

Why You Should Read This: The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



IOWA STATE REVOLVING FUND
FINDING OF NO SIGNIFICANT IMPACT

February 7, 2024

To: All Interested Citizens, Government Agencies, and Public Groups

An environmental review has been performed based on the procedures for implementing the National Environmental Policy Act (NEPA), for the proposed agency action below:

Applicant: City of Granger

SRF Number: FS-25-23-DWSRF-072

County: Polk

Iowa DNR Project Number: W2023-0106

State: Iowa

The City of Granger, Iowa is planning an upgrade to their drinking water infrastructure. The city has applied for financial assistance through the State Revolving Fund (SRF) loan program to build the project. The State Revolving Loan Program is a program authorized by the Environmental Protection Agency (EPA) and administered by the Iowa Department of Natural Resources (DNR) in partnership with the Iowa Finance Authority.

The City of Granger is located in Dallas County approximately 22 miles northwest of Des Moines, Iowa and 32 miles southwest of Ames, Iowa. The project location is just over the county line into Polk County. The population of Granger according to the 2020 US Census was 1,654. The design population equivalent for the year 2040 is 2,800.

The City of Granger's water supply is from the alluvial sand and gravel formations along Beaver Creek. The City currently has two shallow wells located near the water treatment plant. The City's water treatment plant was constructed in 2009 and provides aeration, pressure filtration for iron and manganese removal and chemical addition. The City recently added two pressure filters to the water treatment plant.

The City's distribution system includes two pressure zones. The area west of Highway 17 is located in the low-pressure zone. This pressure zone includes a 100,000-gallon water tower and a 40,000-gallon water tower.

The City's high-pressure zone serves the area on the east side of Highway 17. The high-pressure zone is currently served by a booster station located along Burr Oak Boulevard on the west side of Highway 17. There is currently a single water main crossing of Highway 17. There is no storage in the high-pressure zone.

The City's water distribution system was originally developed to serve the older portions of the City and includes 4-inch and 6-inch water mains. The City's current policy is to require a minimum 8-inch size water main in all new developments. The City has constructed some 12-inch mains in the area between the water plant and water towers and a 6-inch reinforcing main from the water plant to the western portions of the City located along Kennedy Boulevard. The water main from the booster station across Highway 17 and extending easterly into the Twin Eagles development is a 12-inch main.

The City's water storage currently consists of two water towers both located just west of City Hall on Main Street. The north water tower is a 40,000-gallon water tower constructed in 1918. The tower is constructed of riveted steel plate.

The southerly tower is a 100,000-gallon double welded steel tank constructed in the late 1970s. The two towers operate at the same overflow elevation.

When the new tower was constructed in the late 1970s the older tower was taken out of service for a period of several years. However, the tower was returned to service to allow the City to meet peak day water demands. At that time the City's water treatment plant capacity was limited and the additional storage volume was critical to allow the City to meet the peak day pumpage demands.

The smaller 1918 water tower is in fair condition. However, the tower is nearing the end of its useful life. The 100,000-gallon tower is in good condition and has many years of additional service life remaining.

The Iowa Department of Natural Resources design standard for water storage is to provide storage equal to the average day pumpage. The average daily pumpage as of 2022 is approximately 169,000 gallons per day. This average day pumpage is projected to increase steadily reaching at least 520,000 gallons per day in 2070. To meet the design standard, the City should provide additional water storage.

The purpose of this project is to make improvements to the drinking water infrastructure to enhance its reliability and increase capacity to safely and reliably operate the City of Granger's water system for the next 20 years.

The proposed project includes the construction of a new elevated storage tank on the outskirts of the city; installation of approximately 700 linear feet of 12-inch water main; and all necessary site improvements, connections, and appurtenances.

The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population. The project will not conflict with local, regional or State land use plans or policies. The project will not impact wetlands. The project will not affect threatened and endangered species or their habitats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes. The project will not affect the 100-year flood plain. The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.

No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should

make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).

The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”). The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply. No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

Minimum separation distances will be maintained. Noise during construction will be maintained at tolerable levels through controls on construction activities. Any construction debris will be removed from the site for proper disposal. Adverse environmental effects from construction activities will be minimized with proper construction practices, inspection, prompt clean up and other appropriate measures. Areas temporarily disturbed by the construction will be restored.

