

Date: November 5, 2018

RESOLUTION 2018-195

**RESOLUTION CONFIRMING CITY OF INDIANOLA'S COMMITMENT
TO PROPERTY OWNERS CONCERNING THE CITY OF INDIANOLA
WASTEWATER TREATMENT PLANT**

WHEREAS, the City of Indianola has made application to the Warren County Board of Adjustment for a Special Use Permit for a wastewater treatment plant under Warren County Zoning Ordinance Title V, Chapter 41.02(2)(H); and

WHEREAS, the Board of Adjustment has held a public hearing on the Special Use Permit on two different dates, which hearing was last continued to November 14, 2018; and

WHEREAS, the City has committed to address certain matters raised by the property owners at the public hearing and the meeting held with the property owners on October 25, 2018; and

WHEREAS, the City Council of the City of Indianola desires to confirm to the property owners its commitment to these certain matters for the proposed Wastewater Treatment Plant to be constructed at the Farm Site (approximately 110th and Grimes Street).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA THAT THE CITY COMMITS TO THE FOLLOWING:

General Information

- The City will comply with all applicable laws and regulations.
- In accordance with DNR regulations, the City will not commence any construction until the proper approval has been granted by the DNR.
- The location of the proposed WWTP utilizes adjacent floodplain to provide buffer between plant and residential dwellings.
- WWTP will be designed well above 100-year and 500-year floodplain. Where required by FEMA and other regulatory agencies with jurisdiction of floodplains, the City will conduct flood study to determine these elevations to protect WWTP and environment during flood conditions.
- In accordance with DNR and other regulatory agencies with jurisdiction related to discharge from the WWTP, treated water will be routed to the Middle River.
- The City will use an umbilical system for biosolids application to surrounding cropland to minimize environmental and traffic impacts to adjacent areas.

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WWTP Site

- WWTP will be located on the site in substantial conformance to the site plan attached as Exhibit 1 (this is an alternate site location that was selected following discussions with neighboring residents during meetings conducted in 2016 and 2017).
- The WWTP will be placed on approximately 20 acres of the 360 acres owned by the City of Indianola.
- The entrance road has moved and is reflected in Exhibit 2 in accordance with the input from the County Engineer.
- Only one entrance driveway is proposed to reduce the potential traffic impacts of neighboring residents.
- The proposed WWTP location is located on upland ridges with moderate-to-steep slopes that result in low Corn Suitability Rating as compared to more prime agricultural tracts in bottomland areas.

Remaining Farm Site

- City will continue to lease remaining tillable acres on the farm around the WWTP for cropping.
- The City will not permit any portion of the 360 acres owned by the City of Indianola to be used to keep and/or raise livestock.
- The City will record a covenant for the WWTP site confirming agricultural uses and prohibiting the keeping and/or raising of livestock.

Design Enhancements

- The WWTP site will incorporate lighting that complies with a “dark sky” standard, which is low profile lighting used during the nighttime hours, to minimize impacts to surrounding neighbors.
- WWTP will be surrounded with a security fence around the perimeter of the plant.
- Buildings at the WWTP will be designed with earth tone exterior colored materials to best blend into the countryside architecture.
- The City will share with neighboring property owners options of the exterior materials to be used for the buildings.
- Entrance road and access roads on the WWTP site will be hard surface to reduce dust.
- The City will incorporate landscaping into the plans to provide screening in some areas of the WWTP site.
- The City will work with area neighbors on the final placement of landscaping intended to provide screening.

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- The entrance driveway geometrics will be designed to limit the view of the plant's entrance from the surrounding roadways and will include additional landscaping to screen plant from adjacent properties.
- The proposed WWTP is using technology that yields approximately 60% less biosolids compared to existing WWTP.

Utilities

- The City will allow connections along the trunk sewer to the WWTP for connecting residential properties.
- Upon development of a non-residential customer cost structure, information will be communicated.
- The City and its representatives will help to facilitate introductions to other utility service providers (i.e. water, gas, fiber) for residents surrounding the WWTP.

