercial/industrial land use and construction activities. None of the samples exceeded the standard except one detection of arsenic in the 0-2’ interval in boring designated “H25”.
- Oversaw the removal and off-site disposal of 198 tons of soil from location of boring H25.
- Indicated that it would be acceptable to backfill the excavated area using the coal pile run-off ditch sediments and former coal pond dredgings (i.e., the materials in Mounds 1 and 2) and soil and coal fines removed from under the former coal pile (i.e., Mound 3). A multi-use trail was constructed in August 2023 over the remediated area.
- Collected 41 surficial soil samples following construction of the trail and analyzed these samples for total metals. One of these soil samples contained a concentration of lead (517 milligrams per kilogram, or “mg/kg”) that exceeded the VAP GDCS for construction/excavation activities (400 mg/kg). The Deigan Phase report states that the soil in the area where this surficial soil sample was collected was subsequently covered with greater than 2 feet of clean fill material.

For their part, Verdantas LLC (Verdantas) conducted Phase II sampling activities beginning in February 2024 and continuing through August 2024. Verdantas installed an additional 26 soil borings, installed two (2) additional monitoring wells, and collected a water sample from the outfall from the Property to surrounding surface waters. Furthermore, Verdantas installed two off-Property groundwater monitoring wells.

None of the soil samples collected by Verdantas exceeded a VAP GDCS for commercial/industrial land use or construction/excavation activities except the detection of lead in soil boring VWM-2 (0-2’) at 438 mg/kg and the detection of lead in soil boring SS-31 at 500 mg/kg, which are discussed below. The primary focus of Verdantas’ additional groundwater assessment was to evaluate the extent of potential migration of cobalt, nickel and zinc off-Property via groundwater. These compounds were detected in groundwater and Verdantas concluded that they do not pose a vapor intrusion risk. The results of the water sample from the outfall to surface waters were unremarkable.

RE-EVALUATION of SOIL DIRECT CONTACT RISK

Given the current and anticipated land use of the Property, soil analytical results were compared to the Ohio EPA VAP GDCSS for commercial/land use and construction activities. The GDCSS values were derived by the Ohio EPA and are considered to be protective of human health based on predictive models assuming potential exposures to adults via dermal contact with soil, inhalation of dust, and incidental ingestion of soil. The point of compliance (POC) for commercial/industrial land use is typically 2 feet below ground surface and the POC for construction activities is the maximum depth at which construction activities are reasonably anticipated (typically, 10 feet below “ground surface” under the VAP).

The regulatory standards referenced as part of this project are for comparative use only and may not be directly applicable to the Property. On a technical basis, the comparative standards referenced in this report apply only to sites that are participating in Ohio’s VAP; however, because the Ohio EPA recognizes these standards as being protective of human health, they provide a useful tool for assessing environmental conditions at sites located in the State of Ohio.

Multiple Chemicals Adjustments (MCAs) for commercial/industrial land use and construction/excavation soil direct contact were performed to evaluate soil direct contact risk for future receptors on the Property. In **Tables 1** and **2**, the detected COCs in soil relative to the POCs are presented in the first column. The second column presents the maximum concentration of each COC detected. The third column identifies the soil borings where the highest concentration of the COC was detected. In the case of lead, 95th percentile upper confidence limit (95% UCL) exposure point concentrations (EPCs) were derived (output reports contained in **Attachment 1**). (Use of either concentration maxima or 95% UCL EPCs are acceptable in performing risk soil direct contact risk evaluations under the VAP.) The fourth and fifth columns list the single-chemical commercial/industrial or construction/excavation activities non-carcinogenic or carcinogenic values (respectively) for the applicable COCs from Tables III and VI from the Appendix to Ohio Administrative Code (OAC) 3745-300-08. It is noted that lead is not factored into an MCA and that for acenaphthylene, benzo(g,h,i)perylene and phenanthrene the supplemental non-carcinogenic and carcinogenic values provided in the Ohio EPA VAP Chemical Information Database and Applicable Regulatory Standards (“CIDARS”) dated May 2, 2017, were used since Tables III and VI in the Appendix to OAC 3745-300-08 do not list comparative values for these COCs. The last two columns perform the MCAs for non-carcinogenic and carcinogenic effects for commercial/industrial land use and construction/excavation activities soil direct contact.