It has been determined that the proposed action will result in no significant impacts to the surrounding environment. This determination is based on a careful review of the engineering report, the environmental assessment and other supporting data which are on file at the Department of Natural Resources' office in Des Moines, Iowa. These are available for public review upon request. A copy of the environmental assessment is attached. This Department will not take any administrative action on the project for at least thirty (30) calendar days from the above date. Persons disagreeing with the above environmental decision may submit comments to the department during this period. Your comments can be sent to SRF-PC@dnr.iowa.gov or directly to me at hailey.andersen@dnr.iowa.gov or (515) 321-7385.

Sincerely,

Hailey Andersen
Environmental Specialist
502 E 9th St
Des Moines, IA 50319-0034

Enclosures: Environmental Assessment
Project Map

Distribution

List (email): Veenstra & Kimm, Inc.
Edward Boling, Council on Environmental Quality
Jake Hansen, Iowa Department of Agriculture and Land Stewardship
Ken Sharp, Iowa Department of Public Health
Sarah Petersen, Iowa Department of Public Health
Dan Narber, Iowa Economic Development Authority
Alicia Vasto, Iowa Environmental Council
Michael Schmidt, Iowa Environmental Council

Tracy Scebold, Iowa Finance Authority
Tony Toigo, Iowa Finance Authority
Lee Wagner, Iowa Finance Authority
Mickey Shields, Iowa League of Cities
Jane Clark, Sierra Club
Josh Mandelbaum, Environmental Law and Policy Center
Kate Sand, USDA Rural Development
Tokey Boswell, USDO, National Park Service, Midwest Region
Kraig McPeck, Fish and Wildlife Service, Rock Island Field Office
Ann D'Alfonso, USEPA Region VII
Kelly Beard-Tittone, USEPA Region VII
The Dallas County News

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IOWA STATE REVOLVING FUND
ENVIRONMENTAL ASSESSMENT DOCUMENT

PROJECT IDENTIFICATION

Applicant: City of Granger
County: Polk
State: Iowa

SRF Number: FS-25-23-DWSRF-072
Iowa DNR Project Number: W2023-0106

COMMUNITY DESCRIPTION

Location: The City of Granger is located in Dallas County approximately 22 miles northwest of Des Moines, Iowa and 32 miles southwest of Ames, Iowa. The project location is just over the county line into Polk County.

Population: The population of Granger according to the 2020 US Census was 1,654. The design population equivalent for the year 2040 is 2,800.

Current Source of Water: The City of Granger's water supply is from the alluvial sand and gravel formations along Beaver Creek. The City currently has two shallow wells located near the water treatment plant.

Current Water Treatment and Quality: The City's water treatment plant was constructed in 2009 and provides aeration, pressure filtration for iron and manganese removal and chemical addition. The City recently added two pressure filters to the water treatment plant.

Current Distribution System: The City's distribution system includes two pressure zones. The area west of Highway 17 is located in the low-pressure zone. This pressure zone includes a 100,000-gallon water tower and a 40,000-gallon water tower.

The City's high-pressure zone serves the area on the east side of Highway 17. The high-pressure zone is currently served by a booster station located along Burr Oak Boulevard on the west side of Highway 17. There is currently a single water main crossing of Highway 17. There is no storage in the high-pressure zone.

The City's water distribution system was originally developed to serve the older portions of the City and includes 4-inch and 6-inch water mains. The City's current policy is to require a minimum 8-inch size water main in all new developments. The City has constructed some 12-inch mains in the area between the water

plant and water towers and a 6-inch reinforcing main from the water plant to the western portions of the City located along Kennedy Boulevard. The water main from the booster station across Highway 17 and extending easterly into the Twin Eagles development is a 12-inch main.

Current Water Storage: The City's water storage currently consists of two water towers both located just west of City Hall on Main Street. The north water tower is a 40,000-gallon water tower constructed in 1918. The tower is constructed of riveted steel plate.

The southerly tower is a 100,000-gallon double welded steel tank constructed in the late 1970s. The two towers operate at the same overflow elevation.

When the new tower was constructed in the late 1970s the older tower was taken out of service for a period of several years. However, the tower was returned to service to allow the City to meet peak day water demands. At that time the City's water treatment plant capacity was limited and the additional storage volume was critical to allow the City to meet the peak day pumpage demands.

The smaller 1918 water tower is in fair condition. However, the tower is nearing the end of its useful life. The 100,000-gallon tower is in good condition and has many years of additional service life remaining.

The Iowa Department of Natural Resources design standard for water storage is to provide storage equal to the average day pumpage. The average daily pumpage as of 2022 is approximately 169,000 gallons per day. This average day pumpage is projected to increase steadily reaching at least 520,000 gallons per day in 2070. To meet the design standard, the City should provide additional water storage.

