



Public Meeting

Short-term Soil Cleanup at East Water St. Soil Source Area

**Former Hobart Cabinet Property
May 1, 2025**

East Troy Contaminated Aquifer Sup

Introduction & Site Team Members



U.S. Environmental Protection Agency

- Adrian Palomeque, Community Involvement Coordinator
- Shari Kolak, Remedial Project Manager
 - Matt Kluge, U.S. Army Corps of Engineers (EPA Oversight Contractor)

Ohio Environmental Protection Agency

- Scott Glum, Site Coordinator

Agenda



- I. Site Description
- II. Site History
- III. Extent of Contamination
- IV. Interim Remedy & Cleanup Projects
 - 1. East Water St Soil Source Area *
 - 2. Residential Plume Source Area
 - a. Pilot Study
 - b. Vapor Intrusion
- V. Q&A

** The East Water St Soil Source Area activities are the main topic of the presentation*

Site Description



Located in Miami County, Troy, Ohio

- 20-square block area from South Walnut & the river in the north, to Floral Ave, Canal St. & Scott St. to the south.
- VOCs found in groundwater, soil, and in indoor air of some homes and businesses
- Residents are connected to the municipal water supply

Site History



- **1988:** Cis-1,2-DCE detected in two Troy production wells
- **1999-2005:** Ohio EPA site investigations
- **2007:** EPA TCRA – Installed 17 sub-slab depressurization systems (SSDs)
- **2008:** Listed on National Priorities List (eligible for federal funding for cleanup)
- **2009-2014:** EPA conducted remedial investigations
- **2015 & 2017:** EPA completed Remedial Investigation & Feasibility Study reports



- Tetrachloroethane (PCE)
- Source - Former Dry Cleaners 10 E Main St.

- Trichloroethene (TCE)
- Source – Former Hobart Cabinet Company
- Source –former Spinnaker Coatings (TCE)

2018 Interim Record of Decision (ROD)



2018 Source Area ROD - Remediates sources of groundwater contamination while U.S. EPA develops long-term cleanup options for groundwater throughout the site.

1. **East Water St Soil Source Area** * - Excavation & Off-Site Disposal (Hobart & Spinnaker)
2. **Residential Plume Source Area** - In-situ Treatment using Chemical Oxidation (ISCO) and installation of SSDs
 - a. **Pilot Study** - Evaluates effectiveness of using permanganate to reduce VOCs
 - b. **Vapor Intrusion** - Preemptive Measure

** The East Water St Soil Source Area activities are the main topic of the presentation*

1. East Water St Soil Source Area



Excavation & Off-Site Disposal (Hobart & Spinnaker)

- a) Spinnaker voluntary cleanup – Sept. 2020
- b) Hobart Remedial Design completed - August 2024
- c) Hobart Remedial Action Underway – from May to end of fall 2025 (includes final reports)

