

## CHRONOLOGY

### ENVIRONMENTAL WORK RELATED TO SUGAR CAMP, OLD RIVER ATHLETIC FIELD AND THE OAKWOOD WELL FIELDS *[Work in Progress]* **DRAFT (9/20/10)**

1993	February	Wellhead Protection Program Component A, “Aquifer Characterization and Protection Area Delineation” prepared by LJB and issued 2/2/1993.
1995	March	Wellhead Protection Program Component B, “Potential Pollutant Source Inventory,” prepared by MVRPC and issued March 1995.
1995	March	Wellhead Protection Program Component D, “Well Field Pollution Prevention Report,” prepared by MVRPC and issued March 1995.
1995	April	Wellhead Protection Program Component C, “Groundwater Monitoring Plan” prepared by LJB and issued 4/20/1995.
1995	September	Ohio EPA letter review of the Oakwood Wellhead Protection Program components (OEPA 9/28/95).
1995 – 1999		Oakwood obtained easements to create a protection area for proposed Well No. 8, which easements also added protection for the existing wells.
2000	March	Oakwood constructed a “pressure-tight” sanitary sewer across the Oakwood well field property to eliminate septic tanks on Kling Avenue properties and protect the Firwood Well Field from contamination with sanitary waste.
2001	July	Ohio EPA letter regarding the Susceptibility Analysis for the three Oakwood well fields (OEPA 7/18/01).
2003	May	Oakwood requested that LJB review NCR environmental testing data and report to Oakwood Board of Health (Klopsch 5/29/2003).
2003	June	LJB review of NCR Environmental Testing (Eastman 6/9/03).
2003	August	NCR provided Oakwood with information from a second round of environmental testing. (NCR 8/22/03).
2003	September	Oakwood requested that LJB review the second round of NCR environmental testing data (Klopsch 9/8/2003).
2003	September	LJB review of NCR environmental testing data including a recommendation that Oakwood request additional information from NCR (Eastman 9/8/03).
2003	September	Oakwood request to NCR for additional information (Klopsch, 9/12/03).
2003	November	Dr. Eastman briefed the Oakwood Board of Health on the soil and water sampling done at the soccer fields by NCR (Bd of Health 11/10/2003).
2004	April	Well No. 8 placed on line at the Firwood Well Field after obtaining Ohio EPA approval to do so.
2004	August	HNTB report “NCR Sugar Camp Subarea Plan” contained “Appendix B, Physical and Environmental Constraints on Utilization of the Sugar Camp Property” prepared by LJB. Appendix B identified areas requiring further environmental investigations. (LJB 8/31/04).

2004	August	LJB prepared a limited Phase I Environmental Site Assessment (ESA) for Lots 1 and 2 of the NCR properties. The ESA was limited in that LJB was not granted permission by NCR to perform a site visit nor provided access to reports on testing data. The ESA identified a number of Recognized Environmental Conditions that would need to be addressed prior to a purchase of the property for possible development. (LJB 8/25/04).
2004	December	Site Inspection Report for the Department of the Army related to what is commonly known as the Runnymede Playhouse. (Army Corps of Engineers, 12/2004).
2006	April	Oakwood received a letter from NCR objecting to the use of the terms “industrial fill” and “industrial landfill” in the NCR Sugar Camp Subarea Plan (NCR 4/10/06). Oakwood’s responded with a request that NCR representative meet with John Eastman to discuss a solution (Klopsch 4/18/06).
2006	July	Board of Health Meeting held in the Council Chambers on July 11, 2006 was devoted primarily to the request for Oakwood’s approval of an Urban Setting Designation (USD) for the former NCR properties purchased by the University of Dayton. Dr. Eastman reviewed the documents prepared by Hull and Associates and determined there was no threat to the Oakwood well fields. (Bd of Health minutes 7/11/06).
2006	July	Oakwood City Council approved a resolution consenting to the UD Urban Setting Designation. (Oakwood Council minutes 7/24/09).
2006	August	Eastman letter to Oakwood “Sugar Camp Environmental Issues” (Eastman 8/7/06)
2006	August	Hull & Associates Memorandum “Summary of Technical Demonstration to Evaluate Potential Impact to City of Oakwood Water Wells as Part of the University of Dayton’s Proposed Urban Setting Designation for the Campus West Property.” (Hull 8/15/06).
2006	August	Eastman letter to Oakwood “Sugar Camp Environmental Issues” (Eastman 8/17/06)
2006	September	City Council appropriated funds for the purchase of Old River Athletic Fields. The meeting also included a Public Hearing on the OIG Special Use Amendment Request that included a synagogue in Building C. (City Council minutes, 9/18/06).
2006	Sept/Oct	LJB prepared a Phase I Environmental Site Assessment (ESA) in accordance with ASTM E1527-05 for the NCR Recreational Fields as part of the due diligence process of Oakwood acquiring the land. Although the ESA was formally issued on October 9, 2006, a summary of the ESA was earlier provided to Oakwood’s legal counsel (9/18/2006) and to the Oakwood Board of Health (Bd of Health minutes 9/26/2006).
2006	October	Dayton Daily News Article, “EPA plans drilling tests at former NCR site to determine if harmful vapors exist” (DDN 10/20/06)
2006	October	Eastman memo to Klopsch related to DDN article (Eastman 10/20/06).
2006	November	Weston Solutions prepared a report to the Versant Group titled “Lots 2 and 3, Former NCR Sugarcamp Property, Compliance with Ohio VAP standards for intended property use” (Weston 11/17/06). This report was provided to Oakwood