PROJECT DESCRIPTION

Purpose: The purpose of this project is to make improvements to the drinking water infrastructure to enhance its reliability and increase capacity to safely and reliably operate the City of Granger's water system for the next 20 years.

Proposed Improvements: The proposed project includes the construction of a new elevated storage tank on the outskirts of the city; installation of approximately 700 linear feet of 12-inch water main; and all necessary site improvements, connections, and appurtenances.

ALTERNATIVES CONSIDERED

Alternatives Considered: An evaluation was undertaken to determine whether it would be preferable to provide additional storage in the lower pressure zone or the high-pressure zone. With the lack of reliability in the high-pressure zone it was determined any additional storage should be located in the high-pressure zone. The size of the elevated storage tank was also considered.

Reasons for Selection of Proposed Alternative: The preferred alternative is to locate storage in the high-pressure zone. Locating storage in the high-pressure zone provides the option for that storage to be utilized in both pressure zones. A connection between the two pressure zones would allow the storage in the high-pressure zone to back feed the lower pressure zone in the event of a water demand that exceeded the effective capacity of the 100,000-gallon water tower and water treatment plant. Locating the additional storage in the lower pressure zone does not address the lack of storage in the high-pressure zone.

Portions of the future growth area for the City of Granger are located in areas currently served by Xenia Rural Water. In 1993 the City entered into a 2-Mile Agreement with Xenia Rural Water that allows the City to serve certain areas east of Highway 17 and to purchase the service territorial rights from Xenia for additional area east of Highway 17.

Based on the area served by Xenia Rural Water, the City does not anticipate its water system will serve a population more than approximately 4,000 people within the next 30 to 40 years. The limitation on the future growth of the City to be served by its water system is considered in the sizing of the future water tower.

For the purposes of implementing the project, the City is proposing the base project be a 250,000-gallon tower. The City will receive alternate bids on a 300,000 gallon and a 400,000-gallon tower. Based on the alternate bids, the City may elect one of the two larger sizes. The City recognized if it selects a tower size larger than 250,000-gallons the incremental cost for the larger tower would not be SRF eligible.

The No-Action alternative is not viable due to the need for additional water storage within the system in order to meet current design standard. The project site was selected for the availability of land, proximity to existing infrastructure, as well as minimization of the impacts to the environment.

MEASURES TAKEN TO ASSESS IMPACT

Public Involvement: A public hearing was held on January 11, 2024 at 5:30PM at the City's regular council meeting. The public notice of this hearing was published in the Fairfield Daily Ledger on November 30, 2023. The purpose of this hearing was to present the environmental and financial impacts of the proposed improvement project. No written or oral comments were received.

Coordination and Documentation with Other Agencies and Special Interest Groups: The following Federal, state and local agencies were asked to comment on the proposed project to better assess the potential impact to the environment:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- Natural Resources Conservation Service
- State Historical Society of Iowa (State Historical Preservation Office)
- Iowa DNR Conservation and Recreation Division
- Iowa DNR Flood Plain Management Section
- Citizen Band Potawatomi Indian Tribe
- Flandreau Santee Sioux
- Ho-Chunk Nation
- Iowa Tribe of Kansas and Nebraska
- Iowa Tribe of Oklahoma
- Kickapoo Tribe in Kansas
- Kickapoo Tribe of Oklahoma
- Lower Sioux Indian Community Council
- Miami Tribe of Oklahoma
- Omaha Tribal Council
- Osage Tribal Council
- Otoe-Missouria Tribe
- Pawnee Nation of Oklahoma
- Peoria Tribe of Indians of Oklahoma

Ponca Tribe of Indians of Oklahoma
Ponca Tribe of Nebraska
Prairie Band Potawatomi Nation
Prairie Island Indian Community
Sac & Fox Nation of Mississippi in Iowa
Sac & Fox Nation of Missouri
Sac & Fox Nation of Oklahoma
Santee Sioux Nation
Shakopee Mdewakanton Sioux Community
Sisseton-Wahpeton Oyate
Spirit Lake Tribal Council
Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations
Upper Sioux Tribe
Winnebago Tribal Council
Yankton Sioux Tribal Business and Claims Committee
Dallas County Historic Preservation Commission

No adverse comments were received from any agencies or general public. Conditions placed on the applicant by the above agencies in order to assure no significant impact are included in the Summary of Reasons for Concluding No Significant Impact section.