Location of Cleanup

East Water Street Soil Source Area

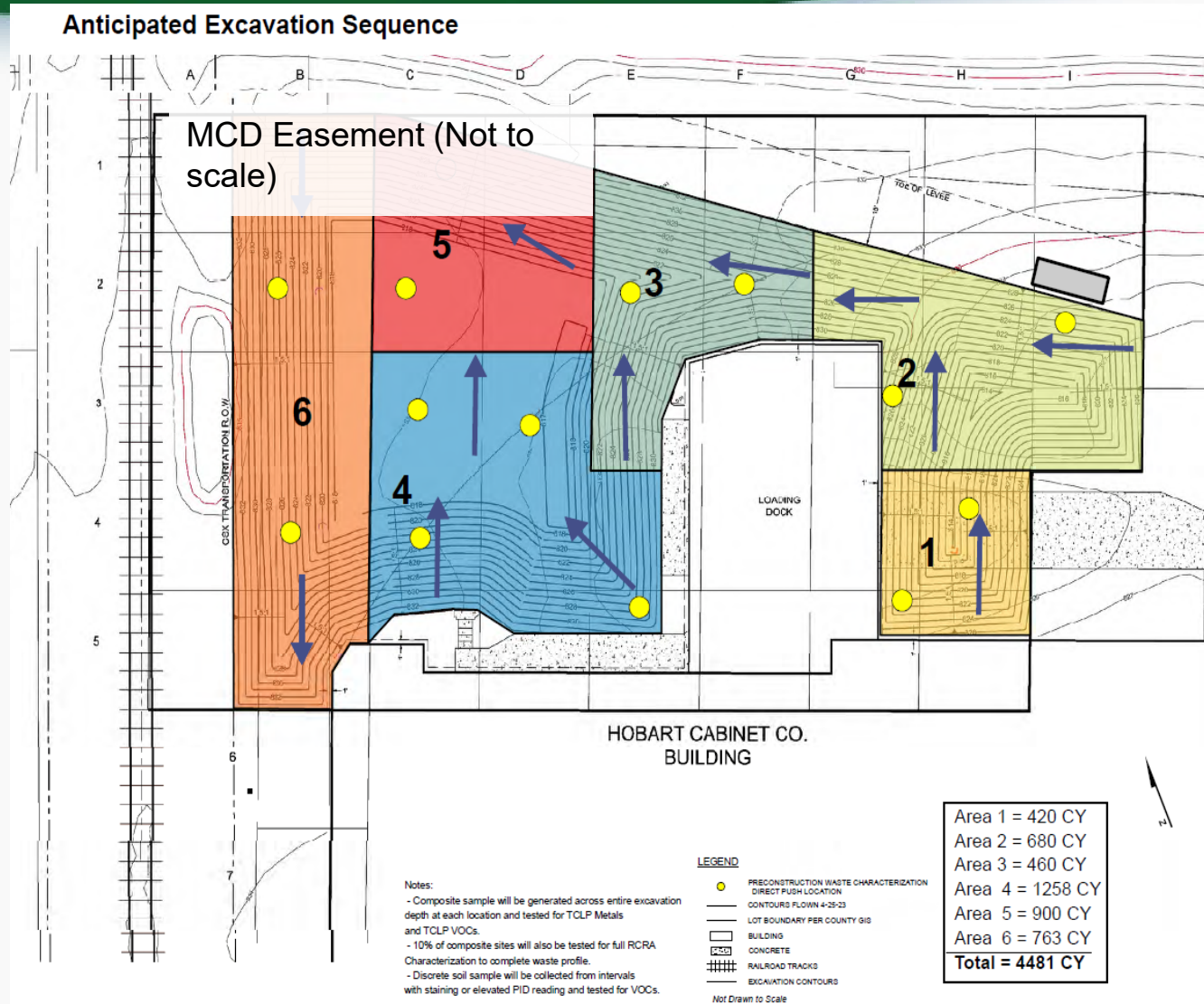


East Water Street Soil Source Area

Former Hobart Cabinet Company

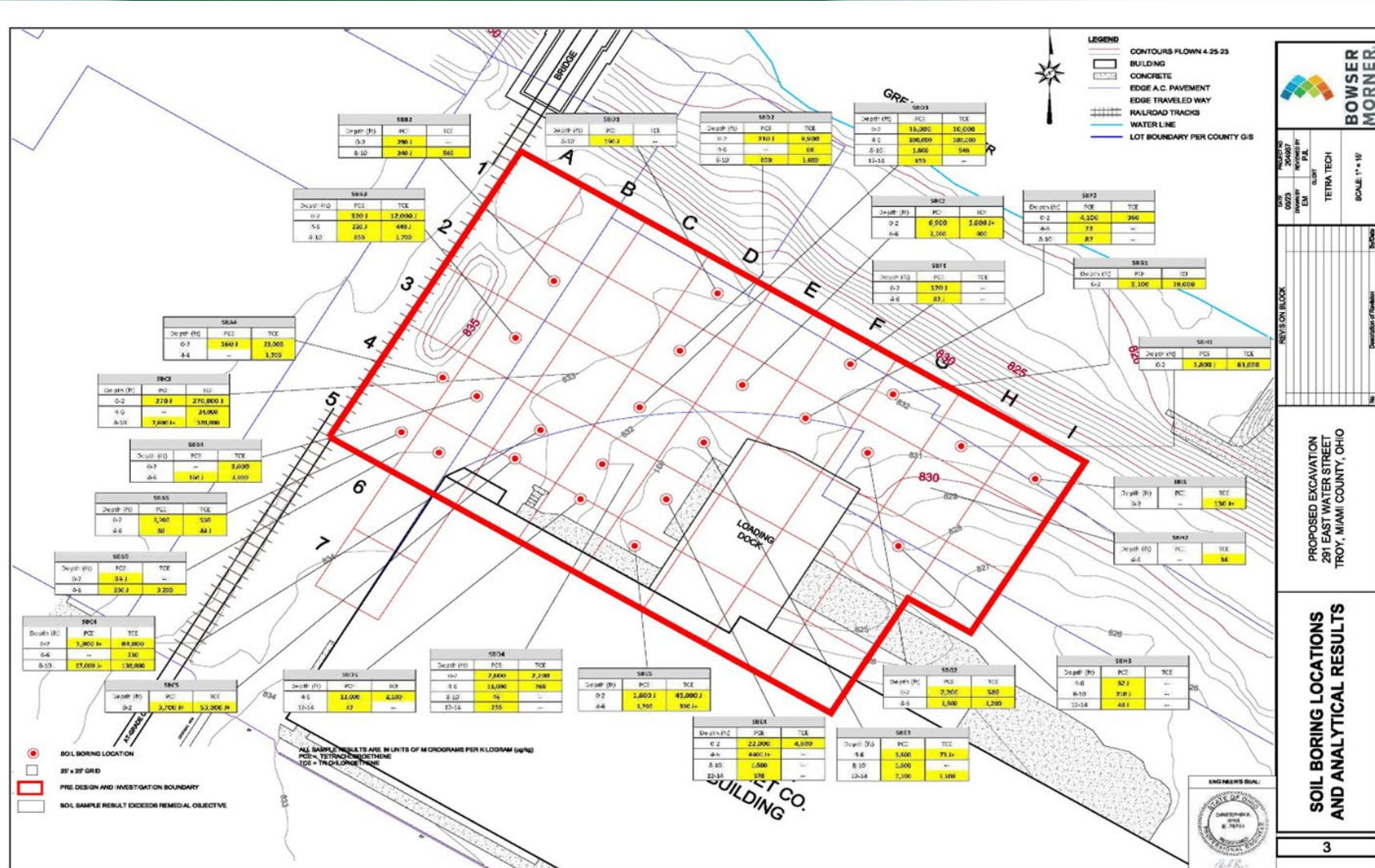


Anticipated Excavation Sequence



- Six areas
- Start excavation from east to west side of property
- Excavate soils, collect confirmation samples, and backfill with clean gravel before moving to next area
- Phased approach – to minimize size of open excavation, reduce risk, and enhance public safety
- Site restoration – grass, gravel and asphalt¹¹