and to LJB for review and was subsequently included in the Sugar Camp Master Plan Appendix provided to Oakwood by OIG/Versant.

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| 2006 | November | LJB prepared an "Evaluation of Risk Based Concentrations for Chronic Exposure to Arsenic" that supported a finding of no danger from arsenic to children using the soccer fields (LJB 11/20/2006).  |
| 2006 | November | Board of Health Meeting held in the Council Chambers on November 20, 2006 was devoted almost entirely to environmental issues at Sugar Camp and Old River Fields following a WHIO TV report of possible environmental issues of lead and arsenic at the Soccer Fields. WHIO TV covered portions of the meeting (Bd of Health minutes 11/20/06).   |
| 2006 | December | Eastman memo "Sugar Camp Master Plan, Preliminary Review Comments" (Eastman 12/5/06).   |
| 2006 | December | Planning Commission initial Public Hearing on the Sugar Camp Master Plan (Planning Commission minutes 12/13/06). Note that the Sugar Camp Master Plan Appendix contains several environmentally related documents: a) a "Foundry Sand Remediation Plan," b) the Weston report mentioned above (Weston 11/17/06) and attachments, and c) a 2006 update by BHE Environmental, Inc., to their 2003 "Phase 1 Environmental Site Assessment of the NCR Sugar Camp Facility, 101 W. Schantz Ave, Dayton, Ohio" (BHE 6/9/06 and 7/15/03). Laura Funk of Weston Solutions made a presentation regarding environmental issues. |
| 2007 | January  | Planning Commission work session consisting of an "informal discussion" of the Sugar Camp Master Plan (Planning Commission minutes 1/3/07).   |
| 2007 | January  | Planning Commission meeting took formal action recommending City Council approval of the Sugar Camp Master Plan (Planning Commission minutes 1/17/07). See also "Sugar Camp Master Plan Proposal, Oakwood Planning Commission Findings and Recommendations."  |
| 2007 | March    | Oakwood City Council Public Hearing on Sugar Camp Master Plan (3/5/07).   |
| 2007 | April    | City Council approved Resolution No. 1650 granting approval of the Special Use Applications filed by OIG and Versant for the former NCR properties including a Public Hearing on Sugar Camp Master Plan (City Council minutes 4/23/07).   |
| 2007 | October  | Dr. Eastman provided the Board of Health with an update on environmental issues related to the OIG and Versant developments (now known as Sugar Camp and Pointe Oakwood respectively) and in particular dust control during construction. (Bd of Health minutes 10/22/07).  |
| 2008 | May      | Dr. Eastman provided the Board of Health with an update on environmental issues related to Sugar Camp and Pointe Oakwood. (Bd of Health minutes 5/27/08).   |
| 2008 | August   | Weston Solutions provided a report to Versant Group titled "Evaluation of Air Permit Requirements during Soil Remediation, NCR Property, Dayton, Ohio." (Weston 8/22/08).   |
| 2009 | July     | Andy Pruitt letter to Oakwood Board of Health, copied to City Council and staff regarding the Well Field Protection Area (Pruitt 7/13/09).  |
| 2009 | August   | LJB provided Oakwood a summary document titled "Well Head Protection for Springhouse Wells." (LJB 8/19/09).   |
| 2009 | August   | LJB provided Oakwood a summary document titled "Oakwood Aquifer and Pointe Oakwood Development" (LJB 8/19/09).  |