Construction Requirements

- The construction traffic will be limited to "Construction Routes" only for access to the construction site, deliveries, and hauling materials. Construction Routes will be as approved by the Warren County Engineer.
- Construction contract will include provisions to maintain and provide dust control to the Construction Routes, as needed.
- Crossing the bridge on Grimes St. just east of 110th Ave will not be allowed by construction traffic.

PASSED and APPROVED this 5th day of November 2018.



Kelly B. Shaw, Mayor

ATTEST:



Diana Bowlin, City Clerk

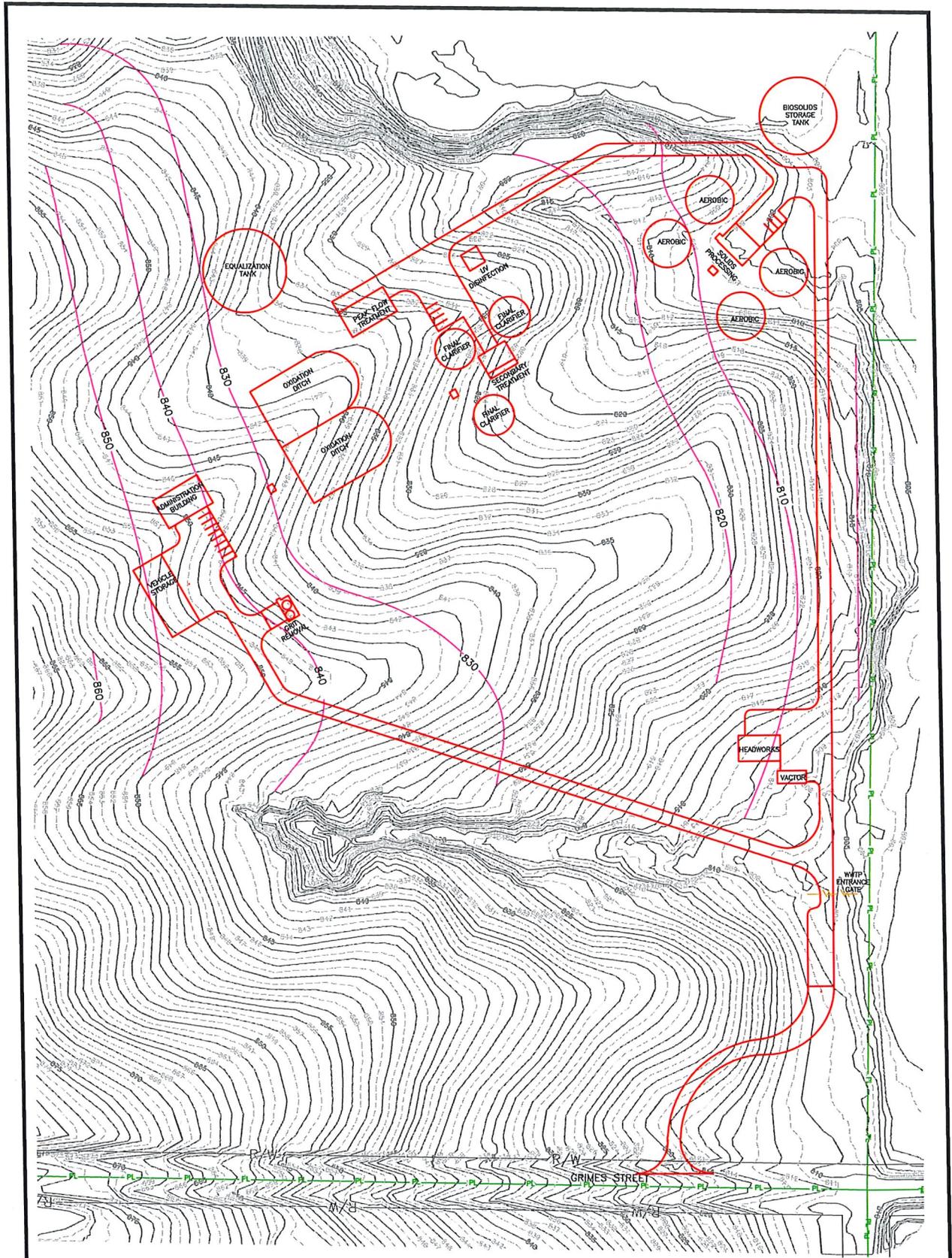


EXHIBIT 1
 INDIANOLA WWTW SITE PLAN



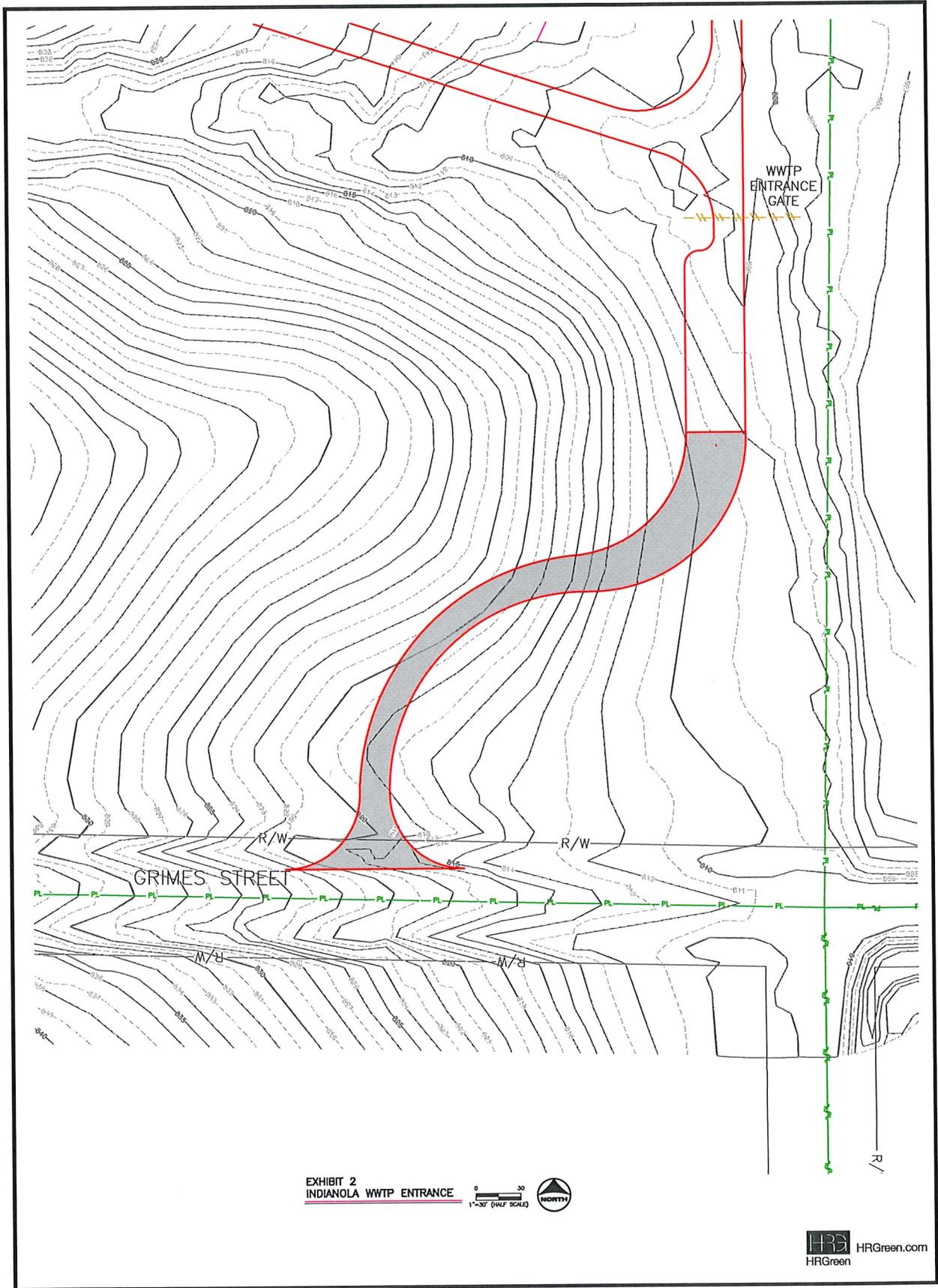


EXHIBIT 2
INDIANOLA WWTP ENTRANCE