Contamination at Soil Source Area



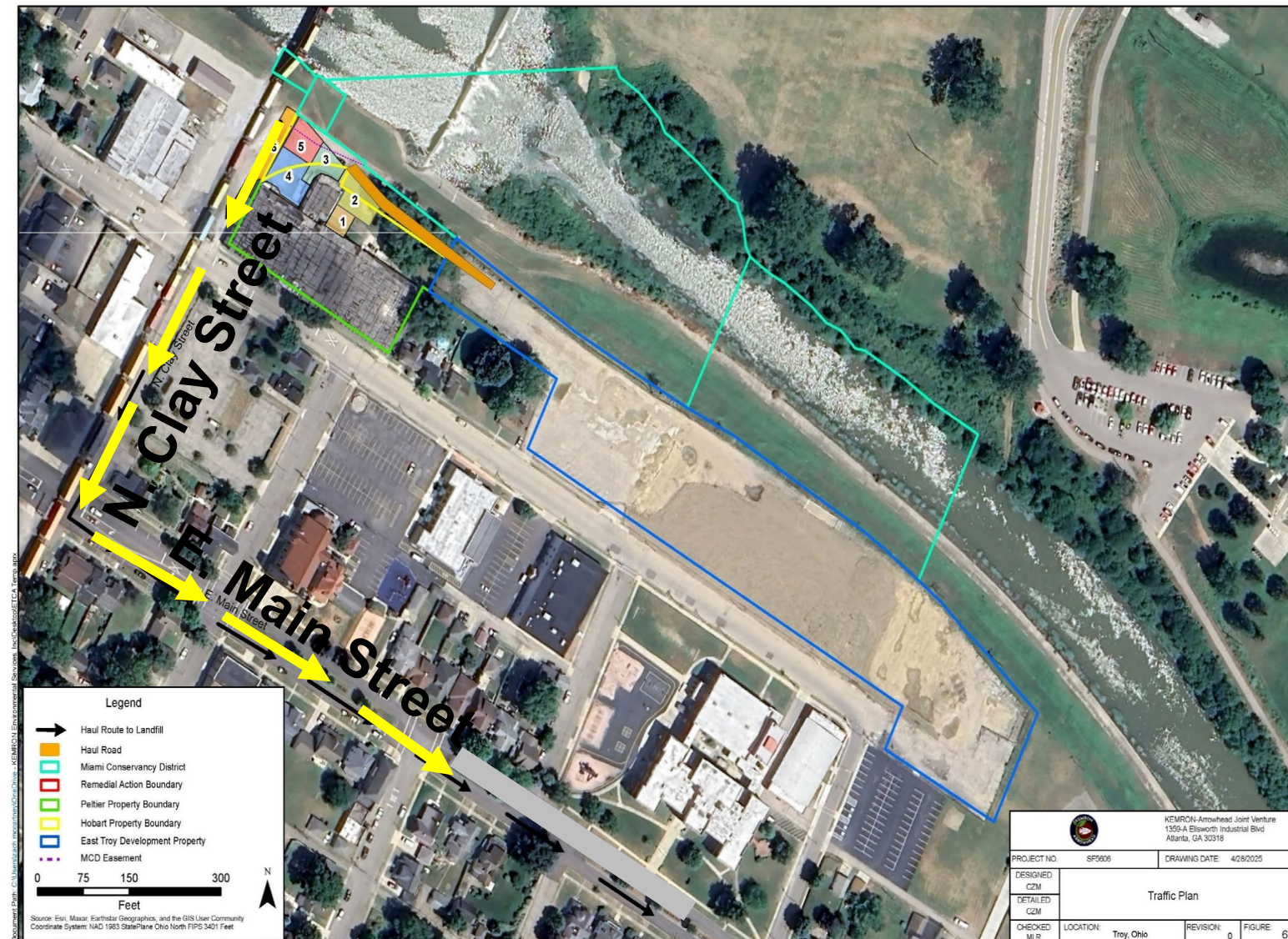
- Boxes in yellow indicate locations where soil exceeds cleanup goals.
- Cleanup goals for PCE is 44 ppb, and for TCE is 33 ppb

Excavation Plan



- The sidewalls will be sloped at 2 ft. No vertical cuts in excavation walls.
- Maximum depth of excavation is 15 ft below ground surface
- Estimated volume removed is 4,480 cy³
- Total estimated duration of project is 60 days. Site preparation, surveying, excavation & backfilling is approx. 50 days. Full restoration of the site will be 5-10 more days.