- 2009 August Board of Health Meeting held in the Council Chambers on August 20, 2009 was devoted almost entirely to environmental issues at Sugar Camp, Pointe Oakwood and the Oakwood wellfields. The Board of Health *“concluded the discussion by directing Mr. Klopsch to schedule a time for staff, Dr. Eastman, Mr. Pruitt and other concerned citizens to meet to discuss Mr. Pruitt’s questions and then report back to the board.”* (Bd of Health minutes 8/20/09).
- 2009 Aug/Sept Mr. Pruitt submitted a list of “Questions from Concerned Citizens of Oakwood Regarding Environmental Remediation at the Pointe Oakwood/Sugar Camp Site” on 8/28/09 with responses by Eastman and Klopsch on 9/21/09.
- 2009 September Meeting of staff (Klopsch, Weaver, Weiskircher) and Dr. Eastman with Mr. Pruitt and the Concerned Citizens of Oakwood for approximately three hours to address their questions and concerns. (9/22/09).
- 2009 October Board of Health Meeting held in the Council Chambers on October 13, 2009 was devoted predominantly as a follow-up to the 9/22/09 meeting with the Concerned Citizens. It was noted that no visitors registered. At the conclusion of the meeting, the Board of Health unanimously passed the following motion: *“The Oakwood Board of Health has heard and considered all of the information and data presented by staff, the City’s consultant, the Ohio EPA, and Oakwood citizens regarding environmental conditions at the Sugar Camp and Pointe Oakwood developments. Based on this information, the Board is satisfied with the conclusion of staff and the city’s consultant that the developments do not jeopardize the city’s water supply or the health and safety of the city’s residents. Therefore, we do not see the need to recommend to City Council that additional studies, testing or site evaluation be undertaken at this time.”* (Bd of Health minutes 10/13/09).
- 2010 April LJB provided Oakwood with a review of, and recommendations for, Oakwood’s wellhead protection program in light of the current program requirements known as “Source Water Assessment and Protection Program” (LJB 4/5/10).
- 2010 April Hull & Associates provided the University of Dayton with a response to Andy Pruitt’s questions to the University of Dayton concerning Hull & Associates report regarding the Urban Setting Designation (Hull 4/15/10).
- 2010 April Mr. Pruitt emailed OEPA and copied LJB with a document titled “Appendix B: Deficiencies of the Hull and Associates, Inc. Report” (Pruitt 4/22/10).
- 2010 May Meeting on 5/12/10 at Ohio EPA with Mr. Pruitt to hear his concerns regarding environmental issues related to the Oakwood well field, the foundry sand at Pointe Oakwood, and other issues. The meeting was attended by Mr. Pruitt, Ohio EPA staff from the Division of Drinking and Groundwaters and the Division of Emergency and Remedial Response, Oakwood staff, a representative of Hull & Assoc. and Dr. Eastman. No known written record of this meeting exists, but Ohio EPA has indicated that they were satisfied that there are no environmental issues that require Ohio EPA’s attention at this time.
- 2010 June LJB provided Oakwood with an “Update on Soccer Field Phase I ESA” (Eastman 6/30/10).
- 2010 September LJB provided Oakwood with information on the definition and interpretation of “recognized environmental conditions” as used in Environmental Site Assessments (LJB 9/14/10).

Apr 2008 – Present LJB monitored construction at both Sugar Camp and Pointe Oakwood. As of 9/10/10, LJB has taken over 1500 pictures documenting the construction activities including excavation and re-compaction of the NCR fill materials on the site.

Continuous City of Oakwood staff routinely tests the Oakwood water supply in strict accordance with Ohio EPA requirements. There has never been a problem with chemical contamination in the well water. In some wells, naturally occurring iron and manganese is removed in the City’s treatment plants along with the high hardness that is found in all wells. These tests have consistently shown that Oakwood’s water supply is safe. Testing information is publically reported by the Water Department every year.

Annual since 1999 Oakwood has issued the “Consumer Confidence Reports” mandated by Ohio EPA. These reports, based on data for the previous year, have consistently shown that Oakwood’s water supply is safe.