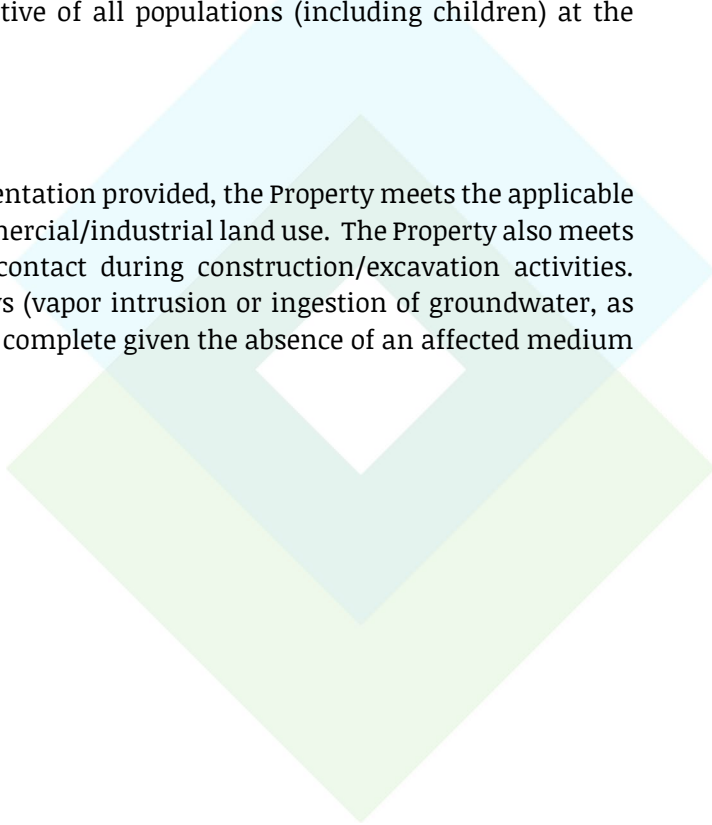
As indicated in **Table 1**, the cumulative non-carcinogenic hazard index for commercial/industrial soil direct contact, **0.2** (rounded to one significant figure in accordance with OAC 3745-300-09[B][3]), is below Ohio EPA target cumulative non-carcinogenic hazard index of 1. The 95% UCL EPC for lead for commercial/industrial land use is 25.4 mg/kg, which is well below the applicable standard of 800 mg/kg. The cumulative carcinogenic risk for commercial/industrial soil direct contact, **7E-06** (rounded to one significant figure), is also below the Ohio EPA target cumulative carcinogenic risk of 1E-05. **Consequently, the Property meets applicable soil direct contact standards for commercial or industrial land use.**

As indicated in **Table 2**, the cumulative non-carcinogenic hazard index for construction and excavation activities soil direct contact, **0.4** (rounded to one significant figure), is below Ohio EPA target cumulative non-carcinogenic hazard index of 1. The 95% UCL EPC for lead for construction and excavation activities is 27.4 mg/kg, which is well below the applicable standard of 400 mg/kg. The cumulative carcinogenic risk for construction/excavation soil direct contact, **5E-07** (rounded to one significant figure) is also below the Ohio EPA target cumulative carcinogenic risk of 1E-05. **Thus, despite the 438 mg/kg of lead detected in Verdantas' soil samples VMW-2 and the 517 mg/kg of lead detected in Deigan's soil sample SS-31, the Property meets applicable standards for construction/excavation activities soil direct contact.**

It is noted that Verdantas treated the site as two separate exposure units (EUs) based on their interpretation of future land use. The first EU (EU1) was a multi-purpose trail that crosses the site while the second EU (EU2) was the balance of the Property. For EU1 Verdantas compared soil direct contact risk against GDCSS for commercial/industrial land use with a high frequency of child exposure. Soil direct contact risk for the balance of the Property was evaluated on a commercial/industrial basis. Simply stated, HZW did not agree that it was appropriate to divide the site into two EUs and compare soil direct contact risk for the multi-purpose trail separately using the "high frequency child" commercial/industrial land use GDCSS. The "high frequency child" GDCSS are intended for use in commercial settings such as strip or retail centers that include a day care center (as an example), or institutional settings such as schools. The "high frequency child" commercial/industrial land use exposure assumptions are that children would be exposed 8 hours per day, 5 days per week, 260 days a year. HZW considered these exposure assumptions overly conservative for the multi-purpose trail and that the correct exposure assumptions for the trail are consistent with those made for commercial/industrial land use where a child is a periodic visitor rather than a "full-time" occupant on a day-to-day basis. HZW considered the exposure assumptions for commercial/industrial land use to be protective of all populations (including children) at the Property, including the multi-purpose trail.

CONCLUSION

Based on HZW's peer review of the documentation provided, the Property meets the applicable standards for soil direct contact assuming a commercial/industrial land use. The Property also meets applicable standards for incidental soil direct contact during construction/excavation activities. Based on our review, no other exposure pathways (vapor intrusion or ingestion of groundwater, as examples) are considered complete or potentially complete given the absence of an affected medium and/or the absence of an exposure vector.



Should you have any questions, please do not hesitate to contact us.

Sincerely,

HZW ENVIRONMENTAL CONSULTANTS, LLC



Sarah Divakarla for
Matthew D. Knecht, CPG
President

Enclosures: Tables
 Attachment

SPD:mdk

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