Traffic Route



- Clean trucks will enter site through the former Spinnaker property
- Trucks will be cleaned with brooms and brushes, and tarped before leaving site
- Trucks will exit along west side of Hobart from N. Clay St. to Main St.
- Construction traffic signs will be posted along Water St. near work area

What You May See



- Construction fencing, equipment, posted signs, and worker vehicles
- Single axle and tandem axle dump trucks transporting:
 - Excavated material from site to landfill
 - Clean backfill and topsoil to Site
- Truckloads and/or piles of clean gravel, backfill & topsoil
- Water tank or truck for dust suppression



Cleanup Schedule



- Site preparation activities start May 19, 2025
- Excavation work starts after Memorial Day
- Work Hours – Monday-Friday, 7 am to 4 pm; some work on Saturday depending on weather conditions
- Work scheduled to be completed this fall

2. Residential Plume Source Area



a. Pilot Study

Evaluates the effectiveness of using permanganate to reduce VOCs in groundwater

- Starts after Strawberry Festival – June (duration 30 days)

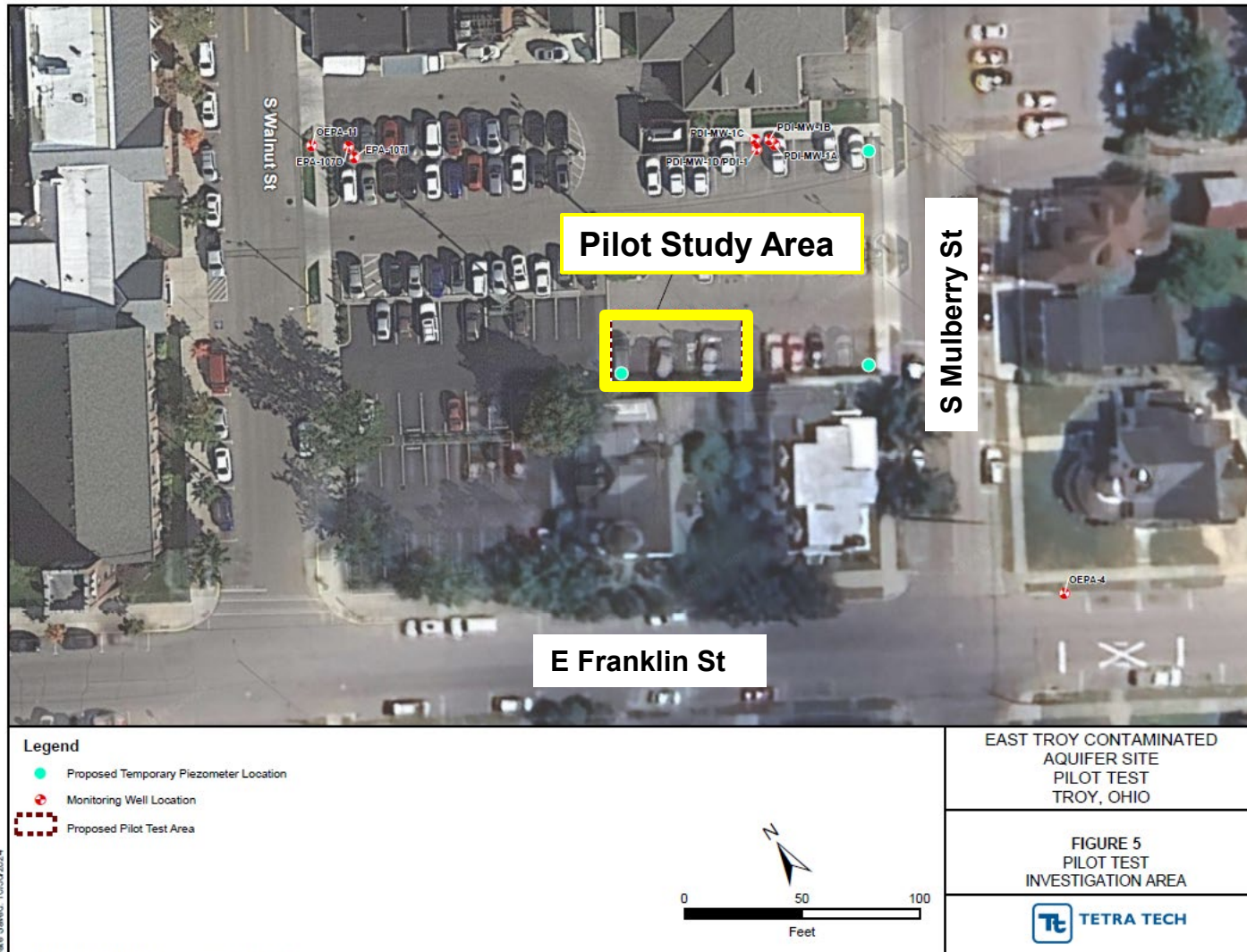
Includes:

- installing injection well & monitoring wells,
- assessing migration of permanganate at varying distances
- evaluating changes in VOCs & metals in groundwater, and
- measuring the radius of influence from injection points.

Remedial Design begins after pilot study – Tentative September 2025

Remedial Action (cleanup) - Tentative 2027

Pilot Study Location



Parking lot near the intersection of East Franklin St. and South Mulberry St.

2. Residential Plume Source Area



b. Vapor Intrusion

- Preemptive measure – Installation of Sub-slab Depressurization Systems in homes/business above ISCO treatment area
- Remedial Design completed in January 2023
- Installation of the systems will begin before full-scale ISCO remedy implemented (tentative 2027)

EPA Contacts & Webpage



- Shari Kolak - **Remedial Project Manager**
kolak.shari@epa.gov / 312-886-6151
- Adrian Palomeque – **Community Involvement Coordinator**
palomeque.adrian@epa.gov / 440-250-1715
- www.epa.gov/superfund/east-troy-aquifer

The screenshot shows the EPA website's Superfund site page for the East Troy Contaminated Aquifer in Troy, OH. The page has a blue header with the EPA logo and navigation links: "Environmental Topics", "Laws & Regulations", and "About EPA". A search bar is on the right. The main content area is divided into a left sidebar with links like "Superfund Home", "This Site's Home Page", "Site Contacts", "Cleanup Activities", "Health & Environment", "Stay Updated, Get Involved", "Redevelopment", "Site Documents & Data", and "View Site on Map". The main text area includes the title "EAST TROY CONTAMINATED AQUIFER TROY, OH", a section for "Announcements and Key Topics" with a paragraph about a public meeting on May 1 and a link to a fact sheet, and a "Background" section describing the site's location and size. On the right, there are two boxes: "Site Contacts" listing the Community Involvement Coordinator (Adrian Palomeque) and Remedial Project Manager (Shari Kolak) with their contact info, and "Site Location" providing the street address (East Troy along West Bank of Miami River) and zip code (Troy, OH 45373).

Superfund Site: EAST TROY CONTAMINATED AQUIFER TROY, OH

Announcements and Key Topics

On May 1, EPA will hold a public meeting to share details about an upcoming short-term cleanup project for the East Water Street Soil Source Area of the East Troy Contaminated Aquifer Superfund site. EPA mailed out a [fact sheet \(pdf\)](#) (535.19 K) with detailed information about this meeting and the cleanup to residents living near the site.

• **Meeting Location:** ...

[Continue reading announcements and key topics »](#)

Background

The East Troy Contaminated Aquifer site, known as ETCA, is in Troy, Ohio, along the western bank of the Great Miami River. It includes a 20-square block area that extends ...

[Continue reading background »](#)

Site Contacts

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Site Location

Street Address:
EAST TROY ALONG WEST BANK OF MIAMI RIVER
TROY, OH 45373

Questions & Answers (Q&A)





**We appreciate your
attention &
participation this
evening**