ENVIRONMENTAL IMPACT SUMMARY

Construction: Traffic patterns within the community may be disrupted and above normal noise levels in the vicinity of the construction equipment can be anticipated during construction and should be a temporary problem. Adverse environmental impacts on noise quality will be handled by limited hours of contractor work time during the day. Other adverse environmental effects from construction activities will be minimized by proper construction practices, inspection, prompt cleanup, and other appropriate measures. Areas temporarily disturbed by the construction will be restored. Solid wastes resulting from the construction project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

Care will be taken to maintain dirt to avoid erosion and runoff. The proposed project will disturb one or more acres of soil; therefore, the applicant is required to obtain an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) and abide by its terms. Provided that this permit is obtained and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

Temporary air quality degradation may occur due to dust and fumes from construction equipment. The applicant shall take reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 Iowa Administrative Code IAC 23.3(2)“c”).

Historical/Archaeological: The State Historical Preservation Office (SHPO), the Certified Local Government and various Native American tribes with an interest in the area were provided information regarding the project. The DNR has determined, and the SHPO has concurred (R&C#240177697), that this undertaking will result in “no adverse effect” to historic properties based on the scope of the project, the prior use of the project area, and the findings of the Phase I Archeological Survey conducted on the project property. However, if project

activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).

Environmental: According to the Iowa DNR Conservation and Recreation Division, the proposed project will not interfere with any State-owned parks, recreational areas or open spaces. The U.S. Army Corps of Engineers concurs that the project will not impact wetlands. The project will not impact any wild and scenic rivers as none exist within the State of Iowa. The U.S. Fish & Wildlife Service Section 7 Technical Assistance website consultation determined, and Iowa DNR Conservation and Recreation Division agree, that the project will not impact protected species or their habitats. However, if any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. According to the Iowa DNR Flood Plain Management Section, this project will not impact the 100-year floodplain. No adverse impacts are expected to result from this project, such as those to surface water quantity, or groundwater quality or quantity. Therefore, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

Land Use and Trends: The project will not displace population nor will it alter the character of existing residential areas. The proposed project is within the present corporate limits of Granger in areas zoned residential, commercial, or industrial. No significant farmlands will be impacted. An analysis of the farmland conversion impact was completed. Removing this area from production should not have a significant impact on corn or soybean production in the area, nor should it have a significant impact on the agricultural industry in the area. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

Irreversible and Irretrievable Commitment of Resources: Fuels, materials, and various forms of energy will be utilized during construction

Nondiscrimination: All programs, projects, and activities undertaken by DNR in the SRF programs are subject to federal anti-discrimination laws, including the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and section 13 of the Federal Water Pollution Control Amendments of 1972. These laws prohibit discrimination on the basis of race, color, national origin, sex, disability, or age.

POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT

Positive environmental effects will be improved water quality in. The new elevated storage tank will bring the City of Granger into compliance with department standards and will better assist in the prevention of water supply contamination associated with inadequate pressures within the distribution system.

SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT

- The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population.
- The project will not conflict with local, regional or State land use plans or policies.
- The project will not impact wetlands.

- The project will not affect threatened and endangered species or their habitats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required.
- The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes.
- The project will not affect the 100-year flood plain.
- The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.
- No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).
- The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”).
- The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply.
- No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

THEREFORE:

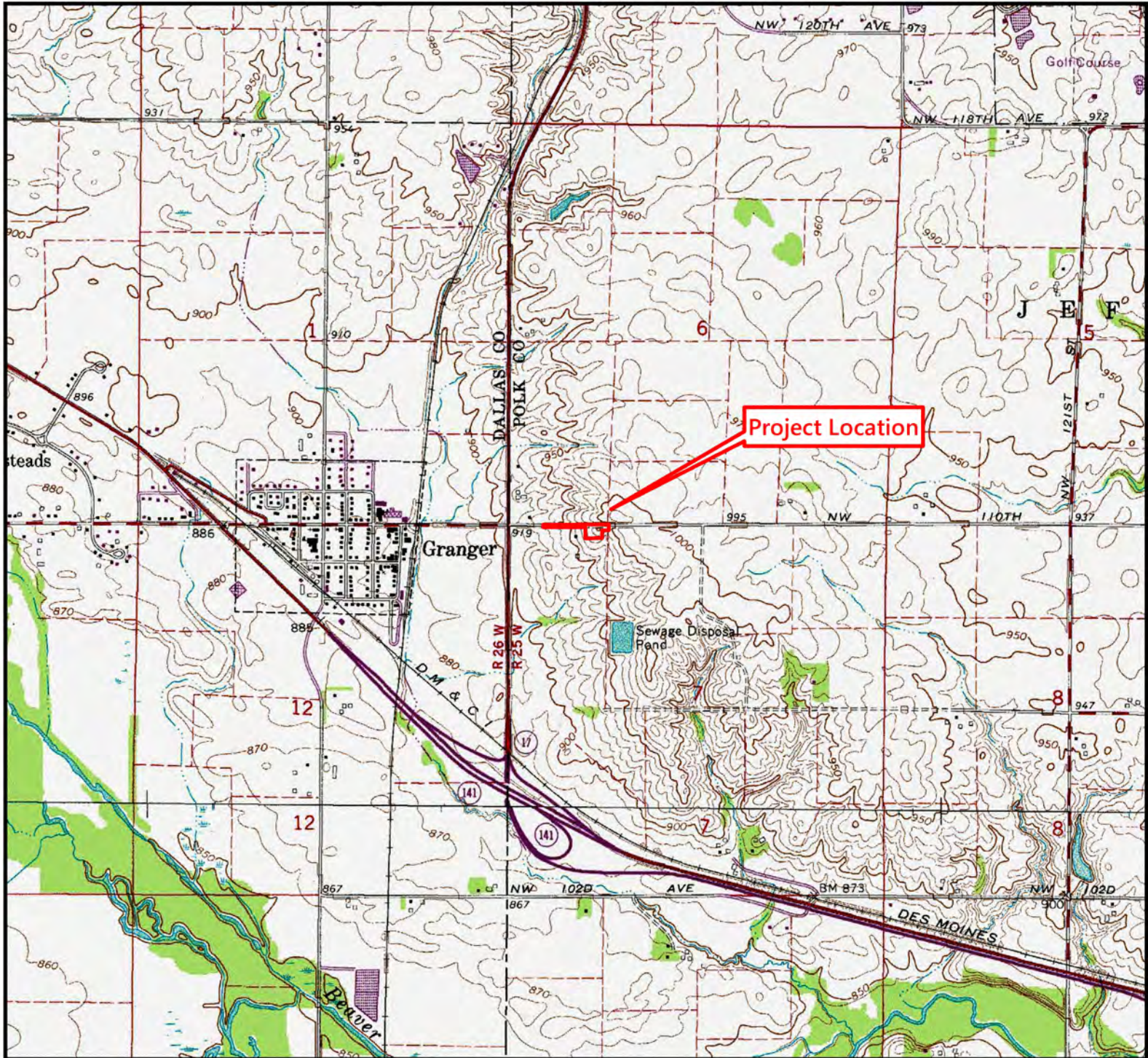
The above project conforms to the criteria in 567 Iowa Administrative Code 44.10(3) for drinking water or 567 Iowa Administrative Code 92.8(1)“b” for wastewater relating to compliance with the National Environmental Policy Act of 1969. No adverse effect or significant environmental impact is foreseen at this time.

Hailey Andersen

Environmental Review Specialist

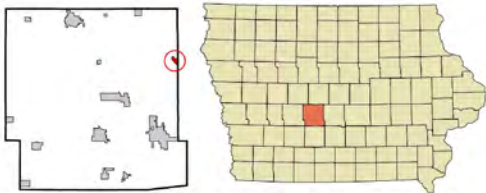
State Revolving Fund

Iowa Department of Natural Resources



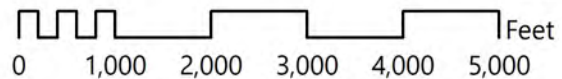
**New Water Tower Project
Granger, IA (Polk County)**

**USGS 7.5 Minute Quadrangle: Granger
Section: 07; Township: 80 N; Range: 25 W
Date: 4/8/2017**



Dallas County. Image source: Wikipedia, 2023.

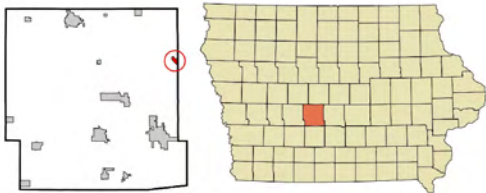
Scale: 1 inch = 2,000 feet







New Water Tower Project
Granger, IA (Polk County)

USGS 7.5 Minute Quadrangle: Granger
Section: 07; Township: 80 N; Range: 25 W
Date: 4/8/2017



Dallas County. Image source: Wikipedia, 2023.

Legend
 Project Location

Scale: 1 inch = 200 feet
 Feet